



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

THURSDAY, JUNE 4, 2009

STUDY SESSION MINUTES

PRESENT: Lisa Borowsky, Council Member
Michael Edwards, Vice Chairman
Michael D'Andrea, Planning Commission Member
David Brantner, Development Member
Eric Gerster, Development Member
Chris Jones, Design Member
David Ortega, Design Member

STAFF: Greg Bloemberg
Kroy Ekblaw
Lusia Galav
Don Hadder
Keith Niederer
Joe Padilla
Meredith Tessier
Steve Venker

CALL TO ORDER

Councilwoman Borowsky called the Development Review Board study session to order at 12:25 p.m.

ROLL CALL

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

ADMINISTRATIVE REPORT

Mr. Venker noted that emails both in support and opposition to the consent agenda items were provided to Board Members. He noted that the Applicant for case 59-DR-2009 is requesting a continuance.

Review of June 4, 2009 DRB meeting agenda items

CONSENT AGENDA

6-MS-2009#2	<u>Terra Verde Master Sign Program</u>
53-DR-2008	<u>NewPath Networks, LLC(H-206) N.104th St & E. Mountain View Rd.</u>
57-DR-2008	<u>NewPath Networks Antenna Site H204-02</u>
65-DR-2008	<u>NewPath Networks Antenna Site #H202-02</u>

REGULAR AGENDA

59-DR-2009	<u>Convenience Store</u>
2-DR-2006#3	<u>Verizon PHO Cheese WCF</u>

STUDY SESSION ITEMS

1. Verizon Emergency Power Generator

Mr. Niederer recalled the previous meeting in February when the Applicant was asked to research alternative methods of installation for the backup generators.

Mr. Randy Downing explained that Verizon is deploying a plan to install backup generators as a response to the possibility of a future FCC requirement for eight hours of backup for each facility. Because of noise concerns a quiet generator called the Whisper Watt would be installed, and each site would be considered individually based on neighborhood input.

In response to Development Review Board suggestions to vault the generator or to use solar power batteries, internal evaluation was conducted of those options. Vaulting was determined to be unreasonable because the required size for a vault would be cumbersome and could impede future utilities. Vaulting would necessitate an eight-foot smoke stack for elimination of exhaust from the diesel fuel. Water retention would be difficult to pump and would create the risk of diesel fuel mixing with the water. Solar powered batteries would require a cooling system that would need a similar sized large enclosure.

Board Member Brantner felt that backup generators were reasonable, but was not sure that screening a ground level unit is the best solution. He agreed that putting the unit underground could create a greater challenge than screening an above-ground unit.

In response to a question by Board Member Ortega, Mr. Downing explained that in order to supply enough power for the equipment to operate, solar panels would be larger than an above-ground unit.

Commissioner D'Andrea inquired whether thought had been given to using multiple smaller generators in a vaulted installation; he suggested that venting could be through street grating instead of a stack. Mr. Downing explained that one reason for the size of the unit is for sound attenuation, and it must be large enough to produce adequate power. Commissioner D'Andrea commented that Verizon has an opportunity to be a pioneer and if a solution is available other cellular companies might follow their lead. Mr. Don Laier (phonetic) explained that combining smaller generators to combine more power would present an issue of needing to parallel the units; manufacturing 40 to 60 kilowatt units in a design that would work would not be worth the expense.

In response to a comment by Board Member Gerster, Mr. Hadder explained that there are no capital projects projected in the area for at least ten years. Board Member Gerster commented that golf courses use large underground pump stations that contain equipment and sometimes generators. He felt that the Applicant had not addressed issues discussed during the previous meeting and noted the importance of maintaining the natural desert landscaping of the corner; the installation would be inappropriate in the proposed location.

In response to a question by Vice-Chairman Edwards, Mr. Niederer noted that the case would return at a date to be determined for final review and approval, and would address landscaping issues at that time. The study session was intended to provide an explanation of the various options for installation.

Board Member Jones asked that continued research be done on methods for burying the generator or using landscaping to mitigate the visual impact.

Mr. Laier explained that regular maintenance should be conducted, taking approximately 20 to 30 minutes a week. He suggested that maintenance be scheduled during hours of high traffic because the sound of traffic would drown out the sound made by the Whisper Watt generator. He noted that internal combustion engines require airflow and placing them underground could cause overheating. Although the generators meet EPA requirements, exhaust fumes should be dispersed above the level of normal foot traffic. Board Member Brantner felt that the question of underground exhaust options required further investigation.

2. The Ryerson One Scottsdale, 78-DR-2009

Mr. Williams presented a context aerial, noting the location of the proposed project in relation to the existing Dial/Henkel building. The Applicant is proposing a luxury senior living project with approximately 320 living units and 50 assisted living units.

The study session recessed at 12:59 p.m. to conduct the regular meeting and reconvened at 1:47 p.m.

Mr. Kurt Jones, representing the Ryerson Company, reviewed the site plan and the history of the original One Scottsdale approval. He mentioned unique features of the site and height constraints. Communications with the Villages HOA and the main Grayhawk HOA are ongoing.

Mr. David Davis provided a detailed description of the site plan, building design, and landscape character. He noted that provisions have been developed for temporary building elevations and landscaping for periods between project phases. The goal is to create a high quality residential environment that performs well with the One Scottsdale Community.

Board Member Brantner commented about differences between the color rendering and the artist's rendering, which does not as accurately depict the tiering elements.

Board Member Ortega encouraged consideration of using deeper tone colors on the north and south wings in the courtyard areas. He noted an interest in seeing further detail on the fencing to be used in the courtyard areas.

Commissioner D'Andrea felt that although the building was large for the area, the project was nicely done and would be an asset to the community. He expressed interest in information pertaining to interior circulation including elevator locations, as well as exterior circulation including resident loading and unloading areas. Because of the location of the 60-foot component, it is important to do a shade and shadow study related to the effects on the community to the east. Mr. Davis noted that solar studies showed no shadow impact on the neighboring community. He confirmed that the development is an I-2 facility.

In response to a request by Vice-Chairman Edwards, Mr. Davis depicted the areas of phasing, reiterating that interim architectural treatment will be implemented.

In response to a question by Board Member Gerster, Mr. Davis explained that the net site area is 13 acres with 4.7 acres of open space, which is approximately 20 percent greater than required. Mr. Hadder confirmed that the site is not within the ESL area, therefore has no NAOS requirement.

Councilwoman Borowsky agreed that the colors should be reconsidered on the north and south wings.

3. SkySong Phase IV, 88-DR-2005#6
4. SkySong Phase Paseo Plaza, 88-DR-2005#7

Mr. Bloemberg reviewed the SkySong site plan depicting the areas designated for the phase IV office building and for the public plaza. He reviewed the goals and objectives of the SkySong project including the guiding principles established by the City Council appointed Ad Hoc Citizen's Working Group.

Mr. John Kane reviewed the design aspects of the SkySong Phase IV project and the way in which the building will be integrated with the SkySong

development. He highlighted the use of Low-E insulated glass panels, ribbed vertical shading panels, and landscaping features. The commercial office building provides an opportunity to provide a dense, pedestrian-friendly, true urban environment.

Board Member Ortega expressed concern about the horizontal shading element at the sill of the window possibly creating a solar reflector effect at the edge of the bottom of the windows. Mr. Kane explained that the intention was to shade the entire skin of the building creating a high-performance envelope; the non reflective painted louver will lower reflective impact. Mr. Kane explained that the louvers are pulled away from the skin to prevent bird roosting; a similar system has proven beneficial on the ASU campus. Board Member Ortega noted that bird excrement at the sill level would become a visual problem.

Commissioner D'Andrea commented on the building's overall higher quality design compared to the first two SkySong buildings. Each element of the SkySong project should be tested against the guiding principles and its integration with the overall project.

Commissioner D'Andrea suggested reevaluating the entry and the linear feel of the structure as it relates to the organic sculpture in the entry, to soften the relationship. He suggested that consideration be given to the ways in which the areas surrounding the building will be used -- how people will circulate and pockets of activity -- and how they will relate with the rest of the development. He felt that the screen wall looked tacked-on, especially at the corner, and suggested considering whether the area could be reduced. Mr. Kane confirmed that the building is expected to be LEED certified.

In response to a question by Vice-Chairman Edwards, Mr. Kane explained that the lower level pedestrian area is constructed of northern Arizona sandstone and the material graduates to a metal surface at approximately the ten-foot level.

Board Member Jones suggested that the façade massing could be broken up by allowing rooftop garden areas and balconies. Mr. Kane explained that it was determined that effort would be best used in concentrating on ground floor outdoor areas. The building was designed with the intent to give an illusion of two separate buildings. Board Member Jones commented that the exterior gathering space had a sparse landscaping plan. Mr. Kane noted that the intent was to have an extended outdoor room with a strategically placed fountain and landscape in the hope of a coffee shop and patio area in the future. Board Member Jones felt the approach from the parking area needed additional landscaping.

Mr. Ekblaw provided an overview of the Paseo Plaza site plan. The project is being approached in response to the existing development as well as consideration of future development on the site. Connectivity will be provided throughout the SkySong development through to 74th Street. The predominant design theme will build off of the approved development standards and the original Development Review Board approval. The landscape palette will be clean and simple, integration of trees, shrubs, and trellis structures in three- to six-foot heights, which will provide screening while allowing for pedestrian

movement and activities. Construction is anticipated to begin in correlation with the apartment project.

There were no Board Member comments on the Paseo Plaza presentation.

ADJOURNMENT

With no further business to discuss, the study session of the Development Review Board adjourned at 2:58 p.m.

Respectfully submitted,
A/V Tronics, Inc. DBA AVTranz.