

Yaron, Adam

From: Yaron, Adam
Sent: Friday, March 28, 2008 10:53 AM
To: 'Neal Thompson'
Cc: Curtis, Tim; 'bmartindale@msmg.com'
Subject: McCormick & Schmick's Staff Approval
Attachments: 69-SA-2008.pdf

Mr. Thompson,

The Planning and Development Services Department has completed the review of the referenced submittal dated March 24, 2008. Attached you will find for your convenience, the staff approval letter with stipulations that are to be submitted with your construction documents for the proposed improvements. If you have any questions during this process, please contact me at your convenience.

Regards,

Adam Yaron

Associate Planner

City of Scottsdale

Planning and Development Services - Current Planning

(480)312-2761

www.scottsdaleaz.gov

3/28/2008

LETTER OF TRANSMITTAL

**TO: City of Scottsdale Planning &
Development Services**
7447 E. Indian School Road, Ste. #105
Scottsdale, AZ 85251
480-312-2761

Date: 03/24/08	Job No. 071630
Attention: Adam Yaron	
Re: McCormick & Schmick's Seafood Restaurant Staff Approval	

WE TRANSMIT:

- ☒ Attached ☐ Under separate cover via _____ the following items:
- ☐ Shop Drawings ☐ Copies ☐ Plans ☐ Specifications ☐ Catalog
- ☐ Copy of Letter ☐ Originals ☐ Other _____

Copies	Date	No.	Description
1	03/24/08	-	Cover letter
2	03/24/08	-	Revised design booklet (color)
2	03/24/08	-	Extra copies of exterior elevations (black and white)
1	03/20/08	-	Original copy of GRCA approval letter

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Reviewed ☐ Resubmit _____ copies for review
- ☐ For your use ☐ Reviewed as noted ☐ Submit _____ copies for distribution
- ☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
- ☐ For review and comment ☐ Other _____

REMARKS:

Adam-

Enclosed are the items requested to be resubmitted for McCormick & Schmick's Seafood Restaurant's Staff Approval. Please let me know if you require additional information or have any questions.

Thanks,

COPY TO: File _____

SIGNED: Neal Thompson _____



Friday, February 29, 2008

Neal Thompson
Aria Group Architects, Inc
830 North Blvd
Oak Park, IL 60301

RE: 948-PA-2007 / 69-SA-2008: McCormick & Schmicks Seafood Restaurant

Dear Mr. Neal Thompson:

The Planning and Development Services Department has completed the review of the above referenced submittal dated February 7, 2008. The following **1st Review Comments** represent the review performed on the project by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application type.

Policy Related Issues

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible.

Elevation Design:

Please provide a letter of architectural approval from the Master Gainey Ranch Homeowners Association or a letter from the Master Gainey Ranch Homeowners Association authorizing Gainey Village Homeowners Association to act on their behalf.

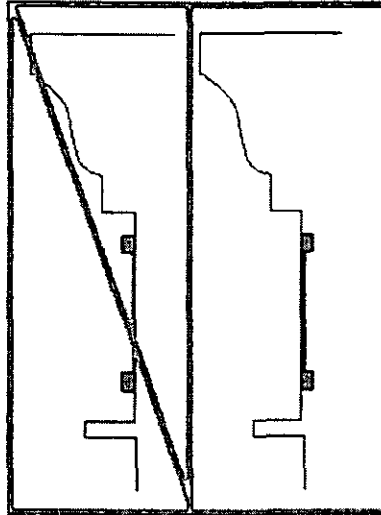
Please provide elevations that include all walls/outdoor patio railings and any attachments with call outs identifying all proposed changes to the existing building. To communicate your application effectively, consider provided photo simulations using the proposed color scheme.

The proposed color changes break up the recognizable character of "The Shops at Gainey Village" shopping center, which is that of a much lighter tone than the darker tones proposed, more specifically, the "Roycroft Bottle Green". While some of the proposed color palette is compatible with the existing architecture, pursuant to the City of Scottsdale Commercial Design Guidelines, (architecture, Character & Context.4), "The design of a building that occupies a pad or portion of a building within a planned project or shopping center should share similar design characteristics and design vocabulary".

The proposed change in color to the existing awning does not reflect this methodology. Please revise the proposed to a color palette that would be more compatible to the existing lighter color tones to that of the adjacent tenants.

http://www.scottsdaleaz.gov/planning/policycards/pc_commercial-retail.asp

Please clarify the construction method of the newly proposed EIFS bands to the existing EIFS facade. It would be the recommendation of City staff to have the proposed (tile and banding) flush mounted /cut to be flush to be more compatible with the existing shopping center. Please provide detail with your resubmittal. See graphic provided below.



Please resubmit the revised plans and a written summary response addressing the comments/corrections identified above (**Please see Attachment A, Resubmittal Checklist, for a consolidated list of information to be resubmitted**).

In an effort to complete the review of this application, please resubmit within thirty (30) days of date of this letter. Staff will respond to the revised application within twenty-one (21) days, (excluding holidays) of the resubmittal.

Please be advised that the **1st Review Comments** are valid for a period of thirty (30) days from the date on this letter. Failure to resubmit within the 30 day timeframe will constitute the expiration of the application, and the applicant may be required to submit an additional application and to pay additional application fees.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS.

If you have any questions, or need further assistance please contact me at 480-312-2761 or at ayaron@ScottsdaleAZ.gov.

Sincerely,


Adam Yaron
Associate Planner

cc:

Main Street Real Estate Advisors
7333 E Doubletree Ranch Rd Ste D205
Scottsdale, AZ 85258

March 24, 2008

Mr. Adam Yaron
City of Scottsdale Planning & Development Services Department
7447 E. Indian School Road, Suite #105
Scottsdale, AZ 85251

RE: McCormick & Schmick's Seafood Restaurant Staff Approval Resubmittal, Case #69-SA-2008

Dear Mr. Yaron-

The attached documents regarding the proposed McCormick & Schmick's Seafood Restaurant at the SHOPS Gainey Village are being submitted in response to your 1st review comments dated February 29, 2008. All of your initial comments have been addressed in the revised design booklet; the following is a summary of the revisions and/or clarifications:

- *Comment: Please provide a letter of architectural approval from the Master Gainey Ranch Homeowners Association or a letter from the Master Gainey Ranch Homeowners Association authorizing Gainey Village Homeowners Association to act on their behalf.*

Response: It was clarified in an email on March 6, 2008 that the actual organization we were to obtain approval from is the Gainey Ranch Community Association. The GRCA Architectural Committee has reviewed and approved the proposed exterior design. Refer to the attached approval letter dated March 20, 2008.

- *Comment: Please provide elevations that include all walls / patio railings....*

Response: The renderings have been extended to indicate the new building colors in relation to the areas of the building which will remain as is. The existing patio railings have also been added.

- *Comment: The proposed color changes break up the recognizable character of "The SHOPS Gainey Village" shopping center, which is that of a much lighter tone than the darker tones proposed, more specifically, the "Roycroft Bottle Green"....*

Response: The Roycroft Bottle Green color is a compromise between McCormick & Schmick's and The SHOPS Gainey Village which would allow M&S to retain their corporate identity and still fit within the existing color palette. As a major tenant, M&S has received approval from the shopping center to introduce this color. The Gainey Ranch Architectural Committee has also approved the entire color palette, please refer to the attached letter.

- *Comment: Please clarify the construction method of the newly proposed EIFS bands to the existing EIFS façade. It would be the recommendation of City staff to have the proposed (tile and banding) flush mounted / cut to be flush to be more compatible with the existing shopping center...*

Response: To summarize what you and I talked about over the phone, based on the details in the construction drawings for the previous tenant the existing EIFS façade is not deep enough for the wide bands to be cut in. As a result, the majority of the EIFS work will be added on to the existing façade. There will, however, be a few small vertical V-shaped grooves cut into the façade. The new slate tile will not be added directly to the existing EIFS, the existing EIFS will be removed in those areas so that the face of the new tile will be flush with the face of the existing EIFS. A plan

detail has been added to the design booklet which describes the relationship between the new applied bands, new vertical scoring and new tile.

If you have any questions regarding the attached documents please do not hesitate to contact me at the phone number above.

Thank you,

A handwritten signature in black ink, appearing to read 'Neal Thompson', with a long horizontal flourish extending to the right.

Neal Thompson
Project Coordinator

CC:

File
Nazario Magana, Aria Group Architects
Catrin Williams, McCormick & Schmick's

RECEIVED
MAR 24 2008

ARIA GROUP ARCHITECTS, INC.

March 20, 2008

Aria Group Architects, Inc.
830 North Boulevard
Oak Park, Illinois 60301

Attention: Neal Thompson
Project Manager

RE: McCormick & Schmick's Seafood Restaurant
8777 North Scottsdale Road
Scottsdale, Arizona 85258

Dear Mr. Thompson:

The Gainey Ranch Architectural Committee reviewed your design booklet and materials of the proposed changes to 8777 North Scottsdale Road location during their today March 20, 2008.


The Committee approved all the exterior renovations to the structure and the following colors to be appropriate and complementary to the entire area:

**Roycroft Bottle Green, Latte, Portobello, Storefront and Canopy Finish,
Exterior Sconce and green tile for the Entry**

Thank you for you for participating in the Gainey Ranch Architectural Committee review process and your patience during this review.

Sincerely,

GAINEY RANCH ARCHITECTURAL COMMITTEE



Diane Brunsfeld
Architectural Coordinator



Friday, February 29, 2008

Neal Thompson
Aria Group Architects, Inc
830 North Blvd
Oak Park, IL 60301

RE: 948-PA-2007 / 69-SA-2008: McCormick & Schmicks Seafood Restaurant

Dear Mr. Neal Thompson:

The Planning and Development Services Department has completed the review of the above referenced submittal dated February 7, 2008. The following **1st Review Comments** represent the review performed on the project by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application type.

Policy Related Issues

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible.

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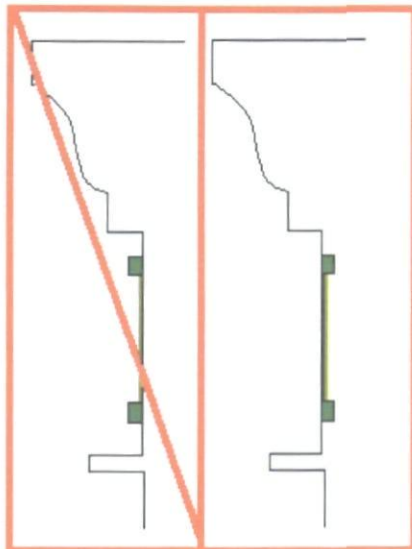
Please provide elevations that include all walls/outdoor patio railings and any attachments with call outs identifying all proposed changes to the existing building. To communicate your application effectively, consider provided photo simulations using the proposed color scheme.

The proposed color changes break up the recognizable character of "The Shops at Gainey Village" shopping center, which is that of a much lighter tone than the darker tones proposed, more specifically, the "Roycroft Bottle Green". While some of the proposed color palette is compatible with the existing architecture, pursuant to the City of Scottsdale Commercial Design Guidelines, (architecture. Character & Context.4), "The design of a building that occupies a pad or portion of a building within a planned project or shopping center should share similar design characteristics and design vocabulary".

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http://www.scottsdaleaz.gov/planning/policycards/pc_commercial-retail.asp

Please clarify the construction method of the newly proposed EIFS bands to the existing EIFS facade. It would be the recommendation of City staff to have the proposed (tile and banding) flush mounted /cut to be flush to be more compatible with the existing shopping center. Please provide detail with your resubmittal. See graphic provided below.



Please resubmit the revised plans and a written summary response addressing the comments/corrections identified above **(Please see Attachment A, Resubmittal Checklist, for a consolidated list of information to be resubmitted)**.

In an effort to complete the review of this application, please resubmit within thirty (30) days of date of this letter. Staff will respond to the revised application within twenty-one (21) days, (excluding holidays) of the resubmittal.

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If you have any questions, or need further assistance please contact me at 480-312-2761 or at ayaron@ScottsdaleAZ.gov.

Sincerely,


Adam Yaron
Associate Planner

cc:

Main Street Real Estate Advisors
7333 E Doubletree Ranch Rd Ste D205
Scottsdale, AZ 85258

ATTACHMENT A
Resubmittal Checklist

Case Number: 69-SA-2008

Please provide the following documents, in the quantities indicated, with the second submittal (all plans larger than 8 1/2 x 11 shall be folded):

- ☒ One copy: COVER LETTER- Respond to all the issues identified in the first review comment letter.
- ☐ One copy: Revised CD of submittal (DWG format only)
- ☐ One original: Signed Prop. 207 Waiver Request
- ☒ One original: Letter of Authorization-actual owner of record / Homeowners Association
- ☐ One copy: Current Title Report
- ☐ One copy: Revised Project Data Sheet
- ☐ One copy: Revised Narrative for Project
- ☐ _____ copies of the Revised Traffic Impact Study
- ☐ _____ copies of the Revised Parking Study

Technical Reports (To be resubmitted at the Permit Services Counter):

- | | | | |
|--------------------------|--|----------------|-------|
| <input type="checkbox"/> | _____ copies of Revised Drainage Report: | Plan Check No. | _____ |
| <input type="checkbox"/> | _____ copies of Revised Storm Water Waiver | Plan Check No. | _____ |
| <input type="checkbox"/> | _____ copies of Revised Water Study: | Plan Check No. | _____ |
| <input type="checkbox"/> | _____ copies of Revised Waste Water Study | Plan Check No. | _____ |

☐ Revised Open Space Plan:

_____ 24" x 36"	_____ 11" x 17"	_____ 8 1/2" x 11"
-----------------	-----------------	--------------------

☐ Revised NAOS Plan:

_____ 24" x 36"	_____ 11" x 17"	_____ 8 1/2" x 11"
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☒ Revised Site Plan:

_____ 24" x 36"	2 _____ 11" x 17"	_____ 8 1/2" x 11"
-----------------	-------------------	--------------------

☒ Revised Elevations:

- | | | | | | |
|---|-----------------|---------|-----------|-------|--------------|
| <input checked="" type="checkbox"/> Color | _____ 24" x 36" | 2 _____ | 11" x 17" | _____ | 8 1/2" x 11" |
| <input checked="" type="checkbox"/> B/W | _____ 24" x 36" | 2 _____ | 11" x 17" | _____ | 8 1/2" x 11" |

☐ Revised Landscape Plan:

- | | | | | | |
|--------------------------------|-----------------|-------|-----------|-------|--------------|
| <input type="checkbox"/> Color | _____ 24" x 36" | _____ | 11" x 17" | _____ | 8 1/2" x 11" |
| <input type="checkbox"/> B/W | _____ 24" x 36" | _____ | 11" x 17" | _____ | 8 1/2" x 11" |

☒ Other Supplemental Materials:

Please provide detail for tile and banding modification.



Hand Delivered

Mr. Adam Yaron
Associate Planner
City of Scottsdale
Planning and Development Services

RE: Design Submittal for McCormick & Schmick Seafood Restaurants
The Shops at Gainey Village, Scottsdale, Arizona

Dear Mr. Yaron:

Principal Real Estate Investors is pleased to announce that McCormick & Schmick Seafood Restaurants has committed to be part of the Scottsdale community. This company, has grown to 83 restaurants operating in 24 States and Canada and will contribute and serve the residents and visitors of The Shops at Gainey Village.

The Shops at Gainey Village provide an upscale retail environment serving the needs of the community. We are replacing a failed restaurant that did not have the identity and operational capacities necessary for success. McCormick & Schmick is full service national branded seafood with a signage and awning package that is recognized in all major markets. The use of a separate color will enhance the existing architecture and is consistent with the future intent to provide an interesting and relevant variation in the tenant presentation as anticipated by the sophisticated customer. Please note that we have commenced implementation of this strategy using green, black and red tenant signage, patio furniture and banners as branded colors for the national tenants. We believe the use of the proposed storefront/facade upgrade is compatible with the existing design, and in fact, is a significant improvement from the previous tenant façade.

Accordingly, McCormick and Schmick's worked closely with the Gainey Village Homeowner's Association to obtain their approval and support to implement our design standards that are concurrent with their expectations.

To facilitate the addition of this quality restaurant to the community, we respectfully request that The City of Scottsdale fully approve the pending design submission without revision.

We look forward to your positive response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin R. Anderegg", written over a light blue horizontal line.

Kevin R. Anderegg
Senior Asset Manager

MR. ADAM YARON:

PLEASE VIEW THE LETTER
AND CONTACT DANNY LITTLE
AS SOON AS YOU ARE ABLE
TO DISCUSS. THANK YOU

Yaron, Adam

From: Yaron, Adam
Sent: Thursday, March 06, 2008 1:55 PM
To: 'Neal Thompson'
Cc: Larry Summerton; Nazario Magana
Subject: RE: McCormick & Schmick's staff approval question

Mr. Thompson,

Your understanding is correct. While this may not be under the direct purview of the homeowners association, this shopping center is one component of the Gainey Trust Master Plan. The proximity to the GRCA is a driving component in this process as they are a stakeholder in the Gainey Trust Master Plan. Their notification is required, furthermore to avoid the possible public hearing process, their approval is also required. Please see the attached link. http://www.gaineyranchca.com/arch_committee.asp If you have any questions or concerns please contact me at your earliest convenience.

Adam Yaron

Associate Planner
City of Scottsdale
Planning and Development Services - Current Planning
(480)312-2761

www.scottsdaleaz.gov

From: Neal Thompson [mailto:nthompson@ariainc.com]
Sent: Thursday, March 06, 2008 1:22 PM
To: Yaron, Adam
Cc: Larry Summerton; Nazario Magana
Subject: McCormick & Schmick's staff approval question

Adam-

I'm still a little confused on the extra approval needed for our Staff Approval application.

I spoke with the Gainey Village HOA's property manager, Cathy McCulloch of Rossmar & Graham. She says that there is no "master" association. She thought it may be the Gainey Ranch Community Association from whom you're asking us to obtain approval. I have placed a call and left a message with the architectural coordinator for the Community Association to discuss the project.

However, according to Cathy and research done by Larry Summerton of McCormick & Schmick's, there is no connection between the SHOPS Gainey Village and the Gainey Ranch Community Association other than the fact that they are located adjacent to one another. Is it simply the proximity to the GRCA which is driving this requirement?

Please confirm at your earliest convenience that I have found the correct association and that we are still required to obtain their approval.

Thanks,

3/6/2008



Neal Thompson

Project Coordinator

x4748

www.ariainc.com

  Aria Group

  Architects, Inc.

830 North Blvd. Oak Park, IL 60301
t. 708.445.8400 f. 708.445.1788

3/6/2008

February 7, 2008

Mr. Tim Curtis
City of Scottsdale Planning & Development Services Department
7447 E. Indian School Road, Suite #105
Scottsdale, AZ 85251

RE: McCormick & Schmick's Seafood Restaurant Staff Approval Application

Dear Mr. Curtis-

The attached documents are being submitted by Aria Group Architects, Inc. on behalf of McCormick & Schmick's Seafood Restaurant for Staff Approval. The proposed project will involve the construction of a new full service restaurant in an existing building shell at "The SHOPS Gainey Village" shopping center at 8777 N. Scottsdale Road. There will be no change in occupancy due to the fact that the previous tenant of the space was also a restaurant. The design outlined in the attached rendering booklet has been approved by both the SHOPS Gainey Village and the Gainey Village Homeowners Association.

The largest item in the proposed scope of exterior work is the demolition of the existing curved entry feature and the construction of a new entry canopy in its place. Remaining elements in the exterior scope will include:

- Adding reveals and EIFS bands to the existing EIFS façade
- Repaint the remaining areas of EIFS façade
- Repaint metal awnings
- Replace existing wall sconces on the North elevation with alternate sconces currently in use elsewhere in the SHOPS Gainey Village (Note: alternate sconce manufacturer does not produce the requested photometric data for their wall sconce products. However, it was stated in the project's Pre-application Meeting that sconces currently in use at the SHOPS would be acceptable for re-use)
- Repaint existing outdoor patio railings
- Add areas of new slate tile (matching existing slate tile) to the existing EIFS facade

All new materials and paint colors will remain within the same color family as the existing colors. All existing restaurant signage will also be replaced, but new signage is not depicted in the rendering booklet and will be submitted to the appropriate party separately for review. The existing parking lot, landscaping, remote trash enclosure and sidewalk finishes will remain intact.

If you have any questions regarding the attached documents please do not hesitate to contact me at the phone number above. I look forward to your response.

Thank you,



Neal Thompson
Project Coordinator



January 14, 2008

Mr. Neil Thompson
ARIA Group Architects, Inc.
830 North Boulevard
Oak Park, Illinois 60301

**RE: THE SHOPS GAINNEY VILLAGE
MCCORMICK & SCHMICK'S SEAFOOD RESTAURANT
DESIGN BOOKLET**

Dear Mr. Thompson:

We are in receipt of the design booklet dated 1/8/08 prepared by ARIA Group Architects, Inc. ("Design Booklet") for the above referenced tenant at *the SHOPS gainney village*.

Accordingly, on behalf of the Landlord, we approve the Design Booklet. Please submit complete construction documents at your earliest convenience so that we may expedite any further approval you need for City of Scottsdale submittals and permitting.

Should you have any questions or require additional information, please do not hesitate to contact me at 480-483-2039.

Sincerely,

**Main Street Real Estate Advisors
Managing Agent for
Gainey Village Retail Center, LLC ("Landlord")**

A handwritten signature in cursive script, appearing to read "P. Tracy Britton".

P. Tracy Britton, CPM®
Portfolio Manager

Enclosures



**Rossmar
& Graham**

Caring For Communities

January 17, 2007

Mr. Neil Thompson
ARIA Group Architects, Inc.
830 North Boulevard
Oak Park, Illinois 60301

RE: Gainey Village Homeowners Association
McCormick & Schmick's Seafood Restaurant

Dear Mr. Thompson:

We are in receipt of the design booklet dated 1/8/08 prepared by Aria Group Architects, Inc. (Design Booklet) for the above referenced Homeowners Association of Gainey Village.

Accordingly, on behalf of the Gainey Village Homeowners Association we approve the designs, and are looking forward to McCormick & Schmick opening their doors. We feel there is a definite need for an upscale Seafood Restaurant in our plaza.

The board unanimously approved the design, and is anxiously awaiting the grand opening of the Restaurant.

If we can be of further assistance, or can help expedite the process please let us know.

Sincerely,

Cathy McCulloch
Community Association Manager
Gainey Village Homeowners Association