



SCOTTSDALE

Self-Storage Facilities

DESIGN GUIDELINES

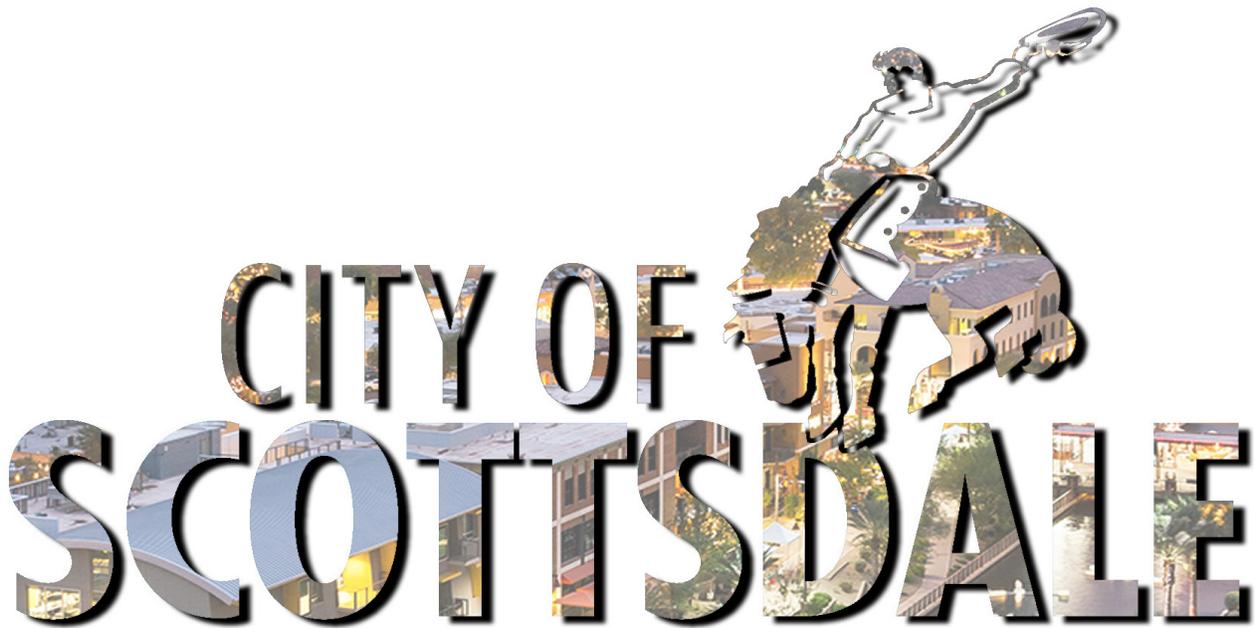
ACKNOWLEDGMENTS

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INTRODUCTION

SELF-STORAGE LAND USE

For the purpose of this document, the term “self-storage facility” includes establishments that offer storage in an enclosed building, with access to storage units only from the interior of the building. These facilities are referenced as “internalized community storage” in the city’s Zoning Ordinance and can also be referred to as miniwarehouses.

DESIGN OBJECTIVES

For decades, the site planning and aesthetic design evaluation through the Development Review process has instrumentally shaped the community. Quality design is seamlessly woven into the surrounding context, both respecting and enhancing its surroundings. Another measure of quality design is its functionality and durability. A building should be constructed with both the present and the future in mind. Certain materials and construction methods should be used to create a building that will withstand the test of time. A design can be measured by what it contributes to the community. Quality design should not only meet individual needs but should also achieve the objectives of the greater city.

These Self-Storage Facilities Design Guidelines provide the framework that guides individual developments as they visually and physically work together to define, shape, and enhance the image of Scottsdale. A portion of the design objectives found in these guidelines have been retained from earlier, community-created design goals, while others include updated language or represent completely new concepts. Collectively, these design objectives establish the community’s aesthetic vision for self-storage facilities

The design objectives for self-storage facilities include:

- *Cohesively integrate self-storage facilities into the fabric of the built environment.*
- *Mitigate potential unwanted impacts from self-storage facilities on adjacent properties, especially adjacent residential properties.*
- *Limit the use of corporate identification in the building design of self-storage facilities.*
- *Promote the use of high-quality design consistent with other buildings in Scottsdale.*
- *Encourage property improvements to foster the overall economic prosperity of Scottsdale.*

PURPOSE OF GUIDELINES

Design guidelines implement policies of the General Plan and Character Area Plans and serve as a tool to help provide clarity to the community’s values and expectation for certain uses and/or building typology. During the design process, creativity and innovation are encouraged, thus these Guidelines are intended to be flexible, and to act as a tool to guide innovative, quality design. The Guidelines are meant to encourage and promote unique solutions to design opportunities and challenges. In conjunction with the Sensitive Design Principles, the Zoning Ordinance, and the Design Standards and Policies Manual (DSPM), the Guidelines direct design in a way that accounts for the larger context, complements the established character, encourages thoughtful design, mitigates potential unwanted impacts, and upholds the values of the community.

ENSURE CONTINUITY OF SITE DEVELOPMENT (SURROUNDING CONTEXT)

- SD1.** *The site plan, building arrangement, and orientation of uses should coordinate with neighboring properties and respect and enhance Scottsdale's Sonoran Desert environment.*
- SD1.1.** Ensure site development is compatible and complements the existing development pattern of the neighborhood surrounding the site, including established building setbacks, landscape buffers, site access and placement of building functions. (Context Compatibility)
- SD1.2.** Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings. (Context Compatibility)
- SD1.3.** Incorporate Scottsdale's Sensitive Design Principles into the site design. (Sonoran Desert)

PROVIDE APPROPRIATE ACCESS AND EFFICIENT ON-SITE CIRCULATION

- SD2.** *Promote efficient vehicular access.*
- SD2.1.** The consolidation of site entrances is encouraged, where appropriate. (Appropriate Access)
- SD2.2.** Choose locations for vehicular access and service access that avoids potential conflicts with pedestrian circulation. (Appropriate Access) (Safe Design)
- SD3.** *Ensure adequate safety and security of the site.*
- SD3.1.** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, and lighting. (Safe Design)
- SD3.2.** Site the primary entry in a location that logically relates to the building use and clearly connects all major points of access. (Safe Design)
- SD3.3.** Locate main building entryways away from high-traffic vehicular areas. Encourage visible access to main building entryways that is obvious, identifiable, and distinctive. (Safe Design)
- SD4.** *Provide appropriate pedestrian connections to on-site buildings.*
- SD4.1.** Main pedestrian connections from adjacent streets to the public entrance of buildings of the site should be a minimum of six (6) feet in width. (Pedestrian Access)
- SD4.2.** Connect on-site pedestrian walkways with existing private infrastructure to support linkages outside of the project. (Pedestrian Access)
- SD5.** *Locate parking and loading areas in locations that reduce impacts.*
- SD5.1.** Encourage loading areas to be located in enclosed spaces to reduce visual clutter and potential impacts to the surrounding area. (Parking & Loading)
- SD5.2.** Locate parking away from public areas to reduce visual impacts. (Parking & Loading)
- SD5.3.** When parking must be located adjacent to public areas, incorporate architectural and landscape screening of parking areas. (Parking & Loading)
- SD5.4.** Covered parking and/or loading areas are encouraged. Where covered parking and/or loading areas are provided, ensure shading elements are linked with the overall design of the project. Shading elements should generally not be located between the main building and street frontages. (Parking & Loading)

INTEGRATE MEANINGFUL OPEN SPACE

SD6. *Provide meaningful open space areas.*

SD6.1. Open spaces areas should be sited to enhance on-site pedestrian activities as well as provide a landscape setting for on-site buildings. (Open Space)

SD6.2. Contribute to the character and proportion of surrounding open space by siting open spaces that create continuity with existing open space areas on adjacent properties. (Open Space)

SD6.3. A smaller number of larger sized open spaces is preferred to a larger quantity of smaller sized open spaces. (Open Space)

SD6.4. Utilize open space as buffers to nearby sensitive uses, such as residential areas, where appropriate. (Open Space)



Encourage loading areas in enclosed spaces

Photo by: Doris McClay



Provide meaningful open space

Rendering created by: EAPC Architects Engineers

MINIMIZE IMPACTS OF BUILDING EQUIPMENT & SERVICE AREAS

SD7. *Minimize the visual and physical impacts of utility equipment, refuse locations, and building service areas.*

SD7.1. Locate building service areas so as to minimize visibility from public view and reduce potential conflicts with on-site circulation. (Minimize Service Areas)

SD7.2. Concealment of utility equipment, refuse locations, and building service areas should complement the overall architectural design. (Minimize Service Areas)

SD8. *Consider the placement of utilities in the overall design of the site.*

SD8.1. Consult with utility providers to manage the location of new above-grade facilities (i.e. switching cabinets, transformers, pedestals, backflow preventers, and other utility boxes) to reduce safety issues and maintain visual quality of the development. (Utilities)

SD8.2. To ensure the long-term viability of utility screening, coordinate screening with the applicable utility provider to ensure utility equipment is accessible for maintenance and service per the requirements of the utility provider. (Utilities)

COMPLEMENT EXISTING DEVELOPMENT

BD1. *Design buildings to complement the existing development context.*

BD1.1. Provide compatible transition in building scale, height and mass. (Context Compatibility)

BD1.2. New buildings should coordinate building form and height with the surrounding context. (Context Compatibility)

BD1.3. Integrate materials, textures, and colors as found in the context of the surrounding area. (Architectural Context)

BD1.4. The permanent use of prefabricated metal buildings is generally discouraged. (Architectural Context)

BD2. *Incorporate the unique features of Scottsdale into the building design.*

BD2.1. Emphasize building attributes that give Scottsdale, the neighborhood surrounding the site, and/or the site itself a distinctive sense of place. (Unique Features)

BD2.2. Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials. (Complimentary Features)

BD2.3. Buildings should be designed to express quality architectural design, design details, articulation, and quality materials on all sides of the building, including those portions of the building that may be less visible from off-site. (Four-Sided Architecture)

BD2.4. Incorporate Scottsdale's Sensitive Design Principles into the building design. (Sensitive Design)



Coordinate building form and height with surroundings

"https://res.cloudinary.com/g5-assets-cld/image/upload/x_0_y_0_h_853_w_1280_c_crop/q_auto,f_auto,fl_lossy,g_center,h_398,w_598/g5-c-1t5t8rc1-storquest-self-storage/g5-cl-1hcq6m9upw-storquest-self-storage/uploads/storquest_94th_06_f4p4qh.jpg"



Four-sided architecture

Rendering created by: RKAAs Architects, Inc.

REDUCE APPARENT BUILDING SIZE & MASS

BD3. *Reduce the visual mass and height of buildings.*

- BD3.1.** Locate large portions of the building underground to reduce visual mass on the site. (Visual Mass)
- BD3.2.** Vary the height of the building and incorporate secondary architectural elements/masses and material articulation to increase the visual interest of the building. (Visual Mass)
- BD3.3.** Promote the use of architectural features, elements, and details that are of a human scale into the building façade, entries and lobby areas in a manner that is consistent with the overall architectural design. (Human Scale)
- BD3.4.** The exterior design of a building should reveal, where possible, differences in its internal functions as expressions of height, massing, and the composition of the elevations. (Human Scale)
- BD3.5.** Avoid long or continuous blank wall planes and monotonous wall treatments and subdivide large vertical or horizontal building planes (facades) into varying masses. (Blank Walls)
- BD3.6.** Incorporate projections, recesses, or other architectural variation into wall planes to provide strong shadows and visual interest and help the eye divide the building into smaller parts. (Blank Walls)

BD4. *Integrate transparency into the building design.*

- BD4.1.** Incorporate building penetrations through window and door openings that break up wall planes and provide a visual connection to the interior of the building. (Building Transparency)
- BD4.2.** Buildings facades that face roadways or the public realm should avoid blank walls devoid of building penetrations. (Building Transparency)



Vary height of building and incorporate secondary elements

Photo by: Goerge Bell



Integrate transparency into the building design

https://static.wixstatic.com/media/73d1a1_12ac603d3f21420dbe3da0c3a3c539c1.jpg

DISCOURAGE THE USE OF CORPORATE IDENTIFICATION IN BUILDING ARCHITECTURE

BD5. *Discourage the application of corporate colors to building finishes.*

BD5.1. Avoid the use of bold corporate colors as the primary paint application of a building. (Corporate Colors)

BD5.2. Integrate corporate colors, or variation of corporate colors, as minor accent features, not as overall color themes, but avoid the use of color banding or stripes. (Corporate Colors)

BD6. *Discourage the use of fenestration or glazing for marketing of building or business.*

BD6.1. Avoid the use of false windows that do not provide actual penetrations to the interior of the building. (True Windows)

BD6.2. Interior storage units should not be visible through a building storefront or windows. Interior hallways or other non-storage unit areas of the interior that are visible through a building storefront or window should be painted muted tones that complement exterior building colors. The use of bright colors, or colors derived from corporate identification are highly discouraged. (Corporate Identification)



Avoid bold corporate colors as primary paint application

"https://ca1d1a92c69a28979902-4e283f56fd84008061dd018c7b04c794.ssl.cf2.rackcdn.com/600x450-1804.jpg"



Reduce visibility of interior storage units through windows

"https://ca1d1a92c69a28979902-4e283f56fd84008061dd018c7b04c794.ssl.cf2.rackcdn.com/600x450-8285.jpg"

INTEGRATE APPROPRIATE CLIMATIC RESPONSES INTO THE BUILDING DESIGN

BD7. *Encourage use of architectural features to protect users from environmental elements.*

BD7.1. Provide overhead weather protection at building entryways. (Weather Protection)

BD7.2. Integrate shading devices into the building design. (Shade)

BD8. *Ensure building designs account for the unique climate of the desert Southwest.*

BD8.1. Utilize windows at lobby areas and interior corridors of the building to bring natural light to the interior of the site buildings. (Daylighting)

BD8.2. Building designs should limit eastern and western exposures where feasible. (Climate)

BD8.3. Windows on the eastern, southern, and western sides of a building should integrate shading devices to reduce the impacts of the sun on the interior of the building. (Climate)

PROVIDE CONTEXT-APPROPRIATE MATERIALS, COLORS & TEXTURES

BD9. *Use building materials, colors and textures that connect the buildings into the surrounding composition.*

BD9.1. Materials with muted desert earth tones and course textures that are associated with the desert Southwest are encouraged. (Muted Earth Tones)

BD9.2. Incorporate colors and materials that emphasize shadow patterns. (Shadowing)

BD9.3. Materials and colors that have a light reflective value (LRV) exceeding 70% are discouraged. (Low LRV)

BD9.4. The use of highly reflective, polished or glossy materials should be limited and may be inappropriate in some contexts. (Limit Reflectivity)

BD10. *Incorporate building materials that provide long-lasting appeal to the building design.*

BD10.1. Building materials and finishes for eastern and western-facing facades should be designed to endure the temperature and sun exposure of the desert environment. (Durability)

BD10.2. Encourage durable and attractive materials that will age well in Scottsdale's climate, taking special care to detail corners, edges, and transitions in materials. (Durability)

BD10.3. Building materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged. (Texture and Detailing)

BD10.4. Pre-cast and site-cast concrete structures should incorporate sufficient architectural detail in the form of applied finishes, integral textures, patterns, colors, three-dimensional recesses and projections. (Texture and Detailing)

BD11. *Emphasize the true expression of building materials.*

BD11.1. Exterior finish materials such as concrete, brick, and tile are encouraged to be left in their natural color or colored integrally, as opposed to being painted, stained or coated. (Natural Finishes)

BD11.2. Natural materials are preferred over simulated materials. (Natural Materials)

BD11.3. Vertically-stacked materials should be ordered by perceived material weight, with the "heaviest" materials at the bottom, and the "lightest" materials towards the top. (Material Order)



Utilize muted earth tones and materials with texture

"<https://dbrp9vhyulbv.cloudfront.net/media/whitelabel/227/337016/facility/Exterior%20HDR5.jpg>"



Emphasize true expression of building materials

"<https://www.lifestorage.com/assets/img/storephotos/life-storage-444-1-facility-05182020-med.jpg>"

ENSURE MECHANICAL SYSTEMS AND SCREENING ARE APPROPRIATELY INTEGRATED

BD12. *Minimize the visibility of mechanical systems.*

- BD12.1.** Locate roof-mounted mechanical equipment behind rooftop parapets that are integrated with the overall architectural design of the building. Reduce the footprint of mechanical equipment areas where possible. (Mechanical Screening)
- BD12.2.** Place ground-mounted mechanical equipment in enclosed equipment yards that are surrounded by walls, or other screening materials that are integrated with the overall architectural design. (Mechanical Screening)
- BD12.3.** Mechanical equipment for the operation of doors or windows, including bulkheads over roll-up doors, shall be located inside of the building. The face of roll-up doors shall be recessed into the building wall where practicable, and in no case shall extend beyond the façade of the building.
- BD12.4** Integrate roof drainage systems internal to the building shell. (Roof Drainage)
- BD12.5.** Coordinate potential wireless communication facilities (WCF) locations into the overall building design as opposed to seeking freestanding locations at a later time. (Integrate WCF)



Locate roof-mounted equipment behind parapets

["https://www.sparefoot.com/self-storage/news/wp-content/uploads/sites/4/2017/07/DSC_2036-e1501095718570.jpg"](https://www.sparefoot.com/self-storage/news/wp-content/uploads/sites/4/2017/07/DSC_2036-e1501095718570.jpg)



Incorporate architectural variation into wall planes

["https://ca1d1a92c69a28979902-4e283f56fd84008061dd018c7b04c794.ssl.cf2.rackcdn.com/600x450-8842.jpg"](https://ca1d1a92c69a28979902-4e283f56fd84008061dd018c7b04c794.ssl.cf2.rackcdn.com/600x450-8842.jpg)



Bring natural light into lobby and building corridors

["https://usselfstorage.com/system/storage/facility_images/3156487_large_open-uri20181127-6085-1chn5hx.jpg"](https://usselfstorage.com/system/storage/facility_images/3156487_large_open-uri20181127-6085-1chn5hx.jpg)



Avoid blank walls and monotonous wall treatments

["https://ca1d1a92c69a28979902-4e283f56fd84008061dd018c7b04c794.ssl.cf2.rackcdn.com/600x450-8731.jpg"](https://ca1d1a92c69a28979902-4e283f56fd84008061dd018c7b04c794.ssl.cf2.rackcdn.com/600x450-8731.jpg)

LIGHTING (LT)

MINIMIZE IMPACTS OF BUILDING & SITE LIGHTING

LT1. *Minimize the impacts of building and site lighting on sensitive uses.*

LT1.1. Minimize, or eliminate where possible, the use exterior lighting in areas of the site located adjacent to residential or other sensitive uses. (Sensitive Uses)

LT1.2. Limited lighting of landscape features and plant material are acceptable when associated with pedestrian spaces and building/site entrances. Landscape lighting in ESL areas should be kept to a minimum to allow the use of natural areas by wildlife that may otherwise be affected by nighttime illumination. Where landscape lighting does occur, lighting should be of low voltage type. (Sensitive Uses)

LT1.3. Employ lighting control systems to reduce on-site lighting during non-peak times. (Adaptable Lighting)

LT2. *Discourage the use of lighting as a means of building identification.*

LT2.1. The use of lighting in clear-story building elements is discouraged. (Limit Lighting)

LT2.2. Avoid the use of colored lights that mimic corporate identification. (Corporate Identification)

LT2.3. The use of accent or up-lighting on the exterior of the building is discouraged. (Limit Lighting)

LIMIT THE USE OF LIGHTING AT WINDOW OPENINGS

LT3. *Discourage nighttime lighting that emphasizes a building's internal function.*

LT3.1. Limit lighting levels at window openings to reduce corporate identification/indirect signage and avoid potential safety hazards for vehicles. (Window Lighting)

LT3.2. Direct interior lighting to floor surfaces near window openings for safe use by building occupants and away from interior storage units. (Interior Lighting)



Lighting for building identification is discouraged

"<https://s3-us-west-2.amazonaws.com/g5-orion-clients/g5-c-ledcpw65-the-william-warren-group/g5-cl-53zq4xofx-the-william-warren-group/uploads/phoenix7th.jpg>"



Limit Lighting levels at window openings

"<https://www.washproperty.com/design/properties/carousel/commercial/4-research-place/2.jpg>"

ENHANCE THE VISUAL PROCESS OF USERS

- LT4.** *Discourage lighting that provides unwanted glare to site users.*
 - LT4.1.** Locate lighting at a pedestrian level to promote safe usage of the facility while reducing unwanted lighting glare. (Reduce Glare)
 - LT4.2.** Color temperatures of exterior lighting fixtures should match the color temperatures of adjacent properties, where appropriate, and be limited to a maximum of 3500K. (Visual Process)
 - LT4.3.** Exterior lighting should have uniform spacing and avoid competing light levels to maintain lighting balance and enhance user vision. (Visual Process)
 - LT4.4.** Utilize full cut-off lighting fixtures and LED lighting sources to more-precisely control lighting to assist users and reduce lighting glare. (Visual Process)
- LT5.** *Ensure adequate lighting is provided for security of the site without creating lighting glare.*
 - LT5.1.** Ensure lighting is provided at building entrances and exits, loading areas, and pedestrian walkways to serve building needs while avoiding off-site glare, trespass/spillage, and light pollution. (Appropriate Lighting)
 - LT5.2.** Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the IESNA lighting requirements should be used along with the predominant lighting characteristics of the surrounding area when determining appropriate solutions to lighting design. (Appropriate Lighting)



Provide adequate lighting for security while reducing glare

<https://bloximages.chicago2.vip.townnews.com/championnewspapers.com/content/tncms/assets/v3/editorial/c/8f/c8f08cde-fa69-11e8-b9e7-ef302006acca/5c0af2579b472.image.jpg>



Utilize LED lighting with a warm color temperature

https://www.magellanarchitects.com/wp-content/uploads/2018/05/storquest_94th_02.jpg

INTEGRATE LANDSCAPING WITH THE OVERALL DESIGN CONCEPT

- LS1.** *Provide intentional and purposeful planting arrangements that compliment and relate to the building architecture.*
 - LS1.1.** Utilize landscaping to strengthen architectural features of the building and provide a visual setting for the overall architectural design. (Purposeful Landscaping)
 - LS1.2.** Integrate landscaping into the building setting and avoid landscaping that is separated by drive-aisles or other hardscape. (Landscaping Continuity)
 - LS1.3.** Use a combination of hardscape and plantings to shape outdoor spaces. (Defined Outdoor Spaces)
- LS2.** *Integrate landscape designs that celebrate Scottsdale's unique location.*
 - LS2.1.** Incorporate native and other drought-tolerant species into the landscape design for the site. (Native Plants)
 - LS2.2.** In areas with strong natural desert character, maintain the visual continuity of the landscape by limiting the use of non-native planting to internalized areas not easily visible from the public right-of-way or from adjoining sites. (Native Plants)
- LS3.** *Reinforce existing landscape concepts.*
 - LS3.1.** Where a strong landscape concept exists in the surrounding area, such as an established streetscape, incorporate elements of the existing concept into the landscape design. (Contextual Elements)
 - LS3.2.** Incorporate contextually appropriate landscape species into the landscape design and consider the mature size, scale, and shape of plants in the landscape design. (Context Appropriate Landscaping)

SCREEN OFFENDING VIEWS AND BUFFER SENSITIVE LAND USES

- LS4.** *Screen offending views or non-public portions of the buildings and site with landscaping.*
 - LS4.1.** Utilize landscaping to minimize the presence of non-public portions of the site, such as service areas. (Screening)
 - LS4.2.** Provide landscaping buffers, where appropriate, to visually mitigate the facility from sensitive land uses, such as residential land uses. (Landscape Buffers)

ESTABLISH A HUMAN SCALE IN PEDESTRIAN AREAS

- LS5.** *Provide landscape design that promotes interaction with the site.*
 - LS5.1.** Utilize plant material and placement that strengthens the user's connection to the unique desert environment. (Promote Interaction)
 - LS5.2.** Encourage the use of plant material and landscape design that shelters users from temperature extremes. (Shelter)
 - LS5.3.** Avoid the use of thorny plants near pedestrian walkways or other public areas. (Safety)

Corporate colors are a color scheme that an organization or business adopts as a key visual element of its corporate identity.

Fenestration is the design, construction, or presence of openings such as windows and doors in a building.

Human scale is design that recognizes how humans interact with their built environment based on their physical dimensions, capabilities, senses and limits. Buildings scaled to human physical capabilities have steps, ramps, doorways, railings, work surfaces, seating, shelves, fixtures, walking distances, and other features that fit well to the average person. Further, human scale in architecture can describe buildings with sightlines, acoustic properties, task lighting, ambient lighting, and spatial grammar that fit well with human senses.

Light Reflective Value (LRV) is a measure of visible and usable light that is reflected from a surface when illuminated by a light source.

Loading areas are permanently maintained spaces of a development project that users park within and load or unload items to be transferred to or from the facility.

Mechanical equipment is any electrical, heating, cooling, ventilation, or similar equipment or appurtenance serving a structure.

Open space is meaningful outdoor space for passive or active use. It includes, but is not limited to, settings for development, landscaping, hardscaping, seating areas, and sidewalks. Open space does not include parking areas or parking lot landscaping.

Pedestrian is any person afoot; or any person who uses a manual or motorized wheelchair.

Sensitive Design Principles is the document, and any amendments, adopted by the City Council.

Service areas are specific spaces of a development project where activities occur to service the buildings and/or operations of the site, including, but not limited to, areas for refuse collection.

Shading device(s) is/are an integrated component of a window or façade that protect a space from direct sun, overheating, and glare.

Sonoran Desert is the unique desert climate in which Scottsdale resides.

Utility facilities/equipment are those facilities and equipment needed to serve a development project including, but not limited to, switching cabinets, transformers, pedestals, backflow preventers, and other utility boxes.

ADDITIONAL IMAGERY



Avoid long, blank walls and false windows

Photo by: Goerge Bell



Avoid bold colors; interior doors should be muted colors

"<https://s3-media0.fl.yelpcdn.com/bphoto/twwO6fbVw605LjyEz2CKsA/l.jpg>"



Clearstory lighting and building up-lighting are discouraged

"<https://media.superpages.com/media/photos/21/39/01/42/38/images/21390142381200.jpg>"



Discourage false windows and lighting of interior lockers

Rendering created by: EAPC Architects Engineers



Vary the facade of the building and provide transparency

"<https://betcoinc.com/wp-content/uploads/2018/04/untitled-21.jpg>"



Set back interior lockers from building windows

"<https://eastnashvilleselfstorage.com/wp-content/uploads/2019/07/ENSS-Climate-Blue-800x400.jpg>"
Edited by: Chris Zimmer

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