

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet**

SCOTTSDALE QUARTER

GIMCHER
NELSEN PARTNERS, INC.
2/21/2014

PROJECT NARRATIVE

This design review request is for Block M at Scottsdale Quarter. Scottsdale Quarter encompasses 28.61 Gross AC of PRC zoning in the Scottsdale Airpark. Block M comprises 2.681 Ac. of the development. The property is located across the street from Kierland Commons, which is on the west side of Scottsdale Rd in the City of Phoenix. Scottsdale Quarter has been successful in fulfilling the vision it created when the property was originally rezoned back in 2005. The current site has completed Phases I & II of the vision for Scottsdale Quarter. Block K has been approved and is under construction as the first piece of the Phase III development. Phase III Block M is the second portion to be completed and will be the basis for our design review request.

Our request will allow for the implementation of a mixed-use building that will combine high-end sophisticated retail and office, as well as an integrated garage. The design will allow for an increase in the current employment base on the site.

The project has provided a vibrant, exciting retail environment unique to the market retailers and has created a dynamic and memorable pedestrian experience. The Quad has become a destination and provides a meaningful open space that is enjoyed by shoppers, workers and residents to the project. The additional office and retail will further solidify Scottsdale Quarter as a place of employment and tourist enjoyment.

The design will be consistent with the Scottsdale Quarter Design Guidelines. Planned and conceived as part of a unified whole, Block M consists of an integrated development consisting of retail, office and parking uses on two main building masses connected with structured below grade parking and above grade with bridges connecting the office and parking structure and future connections to Block L retail/hotel on the upper level. The parking garage is integrated with the office retail building through the architectural expression and materials, a large portal/ trellis system on the south side and an integrated bridge connecting the garage to the upper level of the building. The below grade level of the garage extends under the retail/ office building footprint to provide a direct connection for office tenants. The garage steps down in height and has architectural screening elements integrated into the design of the upper portions of the building and green screening and landscaping on the ground level. The east side has a 20' setback to break up the length of the building. All sides of the buildings provide an inviting pedestrian experience consistent with the level of quality of the existing site. On the east side of the parking garage, varying setbacks of up to 25' and undulating sidewalks, landscaping, shade trees, benches, hardscape variety provide for an enriched pedestrian experience.

6-DR-2014
4/4/2014



Request for Site Visits and/or Inspections Development Application

This request concerns all property identified in the development application.

Pre-application No: 442 - PA - 2013

Project Name: SCOTTSDALE QUARTER BLOCK M

Project Address: 15059 & 15081 N. SCOTTSDALE RD. 85260

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent:

Steven G. Bruch

Print Name

[Signature]

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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

6-DR-2014
2/21/2014



Current Planning Services
Long Range Planning Services

(Plan Review, Approved Plan, Permit Inspection(s))

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____

at the following number _____

Signature: _____

Date: Nov 7, 2013

Printed Name: _____

Steven G. Bruch

Check box if signature refused

Copy of Bill of Rights left at: _____



City of Scottsdale Cash Transmittal

96088

96088
 00641155
 02/21/14 PLN-1STOP
 JOGAZ HFDC600524
 2/21/2014 4:23 PM
 \$1,515.00

Received From :

Nelsen Partners
 15044 N SCOTTSDALE RD STE 300
 SCOTTSDALE, AZ 43015
 614-887-5690

Bill To :

Nelsen Partners
 15044 N SCOTTSDALE RD STE 300
 SCOTTSDALE, AZ 43015
 614-887-5690

| | | | |
|------------------------|-----------------------|-----------------|-----------|
| Reference # | 472-PA-2013 | Issued Date | 2/21/2014 |
| Address | 15059 N SCOTTSDALE RD | Paid Date | 2/21/2014 |
| Subdivision | SCOTTSDALE QUARTER | Payment Type | CHECK |
| Marketing Name | | Cost Center | |
| MCR | 1136-49 | County | No |
| APN | 215-56-417 | Gross Lot Area | 0 |
| Owner Information | | NAOS Lot Area | 0 |
| Glimcher Properties LP | | Net Lot Area | |
| 180 E BROAD ST | | Number of Units | 1 |
| COLUMBUS, OH 43215 | | Density | |
| 614-887-5652 | | Meter Size | QS 35-45 |

| Code | Description | Additional | Qty | Amount | Account Number |
|------|----------------------------|------------|-----|------------|-----------------|
| 3165 | DEVELOP REVIEW APPLICATION | | 1 | \$1,515.00 | 100-21300-44221 |



Submittal Fee

Project Name: SCOTTSDALE Quarter Ph. III Block Pre-App#: 472-PA-2013
 Fee Type: DRB & PR Fee Amount: \$ 1,515
 Staff Name: Steve Ferone Signature: [Signature] Phone: x2307 Date: 2-21-14

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7088

[Signature]
 Applicant Signature

Total Amount **\$1,515.00**

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

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSM

6-DR-2014
 2/21/2014



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

| Development Application Types | | |
|--|---|--|
| Please check the appropriate box of the types of applications that you are requesting to submit concurrently | | |
| Zoning | Development Review | Signs |
| <input type="checkbox"/> Text Amendment (TA) | <input checked="" type="checkbox"/> Development Review (Major) (DR) | <input type="checkbox"/> Master Sign Program (MS) |
| <input checked="" type="checkbox"/> Rezoning (ZN) | <input type="checkbox"/> Development Review (Minor) (SA) | <input type="checkbox"/> Community Sign District (MS) |
| <input type="checkbox"/> In-fill Incentive (II) | <input type="checkbox"/> Wash Modification (WM) | Other |
| <input type="checkbox"/> Conditional Use Permit (UP) | <input type="checkbox"/> Historic Property (HP) | <input type="checkbox"/> Annexation/De-annexation (AN) |
| Exemptions to the Zoning Ordinance | Land Divisions (PP) | <input type="checkbox"/> General Plan Amendment (GP) |
| <input type="checkbox"/> Hardship Exemption (HE) | <input type="checkbox"/> Subdivisions | <input type="checkbox"/> In-Lieu Parking (IP) |
| <input type="checkbox"/> Special Exception (SX) | <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Abandonment (AB) |
| <input type="checkbox"/> Variance (BA) | <input checked="" type="checkbox"/> Perimeter Exceptions | Other Application Type Not Listed |
| <input type="checkbox"/> Minor Amendment (MA) | <input type="checkbox"/> Plat Correction/Revision | <input type="checkbox"/> |

Owner: Glimcher Development Corporation : CONTACT: STEVE BRUCH
 Company: Glimcher Development Corporation
 Address: 180 EAST BROAD ST, COLUMBUS, OHIO
 Phone: 614-887-5652 Fax: 614-621-9321
 E-mail: SBRUCH@GLIMCHER.COM

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Steven G. Bruch Title: VP. Development & Construction

Signature

Date: Nov 7, 2013

| | |
|--|--------------------------------|
| Official Use Only: | Submittal Date: <u>2/21/14</u> |
| Request: <input checked="" type="checkbox"/> Approved or <input type="checkbox"/> Denied | |
| Staff Name (Print): <u>BRYAN CLIFF</u> | |
| Staff Signature: | <u>2/21/14</u> Date: |



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

| Zoning | Development Review | Signs |
|--|---|--|
| <input type="checkbox"/> Text Amendment (TA) | <input checked="" type="checkbox"/> Development Review (Major) (DR) | <input type="checkbox"/> Master Sign Program (MS) |
| <input type="checkbox"/> Rezoning (ZN) | <input type="checkbox"/> Development Review (Minor) (SA) | <input type="checkbox"/> Community Sign District (MS) |
| <input type="checkbox"/> In-fill Incentive (II) | <input type="checkbox"/> Wash Modification (WM) | Other: |
| <input type="checkbox"/> Conditional Use Permit (UP) | <input type="checkbox"/> Historic Property (HP) | <input type="checkbox"/> Annexation/De-annexation (AN) |
| Exemptions to the Zoning Ordinance | Land Divisions (PP) | <input type="checkbox"/> General Plan Amendment (GP) |
| <input type="checkbox"/> Hardship Exemption (HE) | <input type="checkbox"/> Subdivisions | <input type="checkbox"/> In-Lieu Parking (IP) |
| <input type="checkbox"/> Special Exception (SX) | <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Abandonment (AB) |
| <input type="checkbox"/> Variance (BA) | <input checked="" type="checkbox"/> Perimeter Exceptions | Other Application Type Not Listed |
| <input type="checkbox"/> Minor Amendment (MA) | <input type="checkbox"/> Plat Correction/Revision | <input type="checkbox"/> |

Project Name: Scottsdale Quarter

Property's Address: 15037 N. Scottsdale Rd. Scottsdale, AZ 85260

Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

| | |
|---|------------------|
| Owner: <u>SDA III Fee, LLC</u> | Agent/Applicant: |
| Company: <u>Glincher Properties Limited Partnership</u> | Company: |
| Address: <u>180 E Broad St. ^{214 FL} Columbus, OH ₄₃₂₁₅</u> | Address: |
| Phone: Fax: | Phone: Fax: |
| E-mail: | E-mail: |
| Designer: | Engineer: |
| Company: | Company: |
| Address: | Address: |
| Phone: Fax: | Phone: Fax: |
| E-mail: | E-mail: |

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications will be reviewed in a format similar to the Enhanced Application Review methodology.

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.

[Signature]
Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

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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6-DR-2014
2/21/2014



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

| Zoning | Development Review | Signs |
|--|---|--|
| <input type="checkbox"/> Text Amendment (TA) | <input checked="" type="checkbox"/> Development Review (Major) (DR) | <input type="checkbox"/> Master Sign Program (MS) |
| <input type="checkbox"/> Rezoning (ZN) | <input type="checkbox"/> Development Review (Minor) (SA) | <input type="checkbox"/> Community Sign District (MS) |
| <input type="checkbox"/> In-fill Incentive (II) | <input type="checkbox"/> Wash Modification (WM) | Other: |
| <input type="checkbox"/> Conditional Use Permit (UP) | <input type="checkbox"/> Historic Property (HP) | <input type="checkbox"/> Annexation/De-annexation (AN) |
| Exemptions to the Zoning Ordinance | Land Divisions (PP) | <input type="checkbox"/> General Plan Amendment (GP) |
| <input type="checkbox"/> Hardship Exemption (HE) | <input type="checkbox"/> Subdivisions | <input type="checkbox"/> In-Lieu Parking (IP) |
| <input type="checkbox"/> Special Exception (SX) | <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Abandonment (AB) |
| <input type="checkbox"/> Variance (BA) | <input type="checkbox"/> Perimeter Exceptions | Other Application Type Not Listed |
| <input type="checkbox"/> Minor Amendment (MA) | <input type="checkbox"/> Plat Correction/Revision | <input type="checkbox"/> |

Project Name: Scottsdale Quarter Phase III Block M

Property's Address: 15059 N. Scottsdale Rd. Scottsdale, AZ 85331

Property's Current Zoning District Designation: PRC

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

| | |
|--|--|
| Owner: SDQ III Fee, LLC | Agent/Applicant: Gwen Jarick |
| Company: Glimcher Properties Limited Partnership | Company: Nelsen Partners Inc. |
| Address: 180 E. Broad St., 21st Floor, Columbus Ohio | Address: 15210 N. Scottsdale Rd. Scottsdale AZ 85254 |
| Phone: Fax: | Phone: 480-949-6800 Fax: 480-949-6801 |
| E-mail: sbruch@glimcher.com | E-mail: gjarick@nelsonpartners.com |
| Designer: George Melara | Engineer: Ramzi Georges |
| Company: Nelsen Partners Inc. | Company: David Evans and Associates |
| Address: 15210 N. Scottsdale, Rd. Scottsdale, AZ 85254 | Address: 4600 E. Washington St., #430, Phoenix, AZ |
| Phone: 480-949-6800 Fax: 480-949-6801 | Phone: 602-474-9223 Fax: |
| E-mail: gmelara@nelsonpartners.com | E-mail: ryg@deainc.com |

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

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.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

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