



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

THURSDAY, SEPTEMBER 17, 2009

STUDY SESSION MINUTES

PRESENT: Suzanne Klapp, Council Member
Michael Edwards, Vice Chairman
Steven Steinke, Planning Commission Member
David Brantner, Development Member
Chris Jones, Design Member
David Ortega, Design Member
Eric Gerster, Development Member

STAFF: Steve Venker
Joe Padilla
Kim Chafin
Keith Niederer
Bob Hults
Meredith Tessier
Bryan Cluff
Brad Carr

CALL TO ORDER

Councilwoman Klapp called the Development Review Board study session to order at 12:19 p.m.

ROLL CALL

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

ADMINISTRATIVE REPORT

Mr. Venker reviewed information and additional stipulations included in the Board packets.

Review of September 17, 2009 DRB meeting agenda Items

- 99-DR-2009 Gainey Office Center Master Sign Program Amendment
- 73-DR-2008 NewPath Networks, LLCWFC-H308-02
- 9-DR-2009 NewPath Networks (H-101-01) 8307 E. Thompson Peak Parkway
- 10-DR-2009 NewPath Networks (H-280-01) 20317 N. Hayden Rd.

Mr. Venker mentioned that NewPath is in discussions with neighbors for cases 9-DR-2009 and 10-DR-2009; Ms. Lagarde might have additional information during the regular meeting.

- 15-DR-2009 NewPath Networks (H-078-01) 10187 E. Happy Valley Rd.

In response to a question by Vice-Chairman Edwards, Mr. Niederer explained that the proposed stipulation was part of a previous AT&T approval for the site. He included the same landscaping stipulation in an effort to satisfy neighbors' concerns.

Vice-Chairman Edwards noted that the staff report mentioned a 24-foot Foothills Palo Verde, which is different than what was stated in the stipulation. Board Member Jones confirmed that Foothills Palo Verde reach a maximum height of 20 feet. He suggested that a Mesquite together with a mixture of vegetation would be more appropriate for the site. Installing a 24-foot tree would be expensive and would likely have no warranty because of the cost and likelihood of it not surviving being transplanted.

Mr. Niederer indicated that NewPath would meet with neighbors to further discuss the potential challenges.

- 19-DR-2009 NewPath Networks (H099-01) 7235 E. Grayhawk Dr.
- 31-DR-2009 NewPath Networks, LLC (h-098-01) 21189 N. Hayden Rd.
- 32-DR-2009 NewPath Networks (H-107-01) 20096 N. 76th St.
- 100-DR-2009 NewPath Networks, LLC (K705-02) N. 102nd St. & E. Camino del Santo
- 109-DR-2009 NewPath Networks, LLC (K555-01) 19827 N. 77th Way
- 110-DR-2009 NewPath Networks, LLC (H-285-01) 19987 N. Grayhawk Dr.
- 111-DR-2009 NewPath Networks, LLC (H-287-01) 19697 N. Grayhawk Dr.
- 112-DR-2009 NewPath Network (H-095-01) 7399 E. Rustling Pass

113-DR-2009 NewPath Networks (H-286-04) 8462 E. Talon Dr.

98-DR-2009 RnR Restaurant

Board Member Ortega requested that the item be moved to the regular agenda.

REGULAR AGENDA

91-DR-2009 NewPath Networks, LLC (K706-01) N. 112th Pl. & E. Jenan Dr.

42-DR-2009 NewPath Networks (H172-02 E. Via Linda & E. Luipine Avenue

105-DR-2009 NewPath Networks (K621-02) N. 113th Place & E. Del Timbre Drive

103-DR-2009 NewPath Networks (H341-02) N. 115th Pl. & E. Stonegate Circle

104-DR-2009 NewPath Networks (K693-01) E. Mission Ln. & E. San Victor Dr.

106-DR-2009 NewPath Networks (H340-02) N. 119th Way & E. Palomino Rd.

107-DR-2009 NewPath Networks (H201-01) E. Mountain View Rd. and E.
Stonegate Circle

In response to a question by Board Member Gerster, a discussion ensued regarding installation heights for cases 105-DR-2009, 103-DR-2009, 104-DR-2009, 106-DR-2009, and 107-DR-2009. Ms. Lagarde explained that an agreement had been reached with the Stonegate HOA that all poles would be a maximum of 24 feet high, with the exception of 107-DR-2009, which is located at the entry and will be a maximum of 30 feet in height.

Board Members agreed that the 105-DR-2009, 103-DR-2009, 104-DR-2009, 106-DR-2009, and 107-DR-2009 could be moved to the consent agenda.

Because the Board relies heavily on photo simulations for understanding context, Board Member Jones requested that in the future staff be more diligent with ensuring that photo simulations accurately depict the intended height and context.

Mr. Venker suggested it would be beneficial to schedule a study session with NewPath representatives to discuss the information, submittals, and stipulations regarding landscape and settings. The study session is tentatively scheduled for October 15th.

Study Session Items

1. Green Building Design Strategies for Commercial and Multi-Family

Ms. Chafin explained that a tool was being developed that would encourage new building and sustainable development. She explained the purpose and methods of implementation. Utilizing green design strategies early in the process will result in substantial energy savings. The new tool will prevent lost opportunities by presenting a checklist of design strategies and solar responsive approaches to applicants during the pre-application phase. Once an application has been

submitted, the review team will go through the application with a project tracking sheet to identify issues related to policy and design.

In response to a question by Board Member Brantner, Ms. Chafin noted that various incentives are being discussed. Board Member Brantner commented that it is good to strive for green building; however until green building methods become more common cost will be a great concern for developers. In the current economy, incentives are essential.

Vice-Chairman Edwards suggested that the discussion be reagendaized for the next study session in order to provide an opportunity for Board Members to thoroughly review the plan before making comments.

Board Member Ortega agreed that sustainable green design should be encouraged. He suggested that the utility companies could provide additional ideas. He stressed that although green design standards are interlaced with LEED standards, LEED certification should not be required because of the additional expense and tracking that is involved.

In response to a question by Councilwoman Klapp, Ms. Chafin noted that a variety of roof vegetation material would be acceptable as part of a sustainable plan. She noted that Optima used roof vegetation as a design element.

2. Ivy Court

Mr. Venker noted that the Applicant wished to postpone a study session presentation because elements of the project are being changed.

ADJOURNMENT

With no further business to discuss, the study session of the Development Review Board adjourned at 12:51 p.m.

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