



Approved 03-05-2009

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

THURSDAY, FEBRUARY 19, 2009

STUDY SESSION MINUTES

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

ABSENT: Robert Littlefield, Council Member
Eric Hess, Planning Commission Member

STAFF: Steve Venker
Joe Padilla
Vivek Galav
Dan Symer
Louisa Garbo
Greg Bloemberg

CALL TO ORDER

Vice-Chairman Edwards called the Development Review Board study session to order at 12:20 p.m.

ROLL CALL

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

ADMINISTRATIVE REPORT

Mr. Venker noted that a typographical error was found in supplement number 56 of the Ordinance revision; a corrected version was provided for Board Members.

Mr. Venker mentioned that City Council had made new appointments. Board Member Brantner was selected for a second term and Christopher Jones will replace Board Member Jeremy Jones upon the completion of his term.

Mr. Venker noted that study session items four, six, and seven were continued due to development team scheduling conflicts.

Review of February 19, 2009 DRB meeting agenda items

REGULAR AGENDA

18-DR-2006#2 Indian School Road Improvements/Drinkwater Blvd. to Pima Rd.

68-DR-2007#2 Soleri Bridge

Study Session Item

1. El Dorado Municipal Use Master Plan, 22-UP-2008
2. Scottsdale Fire Station No. 1, 5-DR-2009 and 2-UP-2009

Mr. Symer introduced the project which included the master use site plan for Eldorado Park and the site plan, elevations, and perspectives of the fire station to be located adjacent to the park.

Mr. Bill Louie (phonetic) with WLC Architects reviewed the design including the position of the driveway exiting to Miller Road at East Granada. He described the interior layout including dorm rooms, a recreation center and a visitor's area. He presented elevations of all four sides and the way in which they would relate to the respective neighboring exposures. Deep overhangs provide ample shading and the walkway is designed to provide a civic appearance to the building. The canopy overhanging the patio area will be utilized for additional solar panels.

Board Member Jones expressed concern about the number of different materials used in the design. Mr. Louie explained that the design was driven by functionality, durability, and an exterior appearance that will coordinate with the neighborhood. The metal panel system was intended to be an accent piece. Board Member Jones commented that a heavy gauge metal should be used in case of vandalism to the station. He commented that the overhang on the community room appeared to be a decorative frame. Mr. Louie explained that the overhang is four feet wide and will provide protection from the summer sun.

Mr. Louie explained that the skylight and photovoltaic system are not intended to provide power for the station; they are intended as a supplemental power source for smaller equipment such as the water heater.

In response to an inquiry by Board Member Ortega, Mr. Symer explained that the exit drive was designed so the trucks could exit onto East Granada which should not be affected by traffic from Coronado High School. Board Member Ortega

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requested that follow-up research be done concerning possible conflicts on Miller near Coronado.

Board Member Ortega agreed that the design was too busy with different materials. He commented that the garage element appeared to be an addition to a warehouse. He recommended introducing the red trim into the fascia or the lintel to give the building a more cohesive appearance.

In response to a question by Board Member Gerster, Mr. Vivek Galav explained that the facility is providing the community room which will be available to the public; no other opportunities are available through the park connection for community involvement.

Vice-Chairman Edwards agreed that the elements of the building appeared to be competing. He suggested that attempts be made to better coordinate the design.

3. Scottsdale Fire Station No. 8, 6-DR-2009 and 1-UP-2009

Ms. Garbo introduced the project, presenting the site plans, elevations, and renderings of the fire station.

Mr. Louie provided a contextual overview of the area and the way in which the fire station would relate to 96th Street and Cactus Road. The driveway location was determined by the location of the wash; an equestrian trail will cross the driveway exit. He reviewed the site plan and elevations, noting that the intention was to adopt characteristics of the neighborhood through the use of sloped roofs, the use of manufactured stone, and detailing on deep overhangs. Solar panels and a skylight will be incorporated into the building similar to Fire Station No. 1.

Board Member Jones suggested considering either a natural stone or a different material in lieu of the manufactured stone. He commented that elements of the building conflicted and could easily be unified.

In response to a question by Board Member Jones, Chief McDonald explained that the ingress and egress were placed on 96th Street because a Cactus exit would be too close to the corner, presenting problems with congestion and safety.

Board Member Ortega felt the monumental wall should be lower. He noted that if the wall were lowered, the angle of the wall would be more prominent and the materials would have a better effect. He suggested that the glass above the bays was unnecessary and should be eliminated because the glazed garage doors provided ample light. The Y-posts were out of scale for the community.

Board Member Brantner agreed that the building elements conflicted. He opined that the overhangs with wood supports were more fitting with the Old Town area than the 96th Street and Cactus area of Scottsdale.

The study session of the Development Review Board recessed at 1:05 p.m. to conduct the regular meeting and reconvened at 1:35 p.m.

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4. Pinnacle Peak Resort (Capella), 14-ZN-2008

Continued.

5. SkySong Lighting

Mr. Bloemberg noted that the application was for the addition of accent lighting to the recently completed SkySong structure. He noted that a nighttime study session excursion to SkySong for a lighting demonstration is planned prior to the final DRB hearing.

Matthew Pridemore (phonetic) reviewed the renderings of the site and described the lighting design and how the fixtures are attached to the A-frames. He explained how the cone directions will affect the illumination and the way the light will illuminate the space. The flexibility is available for holiday or special event lighting through the use of filters, with the ability to switch between special lighting and default lighting based on the time of day.

Board Member Jones recalled that the original request was for the fabric structure to line the street. Through discussions on the Development Review Board, it was decided to bring the structure together at the corner. He commented that the full impact of the structure will not be realized until the additional buildings are completed.

In response to a question by Board Member Jones, Mr. Pridemore noted that one reason for the lighting demonstration was to address concerns about possible dark skies violations. It is anticipated that because of the reflective nature of the structure, the illumination will be within guidelines.

In response to a concern by Board Member Ortega, Mr. Pridemore explained that because the fabric is coated fiberglass and the cables are at steep angles it is not anticipated that any problems will develop with nesting birds.

Mr. Pridemore assured the Board that the City is not the responsible party for maintaining operation of the lighting within the dark skies ordinance.

In response to a concern by Vice-Chairman Edwards, Mr. Pridemore explained that the trusses were left out on the renderings because of issues with the software showing the effects of the lighting. Vice-Chairman Edwards noted concern about whether or not the trusses would present a problem with "hot spots" or a visually unpleasant affect.

Mr. Pridemore noted that the special study session could be scheduled as soon as the fixtures that are on order have been installed.

6. Comerica Bank

Continued.

7. Palmeraie, 108-DR-2008

Continued.

ADJOURNMENT

With no further business to discuss, the study session of the Development Review Board adjourned at 1:51 p.m.

Respectfully submitted,
AV-Tronics, Inc