



Staff Approval No.

142-SA-2010

Scottsdale Quarter (Nike)

### STAFF APPROVAL NOTIFICATION

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

**Additional review and permits may be required. Refer to Additional 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: 15147 N Scottsdale Rd Blg H  
Ste110/210  
PARCEL: 215-56-056G  
Q.S.: 34-45  
CODE VIOLATION #:

APPLICANT: Gwen Jarick  
COMPANY: Nelsen Partners  
ADDRESS: 15210 N Scottsdale Rd Scottsdale, AZ 85254  
PHONE: 480-949-6800

Request: Minor shell modification for new building tenant

### STIPULATIONS

1. The building modifications, colors, and materials shall be consistent with the building elevations and material board by Nelson Partners, LLC stamped approved by City staff 4/9/10.
2. The proposed storefront and entry area shall be consistent with the floor plans by Nelson Partners, LLC stamped approved by City staff 4/9/10.
3. No exterior lighting changes are approved with this application. All exterior lighting changes shall require a separate review and approval.
4. The proposed building mounted shade canopies shall provide the same or greater amount of shade coverage as what was approved with the shell building. Exception: For the portion of tenant frontage on the west elevation where canopies are being removed, shade shall be provided for the pedestrian walkway and store front by the landscape trees as shown on the approved Phase II landscape plans (3568-08-2).

Related Cases: 10-DR-2007, 10-DR-2007#2, 10-DR-2007#3

SIGNATURE: \_\_\_\_\_

Bryan Cluff, Planner

DATE APPROVED: 4/9/10

### ADDITIONAL SUBMITTAL REQUIREMENTS

SUBMIT ONE COPY OF THIS APPROVAL LETTER WITH THE FOLLOWING PLAN SET(S)  
TO THE ONE-STOP-SHOP FOR **15-DAY** PLAN REVIEW:

BUILDING: ☒ 2 sets of architectural plans  
FIRE: ☒ 1 set of architectural plans  
PLANNING: ☒ 1 set of architectural plans

**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 City Staff Contact: Bryan Cluff

Project Address: 15147 N. Scottsdale Road

Zoning: PRC A.P.N.: 215-05-056G Quarter Section: -

Associated References: Project Number: 109-PA-2010 Plan Check Number 6036-08 Case(s) 10-DR-2007-2

Request: Minor shell modification for new building tenant.

Is there an outstanding Code Enforcement citation or Notice of Compliance? ☐ Yes ☒ No If yes, provide a copy.

Owner: Brian Teske

Applicant: Gwen Jarick

Company: Glimcher Realty Trust

Company: Nelsen Partners

Phone: 514-667-5690

Fax: \_\_\_\_\_

Phone: 480-949-6800

Fax: 480-949-6801

E-mail: bteske@glimcher.com

E-mail: gjarick@nelsenpartners.com

Address: 180 E. Broad Street, Columbus OH

Address: 15210 N. Scottsdale Rd, Scottsdale AZ

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

☐ **Completed Application (this form) and Application Fee-- \$ \_\_\_\_\_** (fee subject to change every July)

☐ **Context Aerial** with site highlighted

☐ **Site Location Map**

☐ Maricopa County **Assessor's Parcel Map** with site location highlighted

☒ **Narrative** describing nature of request

☐ **Property Owner's Authorization, or signature below**

☐ **Homeowners/Property Owners Association Approval** (if applicable).

☐ **Color Photographs of site-** including all areas of change.

☐ **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.

☐ **Lighting-** provide cut sheets, details, photometric for any proposed lighting.

☐ **Cross Sections-** for all cuts and fills

☒ **Floor Plan(s)** of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.

☐ **Landscape Plan** indicating location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.

☒ **Elevation Drawings or Color Photosimulations** of new additions, buildings, or other changes with materials and colors noted and keyed to material samples.

☒ **Material Samples-** color chips, awning fabric, glazing, etc.

☐ **Conceptual Grading & Drainage Plan** showing existing & proposed drainage flows, channels and retention.

☐ **Copy of Liquor License Application** (For all bars/restaurants/patios)

☐ **Airport Vicinity Development Checklist-** provided

☐ **Current Title Report**

☐ **Other:** \_\_\_\_\_

**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

Circle One:

Applicant

Owner

Date

2/22/10

**Official Use Only:**

Submittal Date:

2/22/10

City Staff Signature:

[Signature]

OK TO  
SUBMIT.

**Planning & Development Services Department**

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

## **Project Narrative**

The shell modification to accommodate Nike in Building H at Scottsdale Quarter will encompass both the first and second floor at the northwest corner. The total floor area of the tenant between two floors is 18,628 sf and the surface area of the elevation is 2,300 sf on the west and 5,800 sf on the north. The goal is to integrate Nike design concepts into the existing corner and maintain the overall character of the building while also retaining identity for the Nike store. The design character of Nike is contemporary with simple massing and lines, fitting in seamlessly with Scottsdale Quarter.

Along the north elevation, the Nike suite begins at gridline 4. The existing limestone pier at gridline 4 remains, creating the eastern edge of the Nike elevation. From the limestone pier, a band of black composite metal panels are used to define the edges of the expression as it wraps around the corner to the west elevation and ends at a similar limestone pier condition at gridline C. Within the black metal trim is a simple modular two story expression of wood siding and glass. At the northwest corner, the ground level entry is recessed, exposing the corner column of the building and allowing the second level to float above it. At the second level, a graphic display panel is encased in another composite metal panel box. The graphic display panel will have the ability to rotate between multiple images that express the spirit of Nike.

The materials used for Nike include a black composite metal panel, board formed concrete, aluminum curtain wall and a composite wood panel veneer. All of these materials are either already on the building or are used on the buildings directly adjacent. Examples of this include Apple to the west with large glazed areas and metal panels, the True Food Restaurant directly north with board formed concrete and composite wood panels, and Building F to the north with large glazed openings and composite metal panels. We believe that Nike embodies the contemporary style and spirit of the Scottsdale Quarter development and will be a key contributor to the success and vitality of the project.











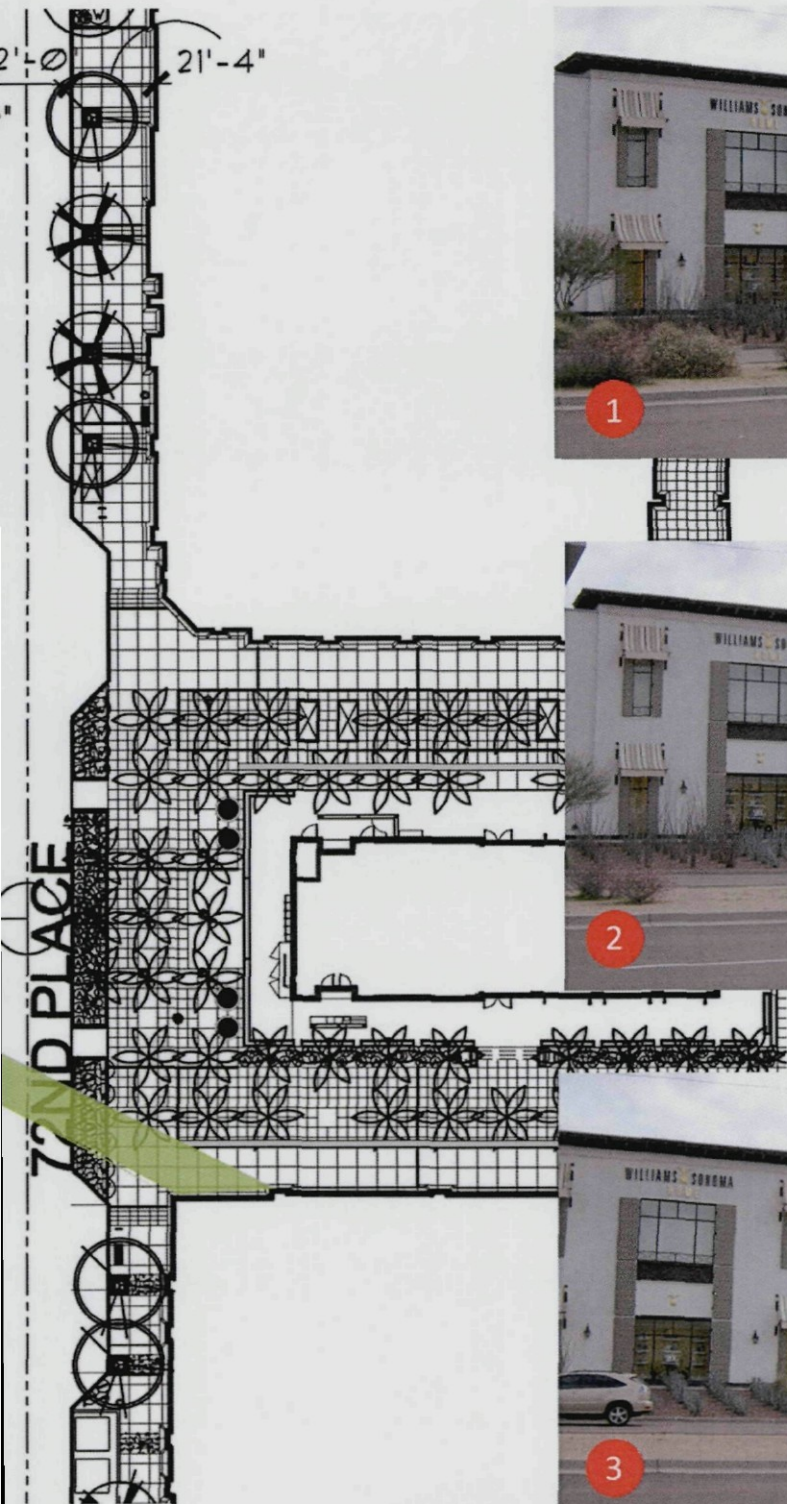


NOW OPEN  
NOW LEASING  
OFFICE SUITES  
602-735-5555

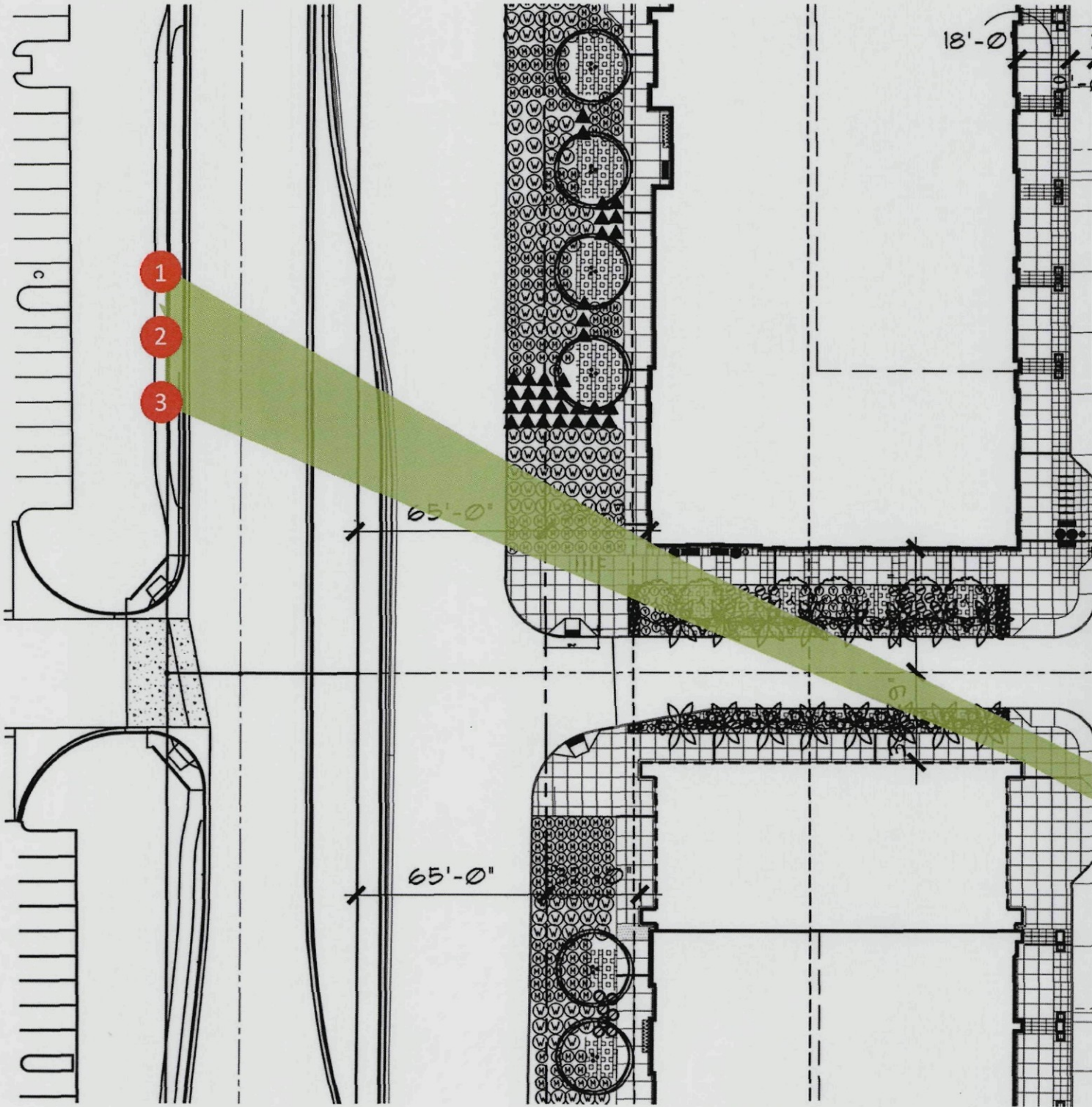




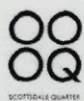








GLIMCHER



Scottsdale Quarter

10 February 2010





Proposed North Elevation

M-1	M-2	SD-1	SD-2	GC-1	GC-2
PAINTED STRUCTURAL AND MISC. STEEL	BLACKENED STEEL POLYBECOT PANELS	RECLAIMED WOOD BLEACHER VENEER PANELS	BOARD FORMED CONCRETE	BLACK ANODIZED CURTAIN WALL WITH LOW E CLEAR GLAZING	TEXAS CREAM LIMESTONE VENEER

1-12-SA-2010  
APPROVED

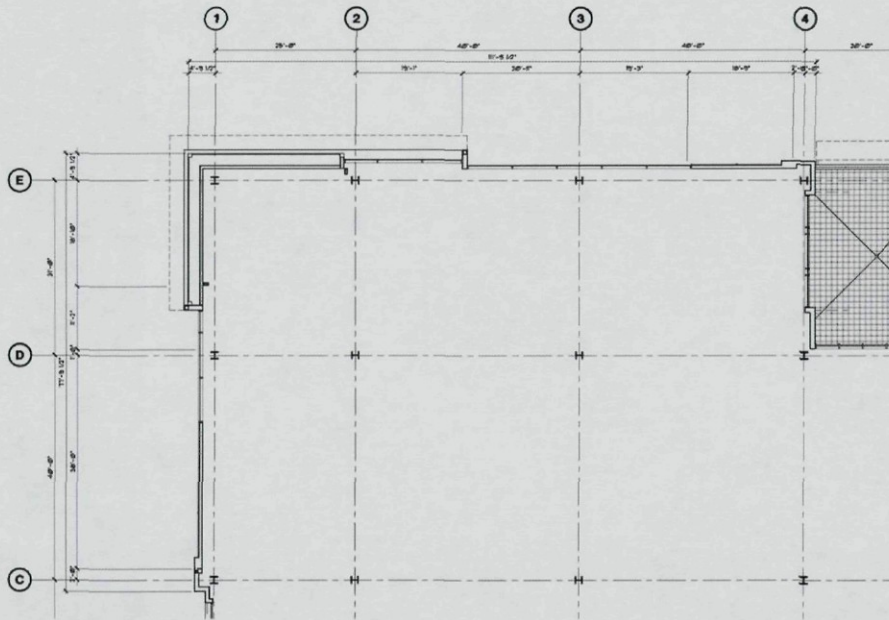
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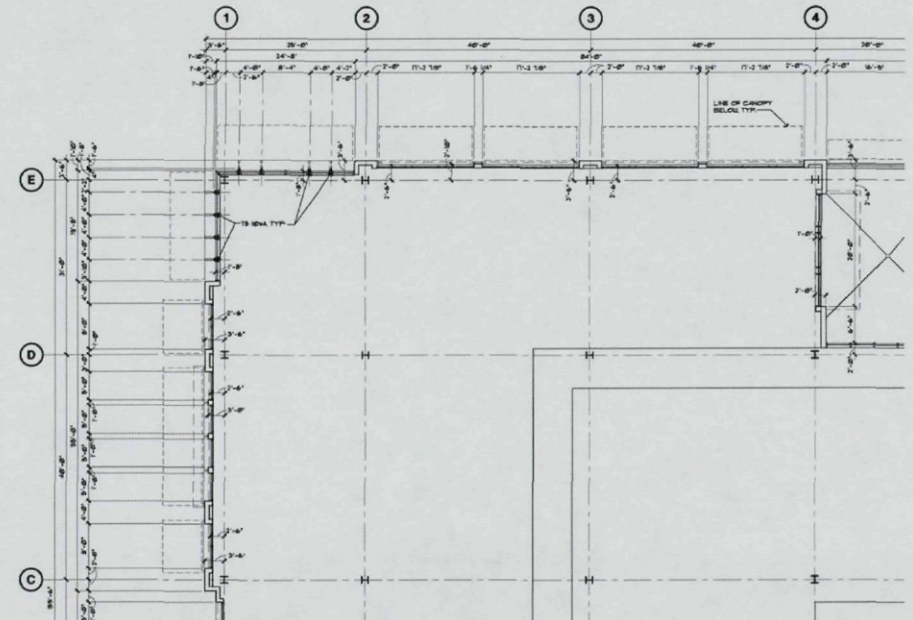


Approved North Elevation





Proposed Second Level Floor Plan



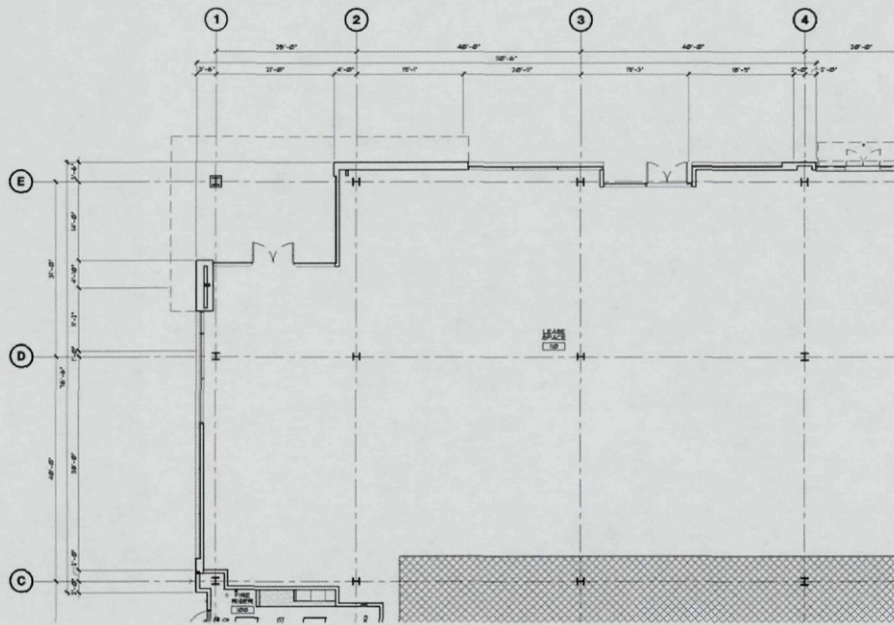
Approved Second Level Floor Plan

142-SA-2010  
APPROVED

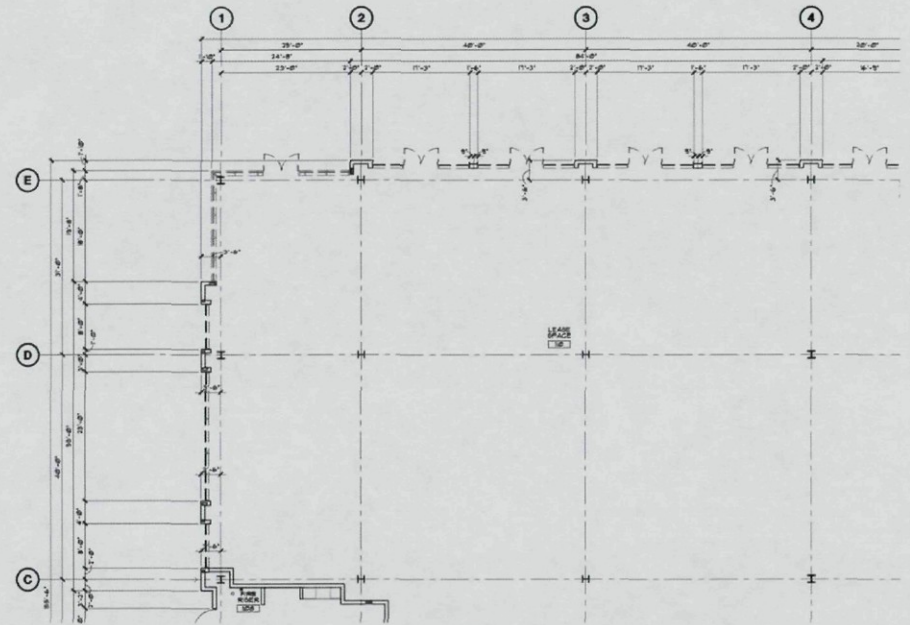
4/9/10

INITIALS





Proposed Ground Level Floor Plan



Approved Ground Level Floor Plan

142-SA-2010  
APPROVED

4/9/10  
DATE

INITIALS





Proposed West Elevation



Approved West Elevation

142-SA-2010  
APPROVED  
4/9/10  
DATE  
INITIALS





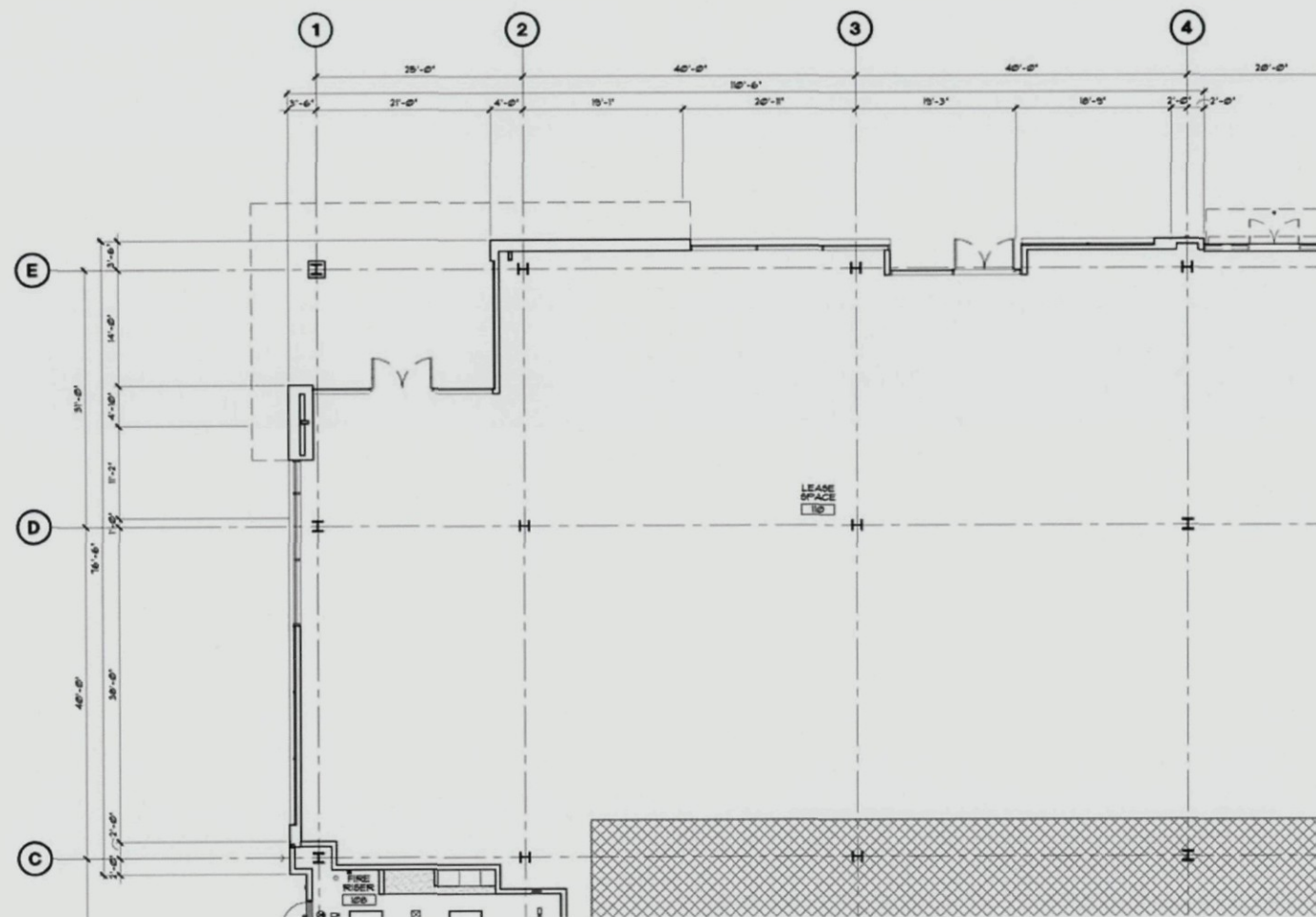
North Elevation



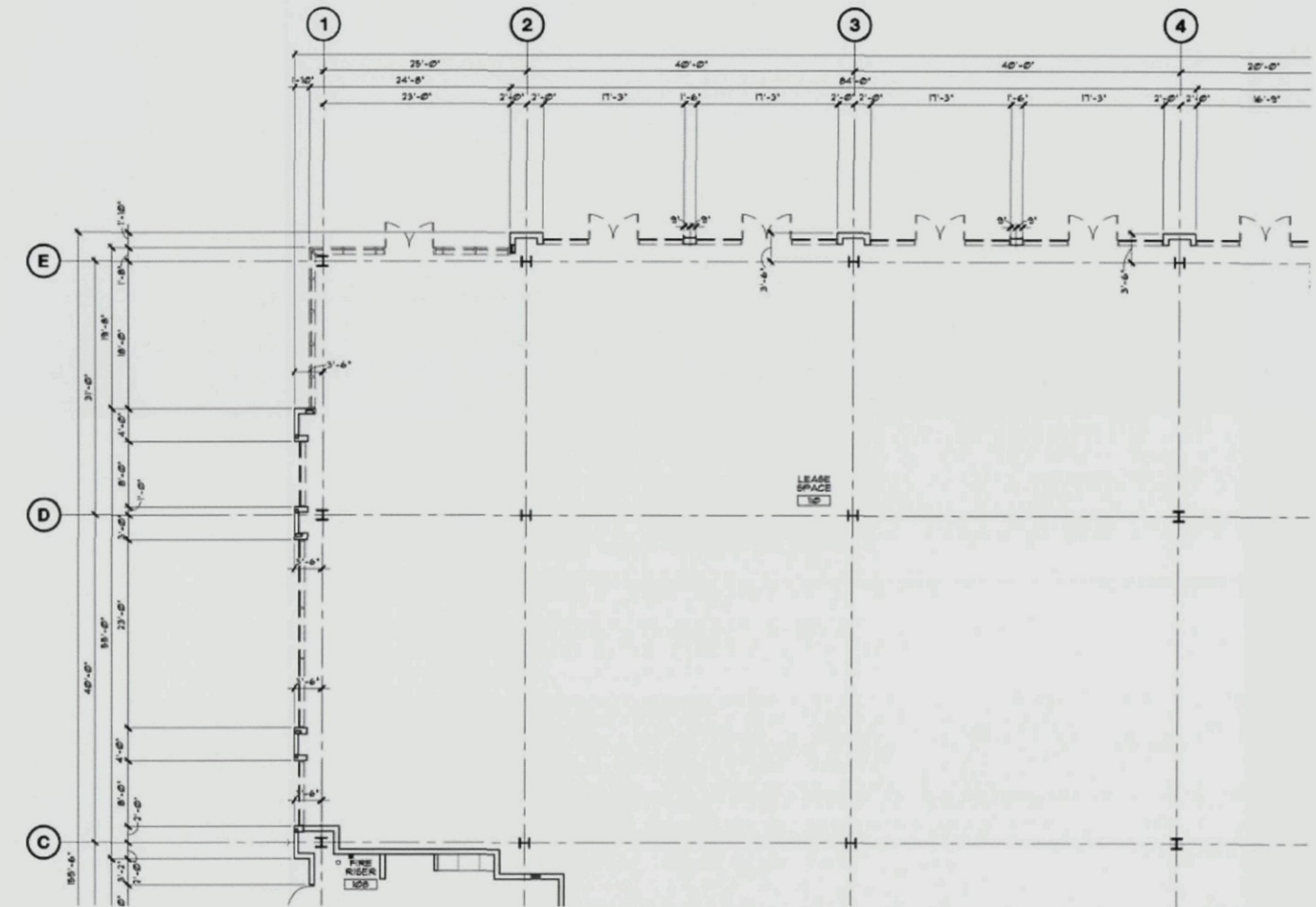
West Elevation

142-SA-2010  
APPROVED  
4/9/10  
DATE  
INITIALS





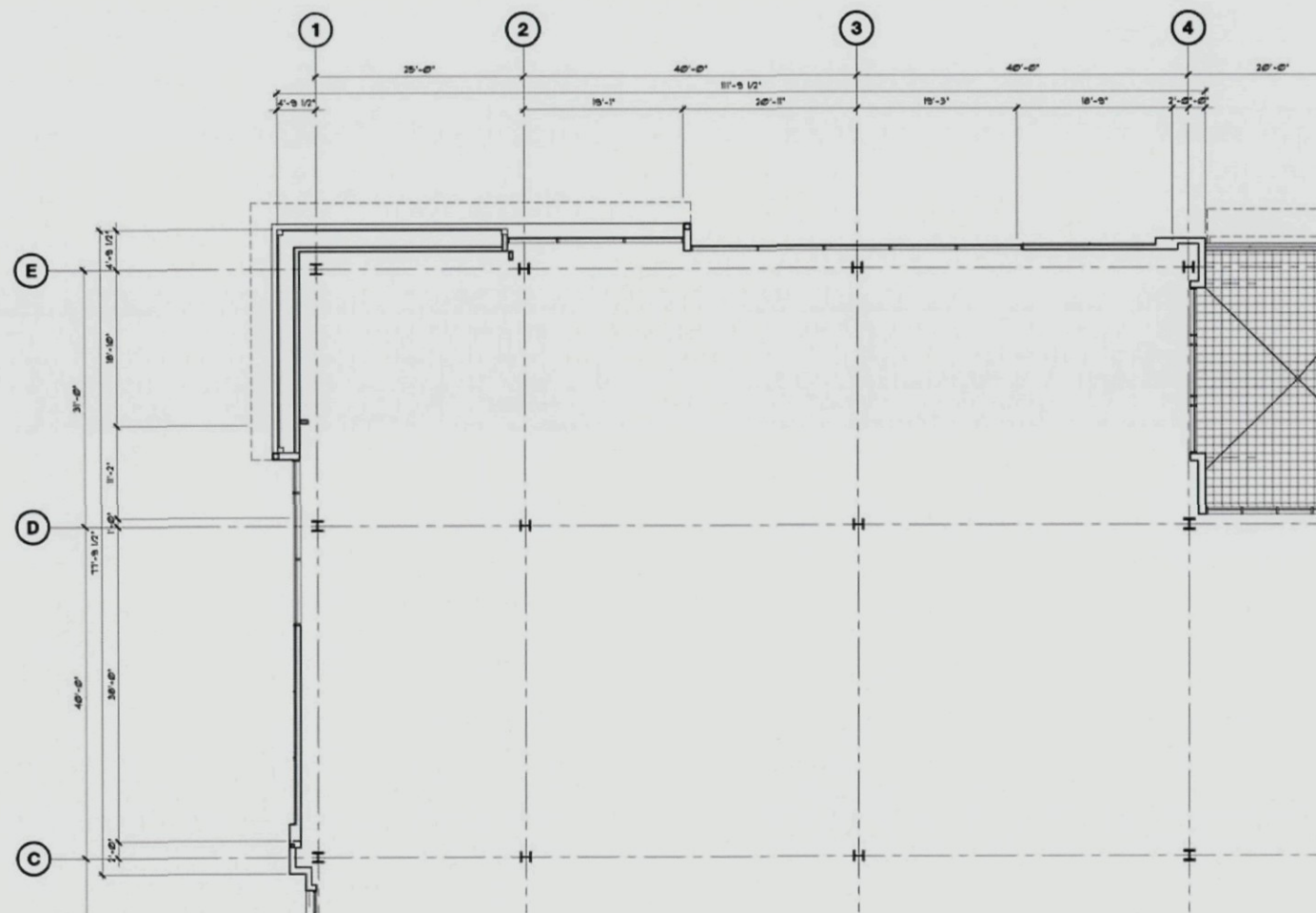
Proposed Ground Level Floor Plan



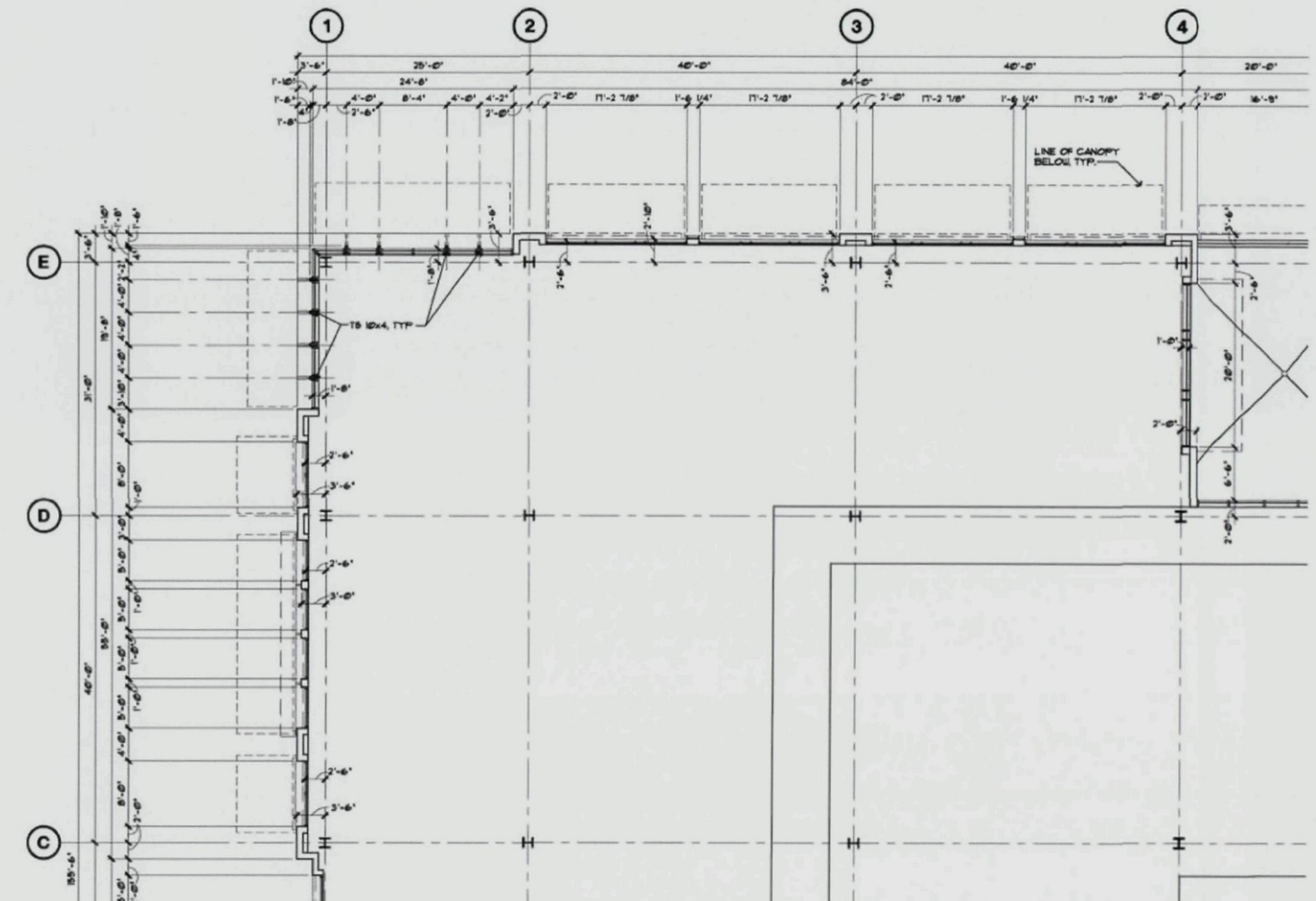
Approved Ground Level Floor Plan

142-SA-2010  
APPROVED  
4/9/10  
DATE  
INITIALS





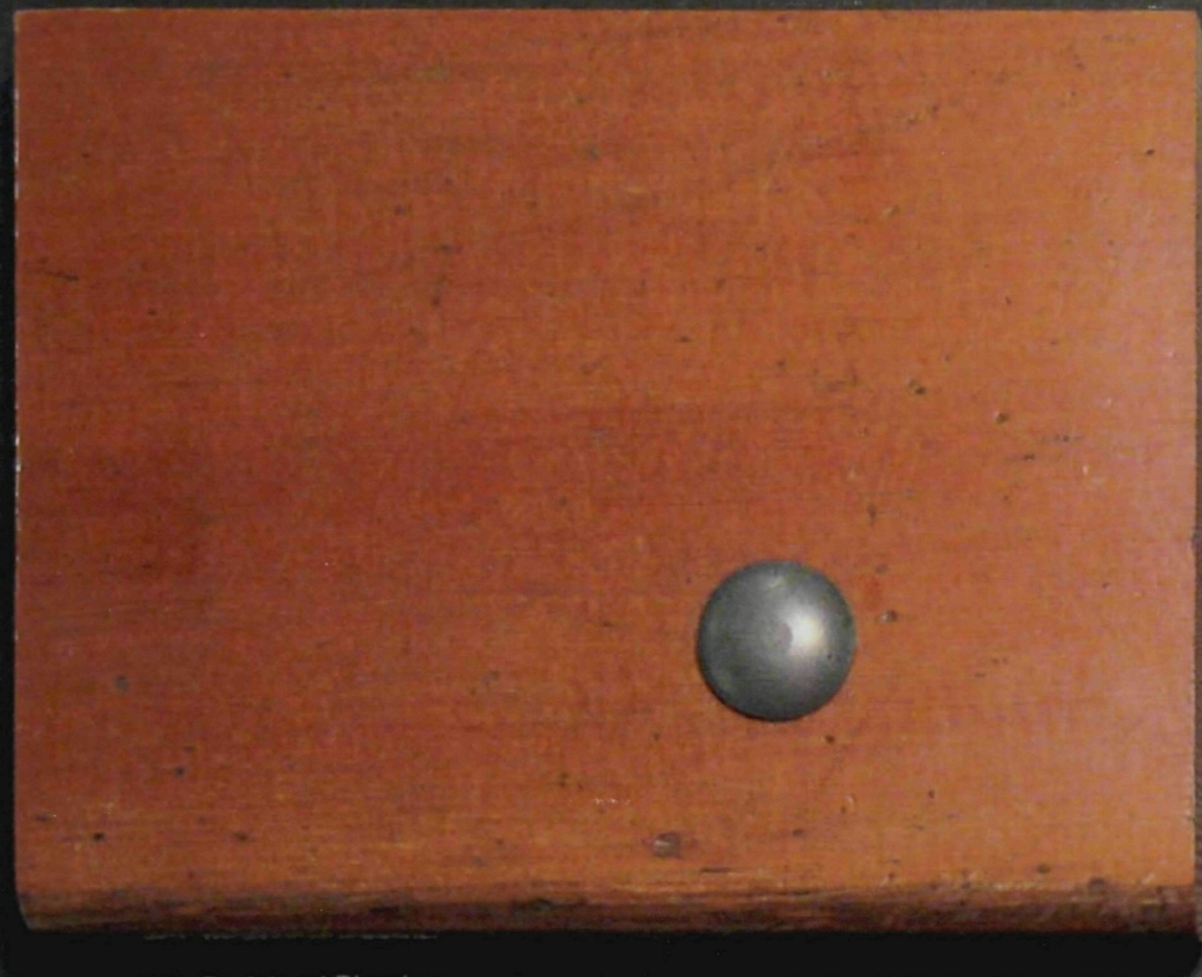
Proposed Second Level Floor Plan



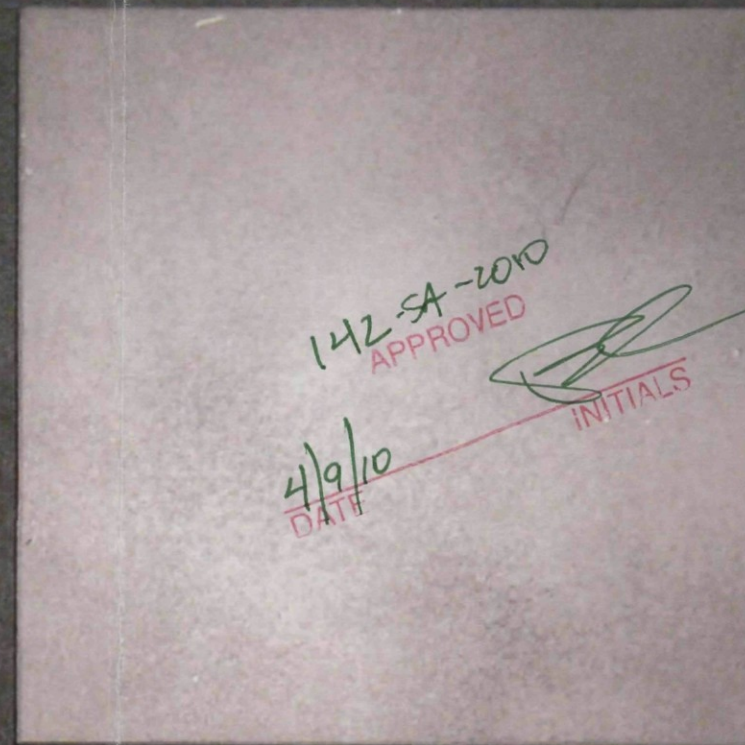
Approved Second Level Floor Plan

142-SA-2010  
APPROVED  
4/9/10  
DATE  
INITIALS





**W-1 Reclaimed Bleacher**  
Reclaimed wood panels  
Match Architects sample



**M-2 "Blackened Steel"**  
Powder coated Metal Panel



**ST-1 "TEXAS CREAM"**  
Limestone Veneer  
by Continental Cut Stone  
Tel: (254) 739-2329

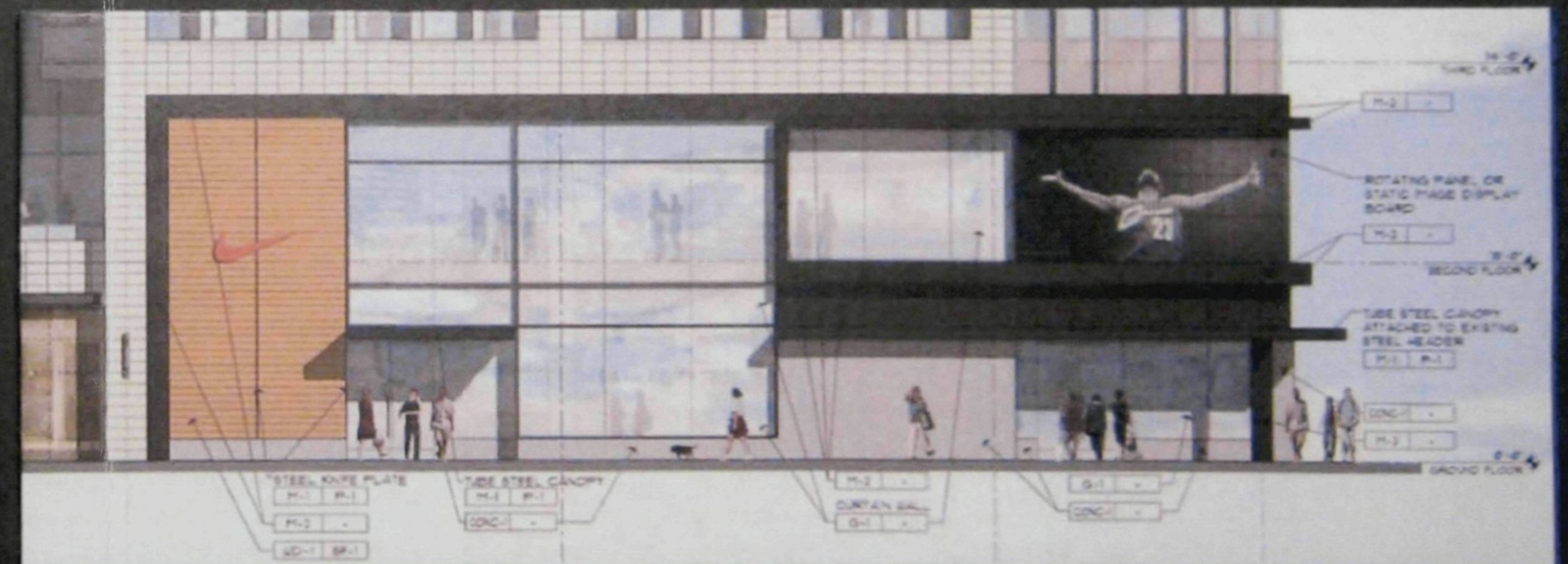


**CONC-1**  
Board Formed Concrete



**P-1 "GREENBLACK"**  
SW 6994 by  
Sherwin Williams  
Tel: 1-800-4sherwin

**M-1 PAINTED STEEL**  
Miscellaneous steel







Proposed North Elevation

M-1	P-1	PAINTED STRUCTURAL AND MISC. STEEL
M-2	-	BLACKENED STEEL POWDERCOAT PANELS
WD-1	SF-1	RECLAIMED WOOD BLEACHER VENEER PANELS
CONC-1	-	BOARD FORMED CONCRETE
G-1	-	BLACK ANODIZED CURTAIN WALL WITH LOW E CLEAR GLAZING
S-1	-	TEXAS CREAM LIMESTONE VENEER



Approved North Elevation





Proposed West Elevation



Approved West Elevation

142-SA-2010  
APPROVED  
4/9/10  
DATE  
INITIALS