



STAFF APPROVAL LETTER

199-SA-2013
Sky Song Plaza 3

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 two (2) years 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: 1365 N Scottsdale Rd
PARCEL: 131-17-014B
Q.S.: 12-45
CODE VIOLATION #:

APPLICANT: Korey Wilkes
COMPANY: Butler Design Group
ADDRESS: 5555 E Van Buren St Ste 100 Phoenix, AZ 85028
PHONE: 602-957-1800

Request: Approval of final design for shade canopies and associated lighting, located between buildings 3 and 4 in the pedestrian plaza area.

STIPULATIONS

1. All improvements shall be consistent with the plans and details provided by Butler Design Group, with a staff approval date of 9/30/13.
2. All lighting shall be consistent with the plans and details provided by McCrew Consulting Engineers, with a staff approval date of 9/30/13.
3. The color of the shade canopies shall be light to medium grey to match the exposed steel elements on the building.

Related Cases: 199-SA-2013, 88-DR-2005#8

SIGNATURE: 
Greg Bloemberg, Planner

DATE APPROVED: September 30, 2013

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:

ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and elevation

This plan set shall be reviewed by the following departments:

PLANNING:
BUILDING:

Staff Reviewer:
Greg Bloemberg (or counter planner)
TBD

**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.

1995 A 2013

Pre-Application No.: 470 -PA-2013 Submittal Date: 7-19-13

Development Review (Minor)

(Administrative Staff Approval)

Development Application Checklist

Official Use:

City Staff Contact: _____

Email: _____

Phone: _____

Project Name: SKYSONG PLAZA 3Property's Address: 1305 N. SCOTTSDALE RD A.P.N.: _____Property's Zoning District Designation: PCApplication Request: TRELLIS PERMITOwner: JON STELZERApplicant: KOREY WILKESCompany: PLAZA COMPANIESCompany: BUTLER DESIGN GROUPAddress: 9401 W. THUNDERBIRD RD #200Address: 5017 E. WASHINGTON ST #107Phone: 602-972-4400 Fax: 602-972-1512Phone: 602-957-1800Fax: 602-957-7722E-mail: JON.STELZER@THEPLAZA.COE-mail: KWILKES@BUTLERDESIGNGROUP.COM

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

☒ Completed Application (this form) and Application Fee - \$ 81.00 (fee subject to change every July)

☐ Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below

☐ Request for Site Visits and/or Inspections form

☐ Context Aerial - with site highlighted

☒ Narrative - describing nature of request

☐ Homeowners or Property Owners Association Approval

☒ Color photographs of site - include area of request

☒ Site plan (1 copy(ies) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks.

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

☒ Elevation Drawings or Color Photo simulations (1 copy(ies) - of additions, buildings, or other changes with materials and colors noted and keyed

☐ Landscape Plan (copy(ies) - indicate 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.

☐ Cross Sections - for all cuts and fills applications

☐ Conceptual Grading & Drainage Plan - show existing, proposed drainage flows, channels, retention, etc.

☐ Copy of Liquor License Application (for all bars or restaurants patio applications)

☐ Airport Vicinity Development Checklist

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

☒ Exterior Lighting - provide cut sheets, details and photometrics for any proposed lighting. *if applicable*
☐ Other: _____

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):

☐ Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Jonathan D. Stelzer
Owner Signature

[Signature]
Agent/Applicant Signature

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

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Revision Date: 04/15/2013



Development Review

Methodologies and Required Notice

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion of the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

Required Notice

1. Pursuant to A.R.S. §9-836, an applicant may receive a clarification from the City regarding interpretation or application of a statute, ordinance, code or authorized substantive policy statement. A request to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator or designee. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning, Neighborhood and Transportation Division
One Stop Shop
Planning, Neighborhood & Transportation Administrator
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale Website: www.scottsdaleaz.gov



Development Application Process

Enhanced Application Review

Staff Review Applications: SA, WM, & MD

Enhanced Application Review Methodology

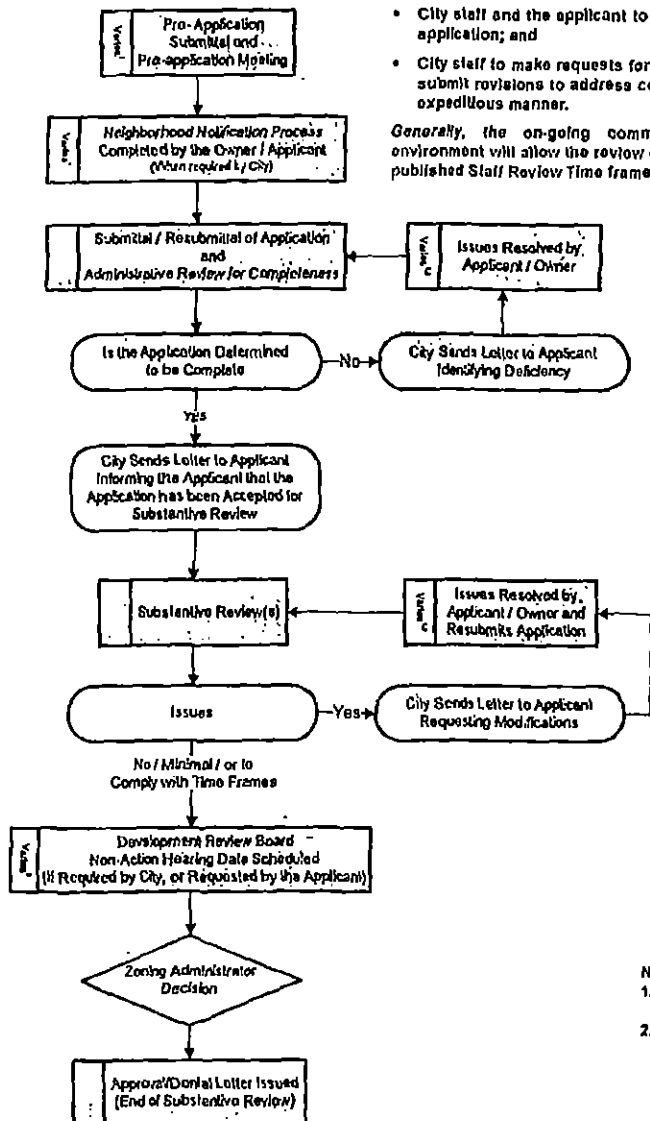
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Application Types:

- Development Review - Minor (SA)
- Wash Modifications (WM)
- Land Division - Minor Subdivision (MD)



Note:

1. Time period determined by owner/ applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. Owner/applicant may agree to extend the time frame by 25 percent

Time Line

Administrative Review	Substantive Review	Approval/Denial Letter Issued
15 Staff Working Days Per Review	50 Total Staff Working Days, Multiple City Reviews in This Time Frame	

Planning, Neighborhood & Transportation
 7447 E Indian School Road, Suite 105, Scottsdale, AZ 84281 • Phone: 480-312-7000 • Fax: 480-312-7088
 City of Scottsdale Website: www.scottsdaleaz.gov



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

July 19, 2013

Korey Wilkes
Butler Design Group
5555 E Van Buren St Ste 100
Phoenix, AZ 85028

RE: Administrative Completeness Determination.

Dear Mr. Wilkes:

It has been determined that your Development Application 199-SA-2013, Sky Song Plaza 3 Canopies is administratively complete, and City Staff has begun their substantive review of the application material. Your Development Application is being reviewed under the City's Standard Application Review Methodology, as requested on your Development Application form.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information; or, 2) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,

Frances Cookson
Planning Specialist

C: Case File

Bloemberg, Greg

From: Bloemberg, Greg
Sent: Thursday, July 25, 2013 9:17 AM
To: kwilkes@butlerdesigngroup.com
Cc: Venker, Steve
Subject: Shade structures for Skysong

Hello Korey,

Staff has finished reviewing the details for the proposed shade structures between Skysong 3 & 4 and we have a couple of concerns/suggestions:

- We're a little confused as to why the benches are located outside the area covered by the canopy. It makes more sense to us that the benches be located under the shade canopy, rather than outside it.
- We recommend you consider an alternative to the proposed perforated metal shade element. It seems a bit too open to be an effective shade element. We are thinking something a little denser would be more appropriate.
- Whatever you ultimately use for the shade element, we would prefer an alternative to the proposed gray color. Perhaps you might consider using a color similar to the metal element on the building.

Let me know what you think.

Thanks!!

Greg Bloemberg

Planner

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306



City of Scottsdale Cash Transmittal

93782

Received From :

Butler Design Group
5555 E VAN BUREN ST STE 100
PHOENIX, AZ 85028
602-957-1800 x 221

Bill To :

Butler Design Group
5555 E VAN BUREN ST STE 100
PHOENIX, AZ 85028
602-957-1800 x 221

Reference # 470-PA-2013

Issued Date 7/19/2013

Address 1365 N SCOTTSDALE RD

Paid Date

Subdivision

Payment Type CREDIT CARD

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN 131-17-014B

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

THE PLAZA COMPANIES

Net Lot Area

Sewer Type

9401 W THUNDERBIRD RD STE 200

Number of Units 1

Meter Size

PEORIA, AZ 85381

Density

QS 12-45

623-972-1184

Code	Description	Additional	Qty	Amount	Account Number
3168	PRE-APPLICATION / DR	Minor DR	1	\$87.00	100-21300-44221

SIGNED BY CORY WILKES ON 7/19/2013

Total Amount **\$87.00**

(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 # 93782

SkySong 3 / 4 Design Narrative

5 April 2012

SkySong is not just another commercial office development. It's unique. It's innovative. It's about collaboration, teaming and communication. Technology is critical. Thinking 'outside the box' is a given. Creativity and imagination merge with business to create an environment for success.

The initial SkySong development is anchored by the iconic shade structure located at its core. That element will always represent the 'heart' of Skysong and remain a symbol of what makes it a special place. But with the need for expansion and a proposed strategic location along SkySong Boulevard stretching toward Scottsdale Road, these latest 4 story office buildings will become the new 'face' of SkySong to the general public.

The two approximately 145,000 square foot 'L' shaped buildings will be sited along SkySong Boulevard then turn southerly along Scottsdale Road and Innovation Place, continuing to promote the strong, interconnective pedestrian spine that will link these buildings with the existing offices to the east and the residential development to the south. Surface parking will be provided along the street frontages, adjacent to the building entrances and in small, tree-shaded parking areas to the east and west of a 5 level parking structure that sits in the middle of the site and serves both buildings. Additional bicycle parking and strong, connective pedestrian routes to future transit locations along Scottsdale Road help promote alternate means of transportation to the development.

With it's prominent position on the western edge of the development that fronts a major vehicular traffic route, coupled with a favorable primary solar orientation that encourages the use of more glass, this new office will become the '*Window to Innovation*'. Portions of it should feel transparent to the street – all glass should not be reflective, nor does it need to be, on the north faces. There should be a sense that the collaborative efforts happening inside are for all to see – to promote the excitement of what's happening within. The formal 'window', located on the northwest corner of SkySong 4, provides a symbolic view portal that links the dynamics of the energy in SkySong to Scottsdale Road, the City of Scottsdale and beyond. The building should feel *intellectually accessible* from the street, promoting a 2-way interaction between SkySong and the business community as a whole.

It's not a simple 'window'... the surfaces are splayed, the faces are not all square, its metal cladding is perforated to allow the framing beneath to read through. It intentionally has an 'edge' to it – movement, transformation, pushing outward against limits... It becomes a thought-provoking focal piece that anchors the building corner and helps announce the entry into SkySong. It provides a spirited, sculptural element that reinforces that you've entered a unique, forward-thinking environment. The blend of color and textures, from the smoothness of the glass and steel to the heavier textures of the expanded metal panels, provide a variety in palette that parallels that found in the desert environment.

Sustainability is interwoven throughout the design. The project will be LEED Certified with consideration given from the initial site planning efforts through the selection of materials, systems and construction practices. Shading considerations are employed on all 4 sides of the building. Vertical 'fin' elements on the north face protect from the early morning and late

afternoon summer sun while horizontal brows above reduced-height windows provide greater relief for the western face. The glass area is increased on the 4th level of the building but is further protected by the extended overhang above. The east and south sides of the buildings have deeper set windows to provide increased shading and are further protected by adjacent building elements and density created by the 4 story buildings and 5 level garage. The lower southerly sun is more welcome in the cooler winter months and, as a result, horizontal shade elements are not specifically included on these facades. Supplemental vertical metal shading elements are included at primary building corners that also further contribute to the technology based building vocabulary represented by the building skin.

The northeast corner of SkySong 3 includes punched windows and a similar color palette intended to create a contextual relationship with the existing adjacent building while clearly announcing the transition that allows these new buildings in the southwest quadrant of the master plan to have their own unique character and image.

The landscape palette will continue from SkySong Phase 1 and reinforce the native material palette established with the initial development, focusing on shade, where appropriate, and providing color and accent form as needed to reinforce the building architecture. The landscaped paseo, located between the 2 buildings, connects the interior parking and main lobby access side of the project out to the street. This, combined with pass-through lobbies that connect to existing and proposed pedestrian plazas, provide opportunities for tenant, as well as public, interaction and connectivity to the rest of the development. These pedestrian spaces include seating, appropriately scaled lighting and landscaping that provide opportunities for outside collaboration to support the overall theme of the SkySong development. Level one development around the buildings feature projected canopy shade elements that provide solar protection and a level of pedestrian scale against the larger 4 story structures.

These new buildings have been developed within the approved framework and Design Guidelines established with the initial SkySong development. Special attention has been given to the development along Scottsdale Road. The existing maturing Palo Verde trees are being preserved to provide shade to the lower floors of the building while still 'pushing' the buildings toward the street to reinforce the urban density desired in the overall master plan. The Scottsdale elevation has been broken down, both vertically and horizontally, to provide an articulated, well-scaled façade along the major vehicular corridor.

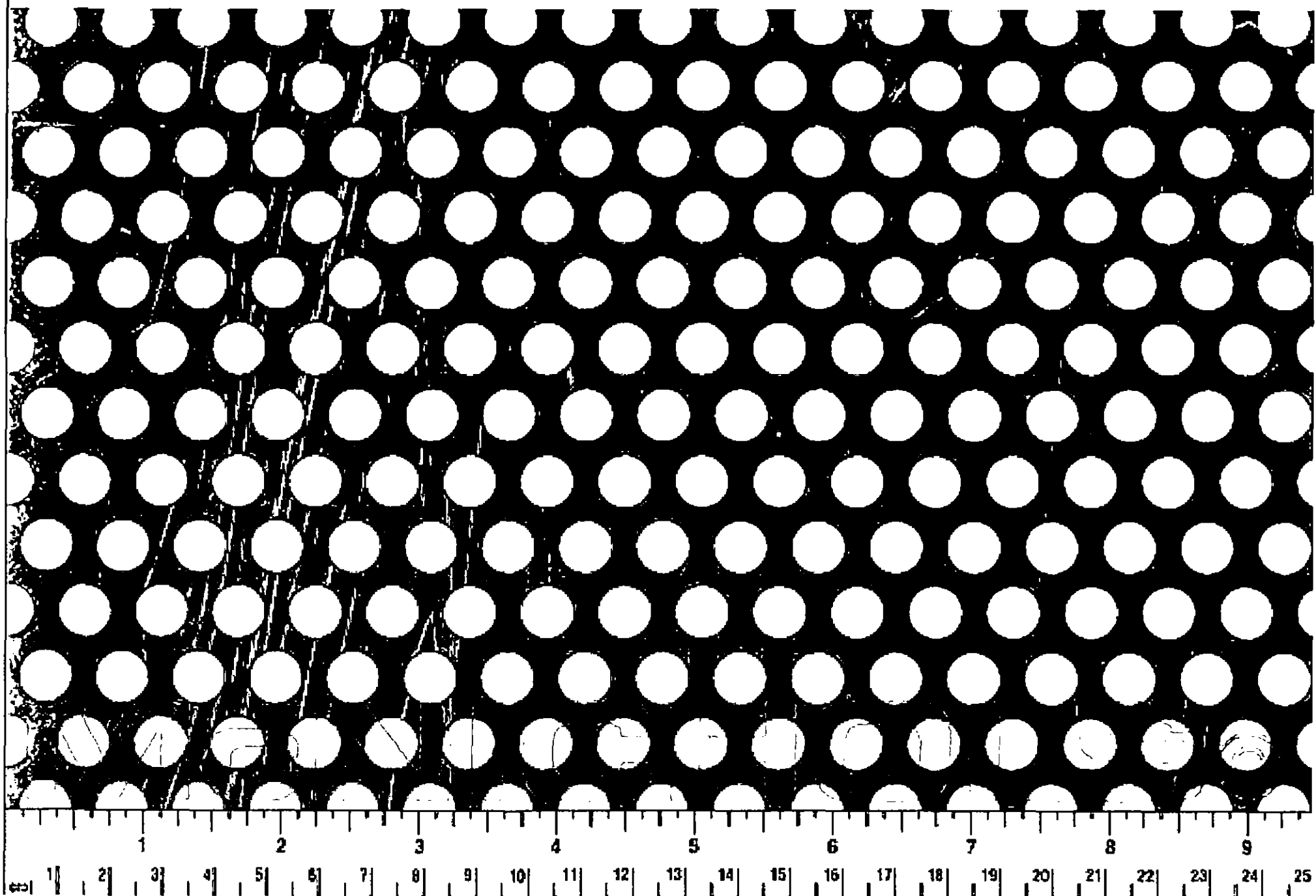
The project may require phasing, depending upon the outcome of specific tenant pursuits. Should only a single building be initially required, Phase One would consist of the eastern 4 story building adjacent to the shade structure. The east surface parking area and eastern 2 bays of the parking structure would be built as well, completing the eastern half of the site and isolating future construction to the western portion of the site with minimal interruption to ongoing business operations. This also completes the southwest quadrant of the shade structure plaza area and continues the development along SkySong Boulevard from east to west. The west side of the parking structure will receive interim design treatment (forthcoming) and landscaping. Grading of the future site would be done as required to balance the site for the Phase One construction.

SkySong is a master development in the making. It is a process that will expose its sometimes interim state and 'unfinished edges' – all part of its growth and maturity. It will always respond to what's needed both now and in the future. It will change and evolve over time within the spirit of the vision that started it all. Everything that's new will reinforce all that came before it. At the center of it all, the pulse will always remain strong.

**McNICHOLS QUALITY 3/8" ROUND ON 9/16" STAGGERED PERFORATED METAL
ALUMINUM**

mcnichols.com

(800) 237-3820



199-5A-13
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

9-30-13

DATE

INITIALS

