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Architecture Planning Interiors

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March 28, 2008

Mr. Tim Curtis, AICP
Principal Planner
City of Scottsdale

Mr. Brian Cluff
Planner
City of Scottsdale

RE: **10-DR-2007 #3**
Scottsdale Quarter Phase II

The following is a response to your 1st review comments based on our discussions and weekly meetings we have had. We appreciate the time and effort staff has put into the review. We believe the comments and issues are minor in nature and will be successfully addressed as part of this letter and our re-submittal of the additional requested drawings. Our response follows the comments in Red.

Circulation:

1 The sidewalks on the east and west sides of buildings F and H have decreased in width from the original approval of the Master Site Plan. These sidewalks have been identified as major pedestrian corridors that will be used as the main artery for people to reach the quad area from the parking garages. Please revise the plan to maintain a minimum 18' wide sidewalk along 72nd place and a minimum 17' along 73rd place adjacent to buildings F and H for the whole length of the buildings. This minimum must be maintained only at the pedestrian level, the upper stories can cantilever if necessary.

As part of the Phase I DRB approval process, we had to make modifications to the Master Site plan. The city requested that 73rd Place be widened from 22' to 24'. Additionally, the city requested that our parallel parking stalls be increased in width from 8' to 9'. This resulted in a net loss of 4'. The approved Design Guidelines (approval date of 1-8-08) for 72nd Place and 73rd Place indicates a sidewalk range of 8' min to 19' max. Buildings F and H undulate and provide for a varied sidewalk dimension along both 72nd Place and 73rd Place. Along 72nd Place, the sidewalk ranges from 12'-3" at the tightest spot (always at the service area, note this is a very small portion) to 21'-3". The predominant storefront sidewalk dimension is 14'-3", 16' and 16'-6". Along 73rd Place, the sidewalk ranges from 14'-4" at the tightest spot (always at the service area, note this is a very small portion) to 23'-6". The predominant storefront sidewalk dimension is 15'-4" and 15'-6". As a comparison at Kierland the sidewalk areas vary also and the range is from 9' to 18' the effective sidewalk areas at the arcades get pinched from 11'-6" and 13'-4" predominantly at the storefronts. We believe that Scottsdale Quarter will provide for a superior

10-DR-2007#3
2nd: 4/10/08

WHAT HAPPENED
W/ ENLARGED SITE
PLANS OF SIDEWALK
CORRIDORS?

17'-6" - 3'
= 14'-6"
MIN

15'-7" OK
FOR 73RD

18' - 1'
= 17'

MIN
REVISE 72ND
TO PROVIDE 17'

pedestrian experience by creating varied experiences from 8' to 138' at the Quad. Enlarged dimensioned graphics will be provided depicting these dimensions.

2. From the site plan submitted, it appears that the southeast corner of building E has been pushed out into the sidewalk. This will constrict the pedestrian flow in a potentially high traffic area. Please revise this corner of building E to include the notch as originally proposed, or revise the plan to correctly show what is happening at the pedestrian level.

This was an error – building E is still notched. This will be corrected.

3. Please identify how service vehicles will access the quad shops and restaurants for deliveries/pickups. With the current layout there will be desire to park along 72nd place in front of the quad, this will not be acceptable.

Service vehicles and deliveries will be guided by specific hours; at Kierland typically this occurs in the early morning hours up to 10:00am. Buildings F and H have a service corridor that runs east to west that connect to both 72nd Place and 73rd Place, there are parallel parking spaces that will be vacant during the early hours and the efficiency of the design will allow for service vehicles to use these spaces. The Quad consists of one restaurant, the valet for this restaurant along 72nd Place will double as the specific loading zone during the early morning hours. We do not anticipate a problem. In addition the porter service which is provided by Glimcher will drive small golf cart thru the property picking up refuse and taking it to the central compactor area.

4. Please explore possible layouts to include options for vehicular traffic through the quad area as discussed in the weekly meeting 3/14/08. It is not necessary to actually construct the drive at this time, but it would be beneficial to leave open the possibility of access in the future through the strategic placement of the buildings, retaining walls, stationary works of art, etc. Please delineate the potential driveway location on the Master Site Plan with a dotted/dashed line.

Per our discussion, we believe that eliminating the road from the Quad fulfills the City's requirement and the expectation of creating a significant public space. This is also consistent with DRB comments to eliminate the cars from this area. We will show a graphic depicting a possible location for a road. If the developer shall decide to implement a road thru the Quad, at its sole discretion, developer shall submit to the City of Scottsdale consistent with City procedures a DRB application with the specific design of the proposed road and depicting any adjustments to the Quad

STIP SERVICE VEHICLE
+ DELIVERY HOURS.

RESTRICT THOSE
SPECIFIC SPACES
FOR DELIVERIES +
SERVICES DURING
PARTICULAR HOURS.
CLEARLY IDENTIFY PED.
DROP OFF AREAS.

THE ROAD PLACEMENT
MAY CREATE A DETER-
SPACE IF ~~UNWANTED~~
ON THE SOUTH SIDE
OF THE COURTYARD
RATHER THAN THE
NORTH.

space as may be necessary for City approval.

Design:

5. Please provide detailed cross sections of the site for the following areas/buildings to better illustrate the created spaces:

- North-south section through Building F – Building G1 – Building H A401
- North-south section through Building E – North Street – Building F A401
- North-south section through Building H – South Street – Building J A401
- East-west section through Building L3 – 73rd Place – Building F A402
- East-west section through Building F – 72nd Place – Building B A402
- East-west section through Building L1 – 73rd Place – Building H A403
- East-west section through Building H – 72nd Place – Building C A403
- North-south section through Building F – Water feature – Building H A402

We will provide these sections for clarification.

6. Include descriptive notations and dimensions of all buildings, structures, amenities, water features, steps, ramps, etc.

We will provide.

7. Please provide partial site plans of the pedestrian and vehicular areas that occur at the east and west ends of the Quad where they intersect with 73rd Place and 72nd Place respectively. Include descriptive notations and dimensions of all buildings, structures, amenities, dropoff/pick-up areas, valet areas, steps, ramps, etc.

We will provide.

8. Please provide a shade study for the quad to illustrate how the building architecture, canopies, and landscaping will shade the area. Please include studies on the summer and winter solstice and the summer and winter equinox at 9am, 1pm, and 4pm for each of the days.

We will provide.

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.

WOULD BE NICE TO
HAVE A SITE PLAN
SHOWING EXACT LOCATIONS
OF SECTIONS.

INCLUDE CONTEXT AS
FAR OUT AS POSSIBLE.

Elevation Design:

9. On Sheet A301.F Building Elevations, there are notes referring to various shade devices. In order to gain a better understanding of the locations and design features of the shade devices, please provide partial building sections of Sheets A201.1F, A201.3F, and A201.3F Floor Plans, relative to the following structural grid lines: 2-3 and A; 2-3 and F-G-H; 5-6 and A; 5-6 and F-G-H; 8-9 and A; 8-9 and E-F; 1 and B-C; 10 and B-C. Please provide the partial building sections, with appropriate notations, on separate sheets.

We will provide.

10. On Sheets A301.F and A302.F Building Elevations, there are notes referring to various resin panels. In order to gain a better understanding of the locations and design features of these resin panels, please provide enlarged sketches and views of the panels, with appropriate notations, on a separate sheet. Also, please clarify if these resin panels provide any daylight opportunities for the common floor plan areas that are indicated on Sheet A2.02F.

The note on resin panels in the A301.F sheet is incorrect and will be changed. The resin panels appear only on the west elevation of building F, sheet A302.F.

11. On Sheet A302.H, please modify the shadow patterns of the South Elevation so that building form, that is framed by structural grid lines 1-2-3 and A-B-C, is accurately illustrated and representative of the void that is created by the second and third floors of Building H. Within this void there are other shadow patterns that need to be corrected since they appear to be inconsistent with the information that is shown on the floor plans and the building elevations.

We will provide and correct.

12. On Sheet A302.H, please modify the shadow patterns of the East Elevation since they appear to be inconsistent with the information that is shown on Sheets A201.1H, A201.2H and A201.3H Floor Plans.

We will provide and correct.

13. Please provide partial building elevations of Building H that illustrate the views of the west building elevation of structural grid line 8 and A-B-C, and the east building elevation of structural grid line 3 and A-B-C, which represent two of the three sides of the void that is created by the second and third floors of Building H.

We will provide.

14. Please provide structural grid lines on Sheets A301.H and A302.H, similar to the grid lines that are shown on Sheets A301.F and A302.F.

We will provide.

15. Many of the windows, shown on Sheets A301.F and A302.F as well as Sheets A301.H and A302.H, do not have any shade device indicated on the east, south, and west building elevations. Please provide additional information that illustrates how these windows will be protected from solar exposure and resulting heat gain.

We will provide shading studies demonstrating how these windows will be shaded.

16. Please provide additional information and details regarding the shade devices, such as canopy, louver, or roof extensions, so that staff will be able to understand the effectiveness of the proposed shade devices.

We will provide.

17. Comparison of the building elevations to floor plans appears to illustrate that windows are recessed into the exterior wall surface. Please provide wall sections for Building F and Building H that will clearly indicate the relationship of the window and the adjacent exterior wall surface.

We will provide.

18. The anodized aluminum shade used on building H is shown as a black color on the elevations, but is called out as P-6, which is a white "snofall" color. Please revise the elevations to show the correct color.

This is a result of the printing process. They are, indeed, white on the rendered elevation, we will try to correct the line weight.

19. Several of the painted steel canopies along the ground level of building H have conflicting colors called out between P-2 and P-5. Please verify the colors to be used and revise the elevations to correct the conflicts and.

We will revise and coordinate.

20. On the elevations sheets for building H, there are some callouts printed on top of each other. Please correct this with the next submittal to make these callouts legible.

We will correct.

21. Please revise the building elevations and material board for G1 to include specific material callouts (ST-#, FC-#) in addition to the descriptions provided.

We will provide.

Landscaping:

22. Please consider the inclusion of strategically placed pedestrian scale shade trees within the quad area to accent and bring the scale down in specific pedestrian

activated places, such as the east side of G1 and the theatre/restaurant entrance to building F.

This would dilute the power of the continuous canopy of palms. There will be numerous elements such as pavers, walls, smaller shrubs and planting, seating, etc., that will provide a more "human" scale. We will provide pedestrian level views that will address the City's concerns.

Design:

23. Please consider slightly pushing back building G1 towards the east so that the face of the restaurant is not in line with the face of F and H. This will help create a draw into the quad/restaurant area, allow more space for pedestrian flow and gathering, allow more space for the restaurant patio, and break up the building mass.

We will make revisions and move the building back while not impeding the central Quad space.

Technical Corrections

The following technical corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect the final plans submittal (construction set) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans.

We will correct and address.

Site:

24. Please revise the accessible ramp design at intersections. For tight radii on corners the ramps should be directional.

We believe that the ramps at the corner allow for ease of pedestrian flow, perhaps we can increase the ramp radii to fulfill the directional aspect.

Landscaping:

25. In order to better understand the landscape design concepts please modify the Master Landscape Plan so that plant symbols shown on the landscape plan are accurately represented on the plant legend and plants that are identified as "spp." are specifically identified.

We will work with you to correct, however we could not find "spp" label on our Landscape Master Plan document.

Lighting:

26. Sheet AL1.01 Streetscape Lighting Plan, Sheet AL1.11, and Sheet AL1.18 Streetscape Lighting Plan, there are references to 'feature lighting from roof of building', however there is no information regarding this type of light fixture on Sheets AL1.20 – AL1.27 Sheet Index, Legend & Notes. Please provide information regarding all 'feature lighting from roof of building'.

This is an error, we will not have any roof mounted light fixtures.

27. Lighting types CA, SM, SJ-7, SJ-3, BM-1 on AL1.24, and SF-3 are included in the cut sheets of this submittal, but these fixtures are not part of the Master Lighting Plan that is currently under review. Please remove these fixtures from the cut sheets or add them to the Master Lighting palette.

We will coordinate and make the necessary adjustments, I believe that we have coordinated and made updates with Don Happ that address these issues.

28. Please update the streetscape lighting plans to reflect the most recent comments made by staff on the Master Lighting Plan.

We will provide.

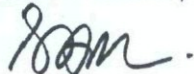
29. There were no building mounted lighting plans included with this submittal. It was indicated that the building mounted lighting for phase II is to be included with this application. Please provide lighting plans to include the building mounted lighting within phase II.

These were submitted with the Master Lighting Plan for reference, we will submit with this application.

Thank you for your comments, we will submit the corrected drawings to you next week, and we anticipate a successful hearing and staffs support at Design Review Board.

Sincerely,

Nelsen Partners, Inc.



George A. Melara, AIA

Principal