

May 11, 2009

City of Scottsdale  
 Planning & Development Services  
 7447 E. Indian School Rd., Suite 105  
 Scottsdale, AZ 85251

Attention: Greg Bloemberg, Planner

Re: **Response letter for 1<sup>st</sup> Review DRB Comments issued April 16, 2009**  
**Case Name: SkySong Phase IV / Case Number: 88-DR-2005#6 / 460-PA-2004**

This response letter contains written responses to the comments made in 1<sup>st</sup> DRB review. Responses are listed in the same order as the review comments. Additional items included in the re-submittal are listed at the end of the comment list. Please see the items listed below:

<b>Key Issue</b>		
	As of the date of this letter, no neighborhood meeting has occurred for this project. Please facilitate a neighborhood meeting and provide information on the date, time and location of the meeting with the next submittal.	Notification Cards have been mailed for with the following meeting time information: Wednesday May 20, 2009 4 PM to 7 PM SkySong 1 - Room 129 on the 1 <sup>st</sup> Floor 1475 N. Scottsdale Road Scottsdale, AZ 85257
<b>Ordinance Related Issues</b>		
<b>Zoning</b>		
<b>Sheet No.</b>	<b>Comment</b>	<b>Response</b>
A110	1. Per Section 7.1 02.A of the Zoning Ordinance, a maximum of fifty percent (50%) of the roof area is allowed to exceed the maximum building height of 60' for the purpose of mechanical screening. Please provide a roof plan showing the area enclosed by the mechanical screening and indicate the percentage of roof area.	Please refer to the calculation in the upper right portion of the sheet showing that the roof area within the mechanical screen is less than 50%
<b>Drainage</b>		
<b>Sheet No.</b>	<b>Comment</b>	<b>Response</b>
Reports	2. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to the One-Stop Shop. Reference Plan Check #977-09.	There were no redlines on the original on the first submittal Drainage Report Documents. Revised Grading and Drainage Plans are being resubmitted.

**88-DR-2005#6**  
**2nd: 5/12/09**

**Policy Related Issues**

**Drainage**

C1 C2 C3	3. The preliminary Grading & Drainage (G&D) plan indicates a configuration that establishes a simple basin/ridge line concept, resulting in sheet flow of storm water into catch basins; however, review of the landscape plans and site plan indicate water harvesting curb cuts that are not factored into the G&D concept. Please coordinate the landscape plan with the G&D plan in order to maximize the effectiveness of the water harvesting concept.	The Grading & Drainage plans and Landscaping plans have been coordinated to maximize the water harvesting concept. Runoff will flow through the parking islands and landscape bio-swales.
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**Site Design**

Sheet No.	Comment	Response
L1.10	4. There is some concern that the plaza in front of the main entrance to the building is not ADA accessible due to inconsistent pavement surfaces, i.e. sandstone accent pavers. Please provide detailed information about the proposed surfaces demonstrating compliance with ADA requirements for accessible circulation. There should be a consistent pavement surface from the street to the building entrance.	The decorative paving materials at the plaza below the SkySong structure and at the rear of the building accessing the parking lot are to be a consistent surface texture and are to be installed flush. Please see Paver Detail 1/L1.10.
A010 A011 A020 L1.1, L1.2 L1.3, L1.4 L1.5, L1.6 L1.7, L1.10 C1, C2	5. The paseo is not the preferred location for the fire lane, due to the lack of turning radius and potential conflicts with landscaping. Please coordinate with the Scottsdale Fire Department on a solution for vehicle staging and circulation for the site. Suggestions: a) Create a "dead end" with a maximum distance of 300' off Innovation Place for emergency vehicle staging, with appropriate signage, or b) Loop emergency vehicles through the site utilizing the same route proposed for service vehicles.	The fire lane location has been maintained as originally submitted, but the width, turning radii, and bucket swing radii have been accommodated by increasing the fire lane width to 24' and modifying tree locations. This was coordinated with Roxanne Hale at the Scottsdale Fire Department on April 22, 2009.

**Elevation Design**

Sheet No.	Comment	Response
Attached 8x11	6. Please revise the project narrative to demonstrate how this project responds to the City's Sensitive Design Principles.	Responses to the City of Scottsdale Sensitive Design Principles have been added to the project narrative.

A301 A302 A310 A311	7. Please provide transverse and longitudinal building sections so staff can understand the relationship between the ground level and upper levels, the exterior wall planes and the horizontal shade devices, and the roof elements.	Color Building Sections are attached that include the streetscape. Wall Section sheets are attached depicting the ground level relationship to the upper floors, exterior wall plane, horizontal shade fins, and mechanical screen.
<b>Technical Corrections</b>		
<b>Site</b>		
<b>Sheet No.</b>	<b>Comment</b>	<b>Response</b>
AE-431	8. Per City policy, at least eight (8) refuse enclosures are required for a building this size. Only two (2) are proposed. Are any trash compactors proposed as part of this project?? Please clarify.	The SkySong Property Management uses a private company for refuse pick-up and not the City service. SkySong 1, which is +90% occupied is picked up twice a week. The current proposed (2) refuse enclosures for SkySong 3 would work. SkySong 3 will use private trash pick-up and the number of pick-ups per week can be increased to meet changing demands. Currently there are not any trash compactors employed on-site we do not foresee the need to require this option.
Approval Letter Attached	9. Please provide evidence of approval from Karen Warner with the City's Water Conservation Department for the proposed water feature adjacent to the main building entrance.	Please see the attached copy of the Approval Letter and the Approved documents from Karen Warner dated April 28, 2009.
A010 A011 A020 A150	10. The development standards matrix on the site plan does not include the open space provided with the residential project (Phase III). Please revise the matrix to include all applicable development standards affected by the residential project.	The open space area for the Phase III Residential project have been added to the matrix. Also the parking quantities were updated to include the Residential Phase III garage parking.
A021	11. Please provide separate Site Plan Worksheet showing all proposed open space and parking lot landscaping for this phase. Suggestion: Might be beneficial to move development standard matrix to this sheet.	Please see the attached Site Plan Worksheet for the SW quadrant including the development standard matrix.
<b>Landscaping</b>		
<b>Sheet No.</b>	<b>Comment</b>	<b>Response</b>

L1.10	12. The proposed gabion wall along the west edge of the parking lot should be consistent in design with the gabion walls approved with the Master Sign Program. Please confirm this will be the case.	Please see attached detail 2/L1.10. The design would be consistent with the Master Sign Program design. The gabion wall will retain the soil of the existing berm to accommodate the parking lot.
L1.3	13. A minimum of fifty percent (50%) of proposed trees shall be mature, as defined in Article III of the City's Zoning Ordinance. Please indicate both the compliant caliper and industry standard box size for that caliper in the plant palette.	Dalbergia sissoo Standard-36" box -Qty 25 ANA Standard-Height 15'-Width 10'-Caliper 3" Prosopis Thronless Hybrid Multi-36" box-Qty 90 ANA Standard-Height 10'-Width 8 Caliper 2.5" Parkinsonia praecox Multi-36" box-Qty 2 ANA Standard-Height 10'-Width 8' Caliper 2.5" Acacia willardiana- ANA Standard - N/A
L1.1, L1.2 L1.3, L1.4 L1.5	14. Please coordinate the landscape plan with the lighting plan to avoid conflicts between mature trees/shrubs and lighting. To avoid conflicts between mature trees and pole mounted light fixtures, please shift the location of either the tree or the light fixture so there is at least twenty (20) feet between tree trunks and pole-mounted fixtures.	The lighting plan pole locations and the tree/shrub locations have been coordinated to resolve conflicts.
L1.3	15. Due to its broad arching form and spiky leaves, it is recommended <i>Hesperaloe Parviflora</i> (Red Yucca) be planted a minimum of five (5) feet on center from any parking space or pedestrian pathway. Please take this into consideration when finalizing the landscape design.	The Hesperaloe are currently placed at the head end of the parking spaces with no crossing pedestrian routes.
L1.3	16. Sheet L1.3 of the landscape plans identifies a plant symbol that looks like an "A" inside a circle. The symbol is shown in the planting plan but not in the plant legend. Please clarify what this symbol is supposed to identify.	Plant symbol with "A" was intended to be Aloe Barbadensis.

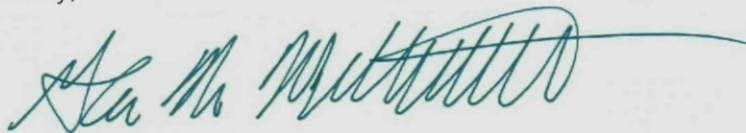
L1.3	17. Sheet L1.3 of the landscape plans identifies a plant symbol, in a group of four, that appears to be centrally located within the parking lot landscape islands; however, it is difficult to understand the plant symbol and how it relates to the plan and the plant legend. Please clarify.	Plant symbol is Green Desert Spoon this matches planting configuration on Phase 1 parking islands.
L1.3	18. It is unclear where and how the <i>Dasy/irion Longissimum</i> (Mexican Tree Grass) is to be integrated into the landscape design. Please clarify.	Dasyirion are to be used in the pots on the north side of the building.
<b>Lighting</b>		
<b>Sheet No.</b>	<b>Comment</b>	<b>Response</b>
A310 A311	19. Please include a detail with the building cross-sections showing how and where the proposed "C" and "D" fixtures will be mounted on the building. Please clarify the intent of these fixtures. Are they intended to be uplights or downlights??	Wall Section sheets have been added to show the lighting concept for the "C" and "D" fixtures.
E100, E101, E102	20. Please consider adding pole-mounted lighting along the southern edge of the proposed parking lot to illuminate the parking spaces closest to Enterprise Drive. As proposed, these spaces will not be adequately illuminated.	Pole lighting has been added to properly illuminate the spaces along Enterprise Drive.
E100, E101, E102	21. To maximize the effectiveness of the parking lot lighting, it is recommended the location of the pole-mounted fixtures be shifted so that they are 2 or 3 parking spaces away from the parking lot landscape islands. Please consider relocating fixtures accordingly.	Pole lighting has been shifted from the parking lot landscape islands.
E100, E101, E102	22. On sheet E101 Site Lighting Photometry After Curfew, it appears as though the southernmost A5 pole-mounted fixtures are intended to illuminate the driveways that intersect Enterprise Drive. Trees that are proposed between the lights and the driveway entrances will diminish the effectiveness of this area of curfew lighting. Please consider shifting the location of the pole-mounted fixtures so that the light achieves its intended purpose.	Pole lighting and tree locations have been coordinated to increase the effectiveness of the curfew lighting.

<u>Water / Wastewater</u>		
Sheet No.	Comment	Response
Attached Reports With Civil Submittal Docs.	23. Prior to, or concurrent with, the next submittal, please submit a Basis of Design Report (BOD) for Water & Wastewater. The BOD must be accepted by the Water Resources Department prior to submittal of final improvement plans. The reports shall detail water, sewer and fire demands for the Phase IV building, and shall also include preliminary locations for water meters, backflow preventers, fire hydrants, sewer services, fire department connections, etc. Demonstrate conformance with the accepted master plans.	This has been discussed with Doug Mann in Water Resources and we are providing preliminary Water and sewer BOD's. This Civil re-submittal is concurrent with this submittal.

Additional Items attached are:

- a) 1 Copy each of revised Preliminary Grading and Drainage Sheets (3 24x36 sheets) for reference – Submitted with the Drainage Report Document
- b) 1 Copy of BOD Wastewater Basis of Design for reference – Addressed to Douglas L. Mann-Water Resources Engineer
- c) 1 Copy of BOD Conceptual Basis of Design Report for reference – Addressed to Douglas L. Mann-Water Resources Engineer

Sincerely,



Glen Wollenhaupt, AIA

Cc: Matthew Pridemore, RA – Higgins Development Partners  
 John F. Kane, FAIA – Architekton  
 Tom Reilly, AIA - Architekton