



STAFF APPROVAL LETTER

214-SA-2010

LuluLemon Athletica @ Scottsdale
Quarter

STEP 1

STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires one (1) year from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

PROJECT INFORMATION

LOCATION: 15257 N Scottsdale Rd Ste 115
PARCEL: 215-56-056G
Q.S.: 34-45
CODE VIOLATION #:

APPLICANT: Tasia Kallies
COMPANY: Burnham Nationwide
ADDRESS: 111 W Washington Ste 450 Chicago, IL 60002
PHONE: 312-296-2309

Request: Request approval of tenant facade changes to a portion of the south elevation of Building F for LuluLemon Athletica.

STIPULATIONS

1. The storefront changes shall be limited to the LuluLemon lease area and shall be in conformance with the building elevations by BKA Architects, Inc. stamped approved by City staff 6/14/10.
2. The materials and colors shall be in conformance with the material board submitted by BKA Architects, Inc. stamped approved by City staff 6/14/10.
3. The new main storefront shade canopy shall be a minimum of eight (8) feet six (6) inches deep on the south elevation wrapping around to the east elevation with a minimum depth of six (6) feet on the east elevation.
4. The portion of the storefront shade canopy that is on the south elevation shall be overlaid with perforated steel. Perforations shall match that on the existing adjacent canopies. Color to match the new canopy structure.
5. All signage shall require separate review and permitting.

Related Cases: 10-DR-2007, 10-DR-2007#3

SIGNATURE: _____

Bryan Cluff
Planner

DATE APPROVED: 6/14/10

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

SUBMIT ONE COPY OF THIS APPROVAL LETTER, AND A COMPLETED OWNER/BUILDER FORM IF APPLICABLE, ALONG WITH THE FOLLOWING PLAN SET(S) TO THE ONE-STOP-SHOP FOR PLAN REVIEW:

- BUILDING: ☒ 2 sets of architectural plans
FIRE: ☒ 1 set of architectural plans
PLANNING: ☒ 1 set of architectural plans and 2 additional site plans & elevations

**POLICY OF THE CITY OF SCOTTSDALE
ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS**

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk

3939 Drinkwater Blvd.
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

City Manager's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2422

City Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

SIGNATURE: _____



Staff Approval Application

Submittal Requirements

Project Name: Scottsdale Quarter (Lululemon Athletica) City Staff Contact: Bryan Cluff

Project Address: 15257 N Scottsdale Road Suite 115

Zoning: PRC A.P.N.: 215-56-056G Quarter Section: 34 .45

Associated References: Project Number: 326-PA-2010 Plan Check Number _____ Case(s) 10-DR-2007, 10-DR-2007#3

Request: Request approval for the revision of a portion of the south elevation of Building F for tenant storefront.

Is there an outstanding Code Enforcement violation? ☐ Yes ☒ No

Owner Contact: EMILY ROBIN

Applicant Contact: TASIA KALLIES

Company: LULULEMON ATHLETICA

Company: BURNHAM NATIONWIDE

Phone: 604-732-6124 Fax: _____

Phone: 312-296-2306 Fax: 312-407-7915

E-mail: EROBIN@LULULEMON.COM

E-mail: TKALLIES@BURNHAMNATIONWIDE.COM

Address: 2285 CLARK DRIVE, VANCOUVER BC V5N 3G9

Address: 111 W. WASHINGTON CHICAGO IL 60603

Submittal Requirements: Please submit 1 copy of materials requested below. All plans must be folded.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee -- \$ (fee subject to change every July) | <input checked="" type="checkbox"/> Floor Plan(s) of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction. |
| <input type="checkbox"/> Context Aerial with site highlighted | <input type="checkbox"/> Landscape Plan indicating location of existing and new plants, location and dimensions of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations. |
| <input type="checkbox"/> Site Location Map with site highlighted | <input checked="" type="checkbox"/> Elevation Drawings of new additions, buildings, or other changes with materials and colors noted and keyed to material samples. |
| <input type="checkbox"/> Maricopa County Assessor's Parcel Map with site location highlighted | <input checked="" type="checkbox"/> Material Samples - color chips, awning fabric, glazing, etc. |
| <input checked="" type="checkbox"/> Narrative describing nature of request. | <input type="checkbox"/> Conceptual Grading & Drainage Plan showing existing & proposed drainage flows, channels and retention. |
| <input checked="" type="checkbox"/> Property Owner's Authorization, or signature below | <input type="checkbox"/> Copy of Liquor License Application (For all bars/restaurants/patios) |
| <input type="checkbox"/> Homeowners/Property Owners Association Approval (if applicable). | <input type="checkbox"/> Airport Vicinity Development Checklist - provided |
| <input type="checkbox"/> Photographs of Site - including all areas of change. | <input type="checkbox"/> Current Title Report |
| <input checked="" type="checkbox"/> Site Plan indicating extent and location of additions, buildings, and other structures; indicate dimensions of existing and proposed structures, sidewalks, or driveways as well as any required setbacks. | <input type="checkbox"/> Copy of Code Enforcement Violation , if applicable |
| <input type="checkbox"/> Lighting - provide cut sheets, details, photometric to any proposed lighting | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Cross Sections - for all cuts and fills | |

Please Note: After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. If approved at staff level, this approval expires twelve (12) months from date of approval if a permit is required but has not been issued.

[Signature]
Applicant Signature

MAY 4, 2010
Date

Official Use Only:

Submittal Date: _____

City Staff Signature: _____

Planning & Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7800



City of Scottsdale Cash Transmittal

84081

84081
8 00251964
05/27/10 PLN-1STOP
LORS CQSDC32015
5/27/2010 2:09 PM
\$82.00

Received From :

BAK ARCHITECTS INC
142 CRESCENT ST
BROCKTON, MA 02302
508-583-5603

Bill To :

Reference # 326-PA-2010-0
Address 15257 N SCOTTSDALE RD STE 115
Subdivision MOD FOR SCOTTSDALE QUARTER

Issued Date 5/27/2010
Paid Date 5/27/2010
Payment Type CHECK

Marketing Name Lot Number 1
MCR 1020-26 County No
APN 215-56-056G Gross Lot Area 0
Owner Information NAOS Lot Area 0
GLIMCHER REALITY TRUST Net Lot Area
180 E BROAD ST
COLUMBUS, OH 43215 Number of Units 1
614-887-5690 Density

Cost Center
Metes/Bounds No
Water Zone
Water Type
Sewer Type
Meter Size
QS 34-45

| Code | Description | Additional | Qty | Amount | Account Number |
|------|---------------------------|------------|-----|---------|-----------------|
| 3166 | SA APPLICATION FEE (CASE) | | 1 | \$82.00 | 100-21300-44221 |

SIGNED BY WAYNE DELAWARE ON 5/27/2010

Total Amount

\$82.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 84081

tel: 508.583.5603

fax: 508.584.2914

e-mail: bka@bkaarchs.com

www.bkaarchs.com



5-25-2010

Bryan D. Cluff, LEED AP

Planner

City of Scottsdale

Planning & Development Services

Re: lululemon athletica

Scottsdale Quarter

Building F Suite S115

15279 N. Scottsdale Rd

Scottsdale, AZ 85254

BKA Reference No.:209144

Dear Bryan Cluff,

The lululemon storefront design for the Scottsdale Quarter location is inspired by the work of the great Architect Frank Lloyd Wright and specifically his design for his winter home and studio, Taliesin West located in the Sonoran Desert in Scottsdale. Taliesin is recognized as a National Historic Landmark.

Wright's design for Taliesin was inspired by it's environment and sought to solve the issues inherent in the hot climate of Arizona. He used cantilevers, fabric shading systems and cool materials to achieve this. His design manages light by filtering through canopies and heavy wood 'spines' that support the shading system.

Our design seeks to draw on Wright's inspiration and the feel of his building to achieve the same goals. We have employed the use of large wooden 'brackets' which support our shading system; three tiers of canopies. Each layer increases the amount of shade, as we get closer to the storefront windows.

The landscaping in front of building F is as per designed by the complex designers. We understand them to be fully mature trees between buildings G and F. Also adjacent to our space is the exterior entry to the second floor with a large suspended canopy over the stairs and surrounding. We have received approval for our storefront and canopy design from the landlord.

We await your comments and suggestions on the canopy and our storefront design before proceeding further with our document development.

Thank you,

Alexandra J. Sanford

Job Captain

BKA Architects, Inc.
142 Crescent Street
Brockton, MA 02302

Architecture + Interiors

tel: 508.583.5603
fax: 508.584.2914
e-mail: bka@bkaarchs.com
www.bkaarchs.com



LETTER OF TRANSMITTAL

TO: Burnham Delaware
13771 N. Fountain Hills BLVD.
Suite No. 114-201
Fountain Hills, Arizona 85268-3762
ATT.: Wayne Delaware

Date: May 25, 2010

Project: Lululemon Athletica
Scottsdale, AZ
Project No.: 209144

WE TRANSMIT:

☒ Herewith

☐ Under separate cover
via: _____

☐ In accordance with your
request: _____

FOR YOUR:

☐ Approval

☐ Distribution

☐ Information

☐ Review & comment

☐ Use

☐ Record

☒ Other:

Submittal

THE FOLLOWING:

☐ Drawings

☐ Shop Dwg Prints

☐ Samples

☐ Specifications

☐ Originals

☐ Change Order

☐ Shop Dwg Repro's

☐ Product Literature

☐ Other: _____

| COPIES | DATE | NO. | DESCRIPTION |
|--------|----------|-----|--|
| 2 | 05-25-10 | 1 | Landlord and Staff Approval Sample Boards |
| 1 | 05-25-10 | 1 | Application, Bryan Cluff Letter (Narr.) & attached check for \$85.00 |
| 2 | 05-25-10 | 1 | Landlord and Staff Drawings (See Attached list of Drawings) |
| 1 | 05-25-10 | 1 | Letter for the Landlord Narr. (Bryan Teske attached to drawings) |
| | | | |

REMARKS

Wayne, I have included the sample board. As you will notice, there is no Stone Veneer on the board. I spoke with Katarina at StoneWorld (See attached) who will be providing 4 - 6" x 6" samples. Two will be attached to the board and submitted to the Landlord and the City. The other two will be sent to BKA for our record. If you have any questions or comments please do not hesitate to contact me, 508-583-5603 (318). Thank you,

Signed: Steven Medeiros

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contact us

STONEWORLD COMPANY INC.

CORPORATE HEADQUARTERS:
15979 North 76th Street, Suite D
Scottsdale, Arizona 85260

Phone: 480-951-4418
Fax: 480-951-0933

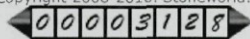
SALES:
Vesna Bilaver
vesna@stoneworldcompany.com

Katarina Bosilcic
katarina@stoneworldcompany.com

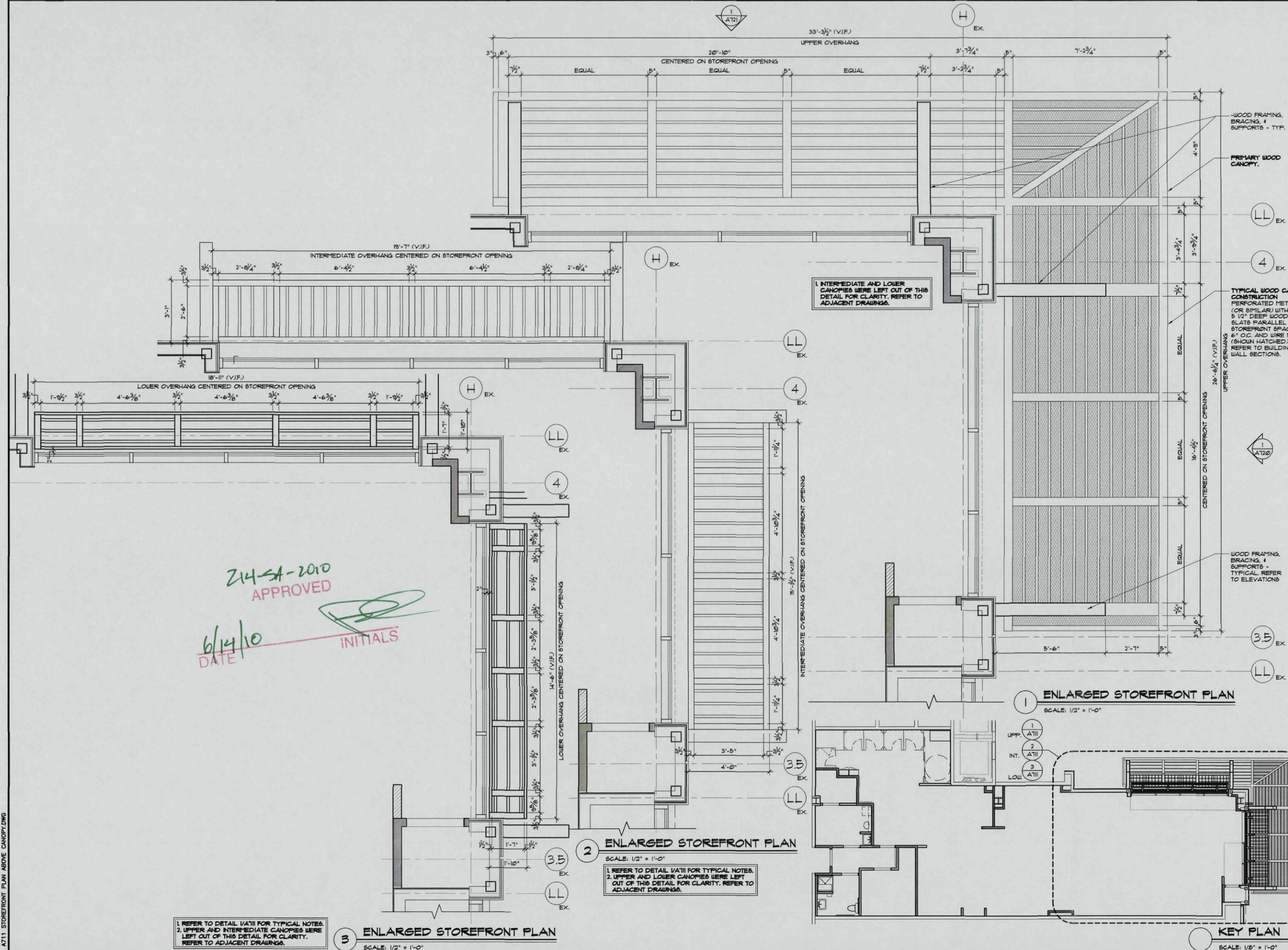
PRODUCTION FACILITY:
930 Old Route 66
Ashfork, Arizona 86320



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[GoDaddy](#)



STOREFRONT PLANS AT CANOPIES

LULULEMON ATHLETICA
SCOTTSDALE QUARTER12ND PLACE, SUITE F1-115
SCOTTSDALE, ARIZONA

Scale: AS NOTED
Date: 05/25/2010
Drawn By: AJB
Checked By: KTB
Job Number: 209144

Drawing:

A711

①

INITIALS



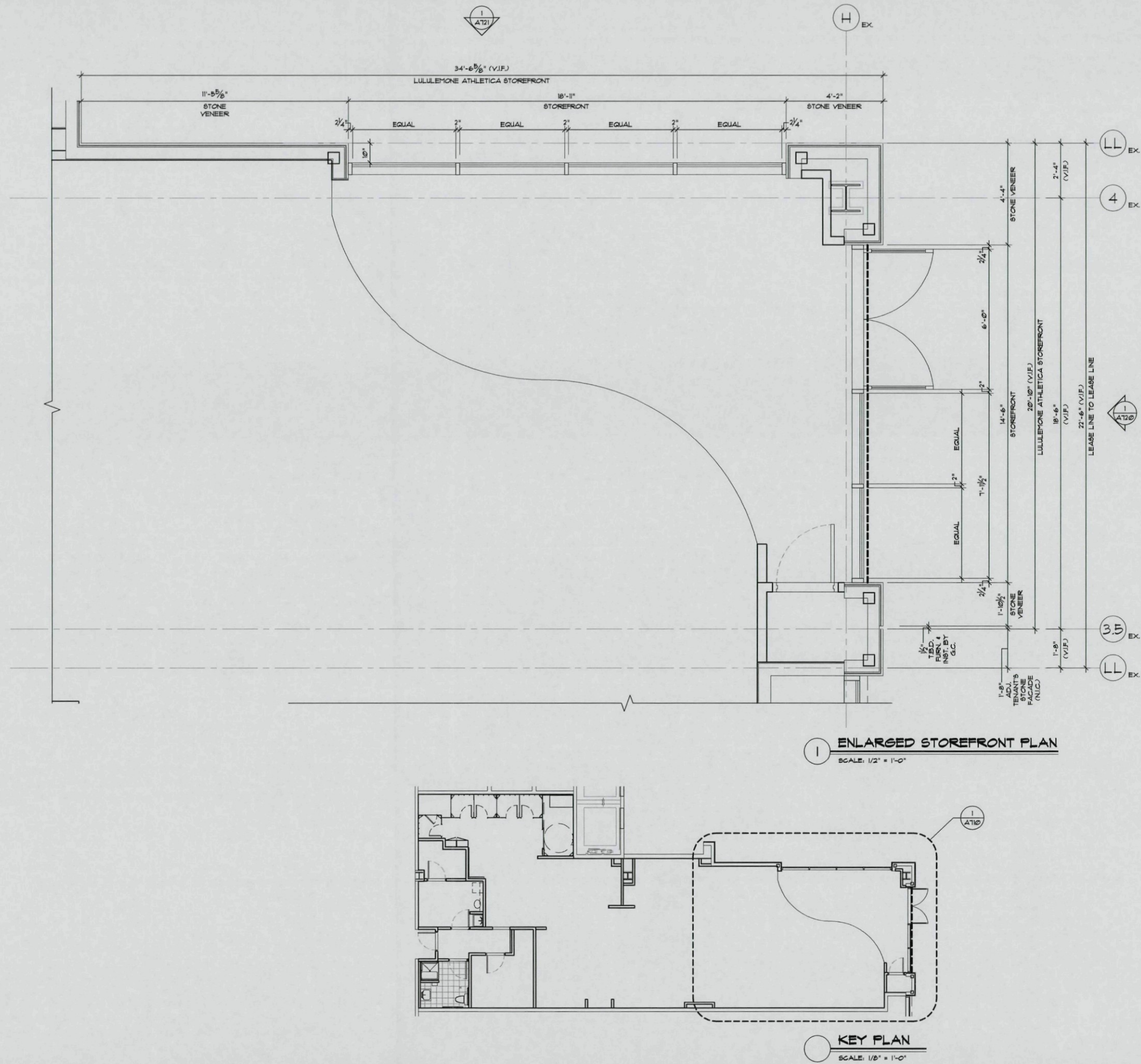
SIGNS SHOWN FOR REFERENCE ONLY. ALL SIGNS TO
BE FILED FOR UNDER SEPARATE PERMIT. SIGN
VENDOR TO PROVIDE DETAILS OF FINAL
CONSTRUCTION AND INSTALLATION

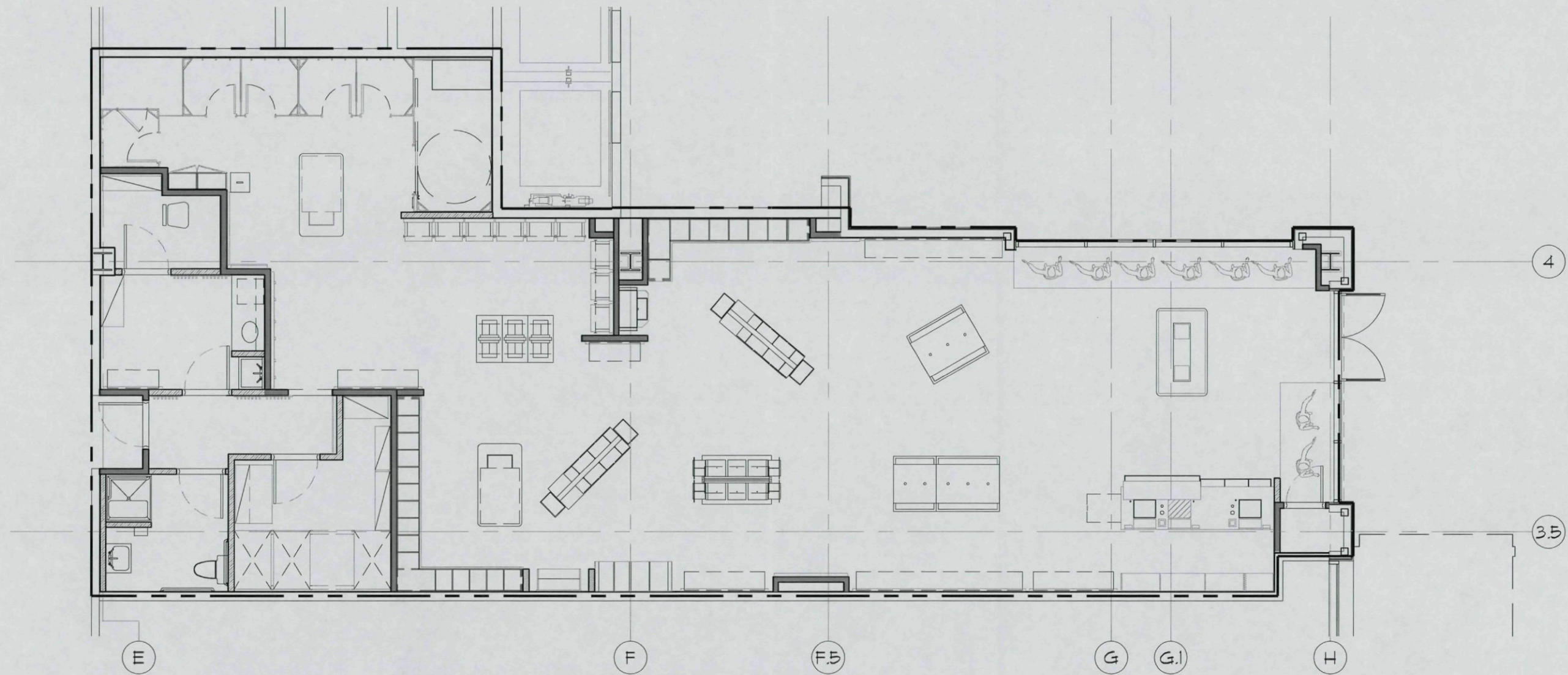


| | |
|-------------|------------|
| Scale: | AS NOTED |
| Date: | 05/25/2010 |
| Drawn By: | AJS/TKD |
| Checked By: | KTB |
| Job Number: | 209144 |

Drawing:

A720





FLOOR PLAN



SITE PLAN

SCALE: N.T.S.

DRAWING PROVIDED BY LANDLORD AND
WAS PREPARED BY THE LANDLORD'S
STAFF FOR LULULEMON ATHLETIC'S USE.

best, intended to inform, or used in connection with any work or project other than this

ATHLETICA QUARTER

| | |
|-------------|----------|
| Scale: | N |
| Date: | 05/25/20 |
| Drawn By: | S |
| Checked By: | KT |
| Job Number: | 2034 |

002

DIAI BIVD

DRAWING PROVIDED BY LANDLORD AND
WAS PREPARED BY THE LANDLORD'S
STAFF FOR LULULEMON ATHLETIC'S USE.