

TOWN OF ORO VALLEY

CONCEPTUAL DESIGN REVIEW BOARD

MEETING DATE: December 13, 2011

TO: CONCEPTUAL DESIGN REVIEW BOARD

FROM: Karen Berchtold, AICP, Project Manager, kberchtold@orovalleyaz.gov, 229-4814

SUBJECT: Review of Conceptual Public Artwork for Garden Gate, a proposed landscape design center on the east side of Oracle Road south of Calle Diamante. OV511-005.

SUMMARY:

This project is a proposed landscape design center comprised of office space and an outdoor showroom. This review is for public artwork only (*Attachment 2*); the Development Plan and Architectural Elevations are approved.

This report contains staff analysis, proposed conditions of approval, and suggested motions for Conceptual Public Artwork. The requirements and review criteria for public artwork in Zoning Code Section 27.3. are utilized as primary guidance for Staff and Conceptual Design Review Board (CDRB) evaluation of the applications. The Addendum A Design Standards are used as secondary guidance, as appropriate.

Site Conditions

- Zoning is C-N Commercial District
- Site is 1.3 acres and parcel is a triangular shape
- Project includes a 4,285 square foot office building, outdoor showroom, parking, and landscaping
- A concrete-lined wash runs along the southern portion of the site and was approved in conjunction with development to the south.

Proposed Improvements

- A landscape design center consisting of one 4,285 square foot office building and outdoor showroom.
- Proposed building height is eighteen feet (18') and one story.
- Approved architecture utilizes a modern design, with stucco, copper, and masonry materials (*Attachment 3 & 4*).
- 18 parking spaces are provided: six spaces are located at the northern main building entrance, and 12 are located at the eastern side of the building.
- The approved landscape plan preserves and mitigates extensive significant vegetation, and includes a diverse palette of native desert species.
- Vehicular access is provided from Oracle Road.

Approvals to Date

- February 20, 2008: Town Council approved Development Plan, with conditions.
- March 13, 2007: Development Review Board approved request for relief from provisions of Oracle Road Scenic Overlay District.
- June 6, 2007: Town Council approved request to rezone the property from R1-144, Single Family Residential to C-N Commercial District.
- December 11, 2007: Development Review Board approved Architectural Elevations, with conditions.

Surrounding Land Uses

<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
East:	R-6 Multifamily Residential District	Sunnyslope Townhomes
South:	C-1 Commercial District	Shoppes at Oracle: restaurant is under construction
West:	R1-144 Single Family Residential District	Vacant

CONCEPTUAL PUBLIC ARTWORK

The proposed public artwork is a sculptural piece composed of four pipes anchored in a concrete footing (*Attachment 4*). The pipes are of various heights and placed at various angles. The artwork is ten feet (10-6”) six inches high. The pipes are octagonal and made of recycled steel that is intended to rust to a dark brown patina, and are composed of the same pipe material that is used as an angular structural support in the design center architecture. The sculpture is abstract, but inspired by landscape elements. The art is located in a vegetated area near the northeast corner of the building, adjacent to a sidewalk leading to the main entryway of the building.

A. Oro Valley Zoning Code Revised, Section 27.3.H. Review Criteria.

1. Public art should serve as a distinctive and integral element in the overall design of a project or development.

The public artwork is large and will create a prominent presence near the building entryway. Composed of the same sloped metal columns as the building, it is designed to be integrated with the building. The artists’ narrative notes that a large arch in the new building will frame the artwork.

2. Public art should relate to the context and character of the project. Where appropriate, public art may employ themes associated with the activities within the development.

The public artwork is an abstract figure. The narrative submitted by the applicant does not indicate that the sculpture is intended to evoke a particular theme, but rather suggests that the sculpture should be appreciated as a design element in conjunction with the accompanying building and landscape.

3. Public art should relate to the historical, cultural or natural context of the project area, the neighborhood or the Town.

The narrative notes that the sculptural form is a reinterpretation of desert vegetation, keeping in the context of the surrounding native vegetation and the mission of the landscape company.

4. Public art shall not include corporate advertising elements of a business including colors, graphics, logos, or other representations of corporate identity.

An on-line search indicates the proposed design does not incorporate advertising elements, graphics, or logos from Oracle Studios or Garden Gate. The narrative notes the sculpture will have a custom patina with no corporate identity.

5. Public art shall be designed to prevent hazards to the public. Durability and safety of materials shall be considered including potential areas of excessive wear or damage, which shall be mitigated.

The applicant's narrative notes that the steel will rust and develop a natural patina. The project will be anchored to a concrete pad, and has been reviewed by a structural engineer regarding support methods.

6. Potential obstructions, including landscape materials at maturity or future construction, shall be considered when locating public art.

The public artwork is not included in the landscape plan. A condition has been added to add the public artwork to the plan. It appears that some plant materials, such as trees, may need to be repositioned to afford optimal view of the sculpture from the entryway and nearby patio.

7. Public art shall be original and not duplicate existing artwork in the Town and shall conform to community standards.

The artists' description notes that this is a unique sculptural piece.

B. Addendum A Design Standards

- Design Standard 2.2.G.1. *Public art shall be integrated into the overall design of the project and shall be located in areas of high visibility and use such as courtyards, seating areas, and along public roadways.*

The proposed sculpture is located in close proximity to the main building entryway, and will be visible by individuals occupying the patio at the western elevation. The public artwork meets the standard of being integrated into the overall design of the project, and is located in an area of high visibility and use. The addition of a bench in the vicinity of the art would provide additional opportunity for viewing. A condition noting this is added to *Attachment 1*.

RECOMMENDATION:

The Conceptual Public Artwork is in substantial conformance with the Zoning Code standards. Staff has no recommendation on the quality of the public artwork design. Staff requests that any recommendation to Town Council include the conditions in *Attachment 1*.

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SUGGESTED MOTION:

The CDRB may wish to consider one of the following suggested motions:

I move to recommend **approval** of the Conceptual Public Artwork for Garden Gate, finding that the proposed public artwork meets the criteria in Zoning Code Section 27.3.G and the applicable Addendum A Design Standards.

I move to recommend **approval with conditions** of the Conceptual Public Artwork for Garden Gate, finding that the proposed public artwork meets the criteria in Zoning Code Section 27.3.G and the applicable Addendum A Design Standards, with the Conditions of Approval in Attachment 1.

I move to recommend **denial** of the Conceptual Public Artwork for Garden Gate, 8620 N. Oracle Road, finding that the proposed public artwork does not meet the criteria in Zoning Code Section 27.3.G and/or the applicable Addendum A Design Standards, specifically criteria _____ or standard _____.

Attachments:

1. Conditions of Approval
2. Public Artwork submittal including: narrative, budget, review criteria, artist biography, and public artwork design
3. Approved Architectural Elevations (included for reference)
4. Approved Architectural Palette

Project Manager: Karen Berchtold, AICP, Senior Planner

David Williams, AICP, Planning Division Manager

cc: File
Trevor Johansen

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**Attachment 1
Conditions of Approval
Conceptual Design Review Board
December 13, 2011**

Garden Gate
Public Artwork
OV511-05

1. The landscape plan must be revised to include the public artwork location and to ensure that there is adequate area for optimal viewing of the public artwork by visitors and occupants of the building.
2. A bench and shade trees should be added to the landscape plan in the vicinity of the artwork.