

**Correspondence Between
Staff and Applicant**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

May 21, 2015

58-DR-2014

Andrea Forman
Forman Architects
4739 E Virginia Ave
Phoenix, AZ 85008

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 58-DR-2014 7025 Retail

The Development Review Board approved the above referenced case on May 21, 2015. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Fire Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Construction Document Submittal Requirements/Instructions
- 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.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Greg Bloemberg, 480-312-4306.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

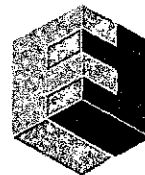
Sincerely,

Greg Bloemberg
Senior Planner
gbloemberg@ScottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Commercial, foundation, addition, tenant improvement/remodel Apartments/Condos Engineering site review Signs Plat fees Misc. Plan Review Lot Tie/Lot Split Pools & Spas Recordation 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Commercial addition, remodel, tenant improvement, foundation only, shell only Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment 	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> Single family custom, addition, remodel, standard plans Engineering site review Misc. plan reviews 	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> Single family custom, addition, remodel, detached structure, standard plans Fence walls or Retaining walls Misc. Permit Signs 	After construction document approval and before site construction begins



FORMAN
ARCHITECTS
L.L.C.

Greg Bloemberg
Senior Planner
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February 17, 2015

Dear Greg,

Outlined below is our response to your comments dated January 20, 2015 for 58-DR-2014 at 7025 East 1st Avenue. Please note in the interim during the first review of the project, the Owner reached an agreement with an existing tenant in the existing building to remain, Carolyn Ellis of Arcadia Farms. In order to meet the Owner's goals this building on the west property line will be partially demolished yet maintain the current tenant through construction of a new parking lot and the new building along the east property line.

Regardless, we have strived to maintain as much as was practical while upgrading the existing building to meet the needs of today's leasing public. We have made modifications to the east building and added some elements from the original submittal to the west building in essence bringing them into harmony with each other and the adjacent building context.

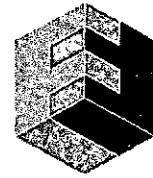
Zoning:

1. The site plan has been revised with dimensions and adjusted accordingly. We are not sure why you were not able to scale the plans but have striven to ensure they have plotted correctly for this submittal.
2. The site plan has been revised.
3. The building plans, elevations and perspectives have been adjusted to meet this criteria. The facade along 1st Avenue for the west building remains from the existing development and could not be adjusted while meeting the needs of the existing tenant.
4. The site plan has been adjusted to meet the zoning ordinance requirements allowing a 7 foot encroachment into the setback for a patio along the street.

Site Design:

5. A graphic scale has been added to the site plan, the text sizes have been checked, the site location added to the vicinity map, and notes added clarifying a parking area adjacent to the existing west building and a building/parking area on the east. We have also added lot location lines across the alley and street.
6. The zoning of adjacent parcels has been adjusted to reflect existing conditions more accurately.
7. The plan has been drawn to scale. As noted in item #1 we will ensure the plan is plotted correctly.
8. The state guideline is in conflict with comment #4 - we have clarified with staff that the ordinance is the prevailing document.

58-DR-2014
3/11/2015



9. The comment is in conflict with an agreement reached on June 16, 2014 with staff and Steve Venker in attendance assuring us this access will not be required. Additionally, in order to maintain the existing building and add a new structure, along with the required infrastructure, limiting access from the rear is not possible.

Elevation Design:

10. The design team has carefully visited the adjacent properties and would like to note the adjacent properties on the north side of the street both are utilizing a sandblasted CMU product. This was included on our original design. However, as noted in our introduction, we will be maintaining the existing property on the site. To bring the two buildings together as one development the new building is utilizing a stucco finish for the majority of the building as the existing building is currently designed this way. However, to meet this comment's intent, we are adding sandblasted CMU at the patio and garbage enclosures. At the existing building we have added a veneer application behind existing exposed gutters and replacing those gutters with rain chains into a 'pot' that will direct the rain to the parking area. We have also added brick trims to the east building as well as the modified elevations on the west building to match the existing trims on the west building. The intended stucco finish is smooth versus a sand texture, upgrading the appearance to something more in kind with the existing context.

Lighting Design:

11. Lighting cut sheets and a photometric analysis are included in this submittal.

Considerations/Site Design:

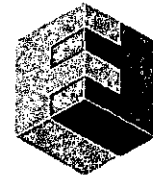
12. Prior to permitting a lot split will be completed separating the two properties along with shared agreements including the dumpster area. We understand the concern of staff and have included a design motif at the gates of both patios as well as the dumpster enclosure and at the front face of the dumpster enclosure to 'improve' the appearance of the wall.
13. The wall at the parking lot has been slightly revised in addition to the application of a metal design motif - a portion has been removed to meet this request providing a break in the wall - see revised site plan.

Considerations/Public Safety:

14. To address CEPTD concerns a lite has been added to the rear door of the new building. The bathroom doors at the existing buildings will remain with no changes. The tree location has been adjusted.
15. Milkweed is a plant with a very open/transparent growth pattern. It therefore does not provide an effective hiding place. It will however, effectively 'soften' the wall. One tree has been eliminated in the trash area.

Technical Corrections/Site:

16. The pertinent development standards have been added to the site plan and data.
17. Dimensions have been added to the existing or adjusted street parking.
18. The project site is actually composed of three parcels. These parcels will be combined/split into two parcels with shared parking, access and if needed, infrastructure agreements. Per the ALTA and an additional topography survey, none of the adjacent buildings to the east encroach on the property though it does come very close. A minor subdivision plat will accompany the permit documents making these changes.



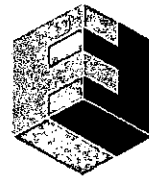
19. The grease containment for the existing west building is already in place and in use and no changes are anticipated. A new grease trap below grade will be located directly south of the east building to meet the needs of this structure.
20. The accessible parking areas have been adjusted to meet code.
21. The existing site plan did not require any changes to meet the code cited for sidewalk width - the existing condition meets code requirements.
22. The bike rack for three bicycles has been relocated to the front area of the east building.
23. The site plan has been adjusted to show parking lot pole-mounted fixtures. The building elevations include wall mounted fixtures. The photometric analysis plan indicates the location of both on one plan.
24. No plan materials were shown on the submitted plans and we have ensured this is true for the existing revised submittal as well.
25. A dimension string and line has been included on the site plan showing the setback. Please note the existing west building is currently within this setback with no changes proposed.
26. Dimensions have been added to all walks on the site plan.
27. There is no intention to provide raised domes at the accessible spaces.
28. All existing parking spaces currently meet code for depth - refer to an enlarged typical parking detail noting the front of each space contains stabilized granite thus providing enough water for the trees located between parking spaces reducing the heat sink the paved lot creates in the area.

Technical Corrections/Landscape:

29. The landscape plan has been adjusted to meet requirements.
30. The planting density and layout has been adjusted to meet staff comments. Mature sizes are represented on the plan.
31. The site plan has been adjusted around the dumpster and one tree has been eliminated. The two elms will grow relatively quickly to a height that will not interfere with the trash truck and provide needed shade to the parking lot reducing the heat island effect.

Technical Corrections/Elevations:

32. The height of the tallest element on the east building is 24'-0" and is 22'-0" at the revised west building (noted on the elevations) therefore no setbacks are required.
33. Mechanical screening on the west building is existing to remain. The design team noted an additional 8" is required to completely screen the existing equipment and the parapet was raised to meet this requirement. A metal equipment screen has been added to the east building.
34. Roof drainage at the west building are existing scuppers that will remain. Existing metal gutters are being replaced with a rain chain into a pot which then directs the water to the parking area. The east building will utilize concealed rain and overflow drains from the two roofs to the adjacent sidewalk and onto the parking lot.
35. A door/window jamb detail has been provided on the east building elevations showing the jambs recessed to the back of wall. The existing building openings will not change (though they are currently at the back of the existing masonry in all conditions). Where the existing building is being demolished to shorten it along the north elevation, the new window will match the detailing on the east building.
36. A shade device detail has been provided on the east building elevations that is pertinent to both buildings.



- 37. The service entrance section has been located within the building envelope at the east building. The west building entrance section is currently behind doors on the south elevation and this will be maintained.
- 38. No exterior roof ladders are proposed for the project.
- 39. The notes and dimensions on the building elevations have been revised.
- 40. Note locations have been reviewed for clarity on the elevations and adjusted as needed.
- 41. Additional language has been added to the Project Narrative addressing this comment.
- 42. The paint drawdowns for the project currently meet the requirements of the D.R. Application Checklist.

Technical Corrections/Fire:

- 43. The drive aisle at the parking area is 24'-0" wide per city standard and is dimensioned.
- 44. The fire riser roof for the east building is shown on the south elevation. The existing building is not currently sprinklered. We have met with City Fire Plan Reviewers, providing them with information about the demolition/remodeling resulting in the building remaining without fire sprinklers. Fire hydrant locations are noted on the site plan.
- 45. The site plan has been revised as requested.

Technical Corrections/Circulation:

- 46. The existing site plan shows both the existing P.U.E. and an additional 2' of right-of-way for alley improvements - a dimension is shown indicating this on the site plan.
- 47. The site plan has been adjusted to meet this requirement.

Greg, please don't hesitate to call if you have any questions or concerns - thanks.

Sincerely yours,

Andrea Forman



January 20, 2015

Andrea Forman
Forman Architects
4739 E Virginia Ave
Phoenix, AZ 85008

RE: 58-DR-2014
7025 E. 1st Avenue Retail

Ms. Forman:

The Community & Economic Development Division has completed the review of the above referenced development application submitted on 12/17/14. The following **1st Review Comments** represent the review performed on by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Section 5.3006.C.1, Table 5.3006.C of the Zoning Ordinance requires a minimum building setback of 20 feet from back of curb. It appears both buildings are closer than 20 feet (though cannot ascertain as plan does not match indicated scale. Also see Comment #___). Please revise the site plan to demonstrate compliance with this requirement.
2. The site plan appears to be taking advantage of the "*Prevailing Setback*" provision in Section 5.3006 of the Zoning Ordinance; however, rough measurements obtained from City LIS maps appear to indicate all of the buildings on this street frontage between Goldwater and Marshall are at least 20 feet back of curb. As such, the "*Prevailing Setback*" provision is not applicable. Please revise the site plan to eliminate all references to this provision.
3. Section 5.3006.F.1.b of the Zoning Ordinance requires buildings to be located on a site so that a minimum of 25% of the building façade is at the minimum required setback (20 feet), and 25% of the building façade at grade and up to 30 feet to be located at least 10 feet behind the required setback to provide variation of planer surfaces. Please revise the site plan to demonstrate compliance.

4. Section 5.3006.1.2 of the Zoning Ordinance allows shade canopies over patios to encroach into the required 20-foot building setback a maximum of seven feet. It appears the shade canopy for both patios are encroaching greater than seven feet. Please revise the site plan to demonstrate compliance with this requirement.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

5. Please revise site plan to include all required information, including but not limited to the following: a graphic and written scale with plan to match, notes with minimum 12-point font size, an accurate vicinity map, accurately note that the parcel to the east is a park lot, and an accurate depiction of the existing parcels and zoning on the south side of the alley. Refer to the Plan and Report Requirements for Development Applications.
6. The site plan incorrectly indicates that the parcel to the east (130-12-055) is in the Type 1 area of downtown. It is not. The site *does* abut Type 1 to the south. Please revise the site to correctly indicate the location of the Type 1 boundary.
7. A scale of 1" = 10' is indicated at the lower left corner of the site plan; however, plan does not appear to be drawn to that scale. Please revise the site plan to include the correct scale and adjust plan accordingly so staff can confirm compliance with ordinance requirements. Refer to the Plan and Report Requirements for Development Applications.
8. Please revise the site plan to demonstrate that the patio railing and any support columns for shade canopies for both buildings will be a minimum of 12 feet from back of curb, to allow for future improvements to pedestrian facilities. Refer to Section 2-1.708 of the DS & PM.
9. Please revise the site plan to eliminate the proposed curb cut on 1st Avenue and show vehicular access into the site from the alley only. Refer to Goal M-3 in the Mobility Chapter of the Downtown Plan, as well as the General Development Guidelines for Parking Facilities in the Downtown Urban Design and Architectural Guidelines (also refer to Comment #16).

Elevation Design:

10. Please revise the proposed building material from CMU block with a sand-blasted finish to a split-face or honed-face CMU block, with integral color, so that the color and texture for the exterior finish of these walls will be similar to those in the vicinity. Refer to the Architectural Character Guideline C2 and the Building Materials Guideline C3 of the Downtown Urban Design and Architectural Guidelines.

Lighting Design:

11. Please provide a lighting site plan, photometric analysis, and manufacturer's cut sheets (all on 24 X 36 paper) for any proposed external lighting. Additional comments may be forthcoming once staff has reviewed the lighting plans. Refer to the Plan and Report Requirements for Development Applications.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

12. Please consider relocating the proposed refuse enclosure to a location behind one of the buildings.
13. Please consider eliminating the proposed 5-foot tall wall at the south end of the parking area, and instead provide a 5-foot tall extension to the northern wall of the refuse enclosure.

Public Safety:

14. Please consider providing small windows in the rear doors of both buildings to improve safety and provide visibility into the alley for employees exiting the buildings.
15. Please consider using only low-lying groundcover in the landscape area just north of the proposed refuse enclosure to discourage people from using the area as a hiding place. Also consider eliminating the tree proposed in this area, as it may hinder refuse collection as it matures.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

16. Please revise the site plan to include information/illustrations demonstrating compliance with all applicable development standards indicated in Section 6.1205.C of the Zoning Ordinance.
17. Please revise the site plan to show the typical dimensions for the parallel parking spaces on the street. Minimum required is 9 feet X 21 feet. Refer to Figure 9.106.B in the Zoning Ordinance.
18. NOTE: The project site is comprised of two parcels. Final plans should be accompanied by a Minor Subdivision plat for a Land Assemblage. Additionally, per the LIS aerial, there appears to be two buildings on the parcel to the east of the project site that encroach onto the project site. This encroachment should also be resolved. This comment is for informational purposes only at this time. Not required for DRB consideration.
19. If a restaurant use is proposed, the refuse enclosure must include a grease containment area. Please revise the site plan to show the correct enclosure. Refer to Section 2-1.804 of the DS & PM, as well as COS Supplement to MAG Standard Detail #2146-2.
20. ADA accessible parking spaces must be a minimum of 11 feet in width (not including access aisle). Site plan indicates a minimum width of nine feet. Please revise the site plan to demonstrate compliance with this requirement. Refer to Section 9.105.F.1 of the Zoning Ordinance.

21. A minimum sidewalk width of five feet should be provided in front of the buildings, with four feet of clear width in front of building entrances, to connect the buildings to the street and the parking at the rear. Please revise the site plan to indicate compliance with this requirement. Refer to Section 2-1.808 of the DS & PM.
22. As proposed, it appears the bike racks are located in a landscape area. Please revise the site plan to show the bike racks on an improved surface in closer proximity to the building entrances. Refer to Section 9.106.C.2 of the Zoning Ordinance, and Section 2-1.808 of the DS & PM.
23. Please revise the site plan to show the locations for all proposed external pole-mounted and wall-mounted light fixtures. Refer to the Plan and Report Requirements for Development Applications.
24. Please eliminate all landscape symbols from the site plan to improve readability. Refer to the Plan and Report Requirements for Development Applications.
25. Please revise the site plan to indicate the required building setback from back of curb and the proposed building setback from back of curb (if different from minimum).
26. Please revise the site plan to indicate the width of all existing and proposed sidewalks. Refer to Plan and Report Requirements for Development Applications.
27. Please eliminate the truncated domes from the proposed ADA parking spaces. They are not required.
28. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are 16 feet long with a two-foot overhang. Convert the remaining site area into sidewalk and/or landscaping. Refer to Sections 9.106.A.1.b and 10.501.F of the Zoning Ordinance.

Landscaping:

29. Please provide a preliminary landscape plan that complies with the provisions of Section 10.200 of the Zoning Ordinance, and that includes all information as listed in the Plan and Report Requirements for Development Applications. There may be additional comments after the revised plan has been reviewed by staff.
30. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to planting area. In general, a 20-30% reduction in planting density should be implemented in order to avoid overcrowding of plants and excessive trimming or shearing of plants, resulting in sustainable landscape improvements. Refer to Sections 10.100 and 10.501 of the Zoning Ordinance.
31. Please revise the landscape plan to eliminate conflicts between refuse collection and tree locations. In the landscape area that abuts the enclosure, there are one or more trees that, once they mature, will likely extend over the refuse enclosure and conflict with refuse collection and circulation of high-profile vehicles in the alley. The locations for these trees need to be shifted in order to avoid conflicts. Refer to Section 2-1.804 of the DS & PM.

Elevations:

32. A minimum 1:1 stepback is required starting at a point 30 feet above the minimum required front setback. Additionally, a minimum 1:1 stepback is required starting at a point 30 feet above both the west and east (side) property lines. It appears both buildings comply with

these requirements, but cannot confirm without a graphic. Please revise the elevations to include the required setbacks. Refer to Section 5.3006.H of the Zoning Ordinance.

33. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Refer to Section 1.904.A.4 of the Zoning Ordinance.
34. Please provide information and details related to the roof drainage system. Please note, all roof drainage shall be located internal to the building wall, with the exception of external scuppers. Refer to Section 7.105.C of the Zoning Ordinance.
35. Please provide window sections confirming all exterior window glazing will be recessed a minimum of 50% of the width of the exterior wall, including glass curtain walls/windows within any tower-clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the glazing, exclusive of external detailing. Refer to Scottsdale Sensitive Design Principle 9 and the Architecture section (Climate Response) of the Scottsdale Commercial Design Guidelines.
36. Please provide section drawings of the proposed shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed devices, given the vertical dimension of the wall opening. All shade devices should be designed so that the shade material has a density of 75% or greater, in order to maximize the effectiveness of the device. Refer to Sensitive Design Principle 9. Also refer to the following internet link:
<http://www.scottsdaleaz.gov/design/shading>.
37. On the elevations for each building, please indicate and illustrate the location of the electrical service entrance location (SES). The SES shall be incorporated into the building design, either in a separate utility room, or the face of the SES flush with the building. The SES shall not be located on the side of a building that is adjacent to a public right-of-way or private street. Refer to Section 2-1.402 of the DS & PM.
38. Exterior roof ladders shall not be located where they are visible to the public or from an off-site location. Please remove the roof access ladder from the north side of the building and locate it inside the building. Refer to Section 2-1.401.3 of the DS & PM.
39. Notes on the elevations appear to be 6-point font or less. Please revise the notes so they are minimum 12-point font size. Refer to the Plan and Report Requirements for Development Applications.
40. Please shift the location of key note flags on the elevations so that they are located on clear white space instead of on the line work of the drawing. Refer to the Plan and Report Requirements for Development Applications.
41. Please refer to the Character and Design Chapter, Policy CD 2.2 of the Downtown Plan regarding transitional development between Type 2 and Type 1 areas.
42. Please provide paint color drawdowns and revise the Color & Material Board per the Development Review Application Checklist, Part III – Samples & Models.

Fire:

43. Please revise the site plan to demonstrate a minimum 24-foot drive aisle will be provided for emergency vehicle access. Refer to Fire Ordinance 4045, 503.2.1.

44. Please revise the site plan to indicate the location(s) of required fire riser rooms, fire department connections (FDC's), and the location of existing and/or proposed fire hydrants. Refer to Section 6-1.504 of the DS & PM.
45. Please revise the site plan to show the required commercial turning radii (49'/55') at the main driveway entrance. Refer to Section 2-1.801 of the DS & PM.

Circulation:

46. Currently, there is only eight feet of alley (half-width) dedicated to the south of the project site. For commercial parcels, the minimum required half-width is 10 feet. Please revise the site plan to indicate two feet of additional fee-title right of way for alley purposes to be dedicated as part of this project. Refer to Section 5-3.1100 of the DS & PM.
47. Please confirm the proposed driveway entrance off 1st Avenue will conform to the City's CL-1 driveway standard. Refer to Sections 5-3.200 and 5-3.205 of the DS & PM, as well as COS Supplement to MAG Standard Detail #2256.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

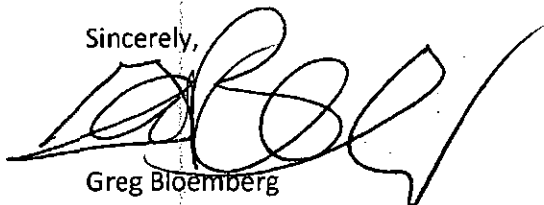
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Community & Economic Development Division has had this application in review for 22 Staff Review Days since the application was determined to be administratively complete.

These 1st **Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

cc: file

ATTACHMENT A
Resubmittal Checklist

Case Number: **58-DR-2014**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (DWG or DWF format only)
- ☒ One copy: Revised Narrative for Project

☒ Site Plan:

<u>5</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Elevations (w/stepbacks shown):

Color	<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
B/W	<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>

☒ Perspectives (if different from 1st submittal):

Color	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Streetscape Elevations (if different from 1st submittal):

Color	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Landscape Plan:

Color	<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
B/W	<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>

☒ Lighting Site Plan(s):

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Photometric Analysis Plan(s):

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Manufacturer Cut Sheets of All Proposed Lighting:

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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FORMAN
ARCHITECTS
L.L.C.

Greg Bloemberg
Senior Planner
CITY OF SCOTTSDALE
7447 East Indian School Road
Scottsdale, AZ 85251

4739 East Virginia Avenue
Phoenix, Arizona 85008
T 602/456.9132
M 602/339.9084
studio@formanarchitects.com

April 7, 2015

Dear Greg,

Outlined below is our response to your comments dated April 2, 2015 for 58-DR-2014 at 7025 East 1st Avenue.

Zoning:

1. The parking spaces on the lot are not within the 20' front yard setback. Additional notes have been added to the plan to clarify the different setbacks required by the city.
2. The site plan has been revised to include dimensions reflecting the information required by Section 6.1205 of the Zoning Ordinance.

Site Design:

3. The site plan and data have been adjusted noting the scale (what is shown is correct), the setbacks have all been identified and dimensioned, the patio locations have been called out on the plan and calculations have been provided for accessible parking. The site plan accessible parking was reduced by one providing one space per each future parcel.
4. Several discussions with staff have been held and we understand the city's desire to conform with the adopted Design Guideline. We recognize the goals the city is trying to reach in the downtown area with regards to creating an urban environment with lively pedestrian spaces, in this particular instance, limiting vehicular access to the site through the alley is not practical:
 - the alley is not currently improved to either a satisfactory appearance and is generally not kept in an appealing manner by the current owners on either side of the alley;
 - due to the large number of restaurants, galleries and other uses with no loading areas, the alley is often blocked for more than 30 minutes in some instances and it is not possible to travel through the alley in either direction. Carolyn Ellis, a tenant of the building on the property, lives directly west of the property and can attest to 20 years of experiencing this issue on a regular basis. With 2 restaurants along 1st Avenue, she manages a valet for her businesses but does not utilize available parking in the alley due to restrictions by the city for valet parking and these same access issues.

Considerations/Site Design:

5. We have limited bicycle parking to one side of the parking lot so as not to reduce landscaping at the front of the property. The lot will in all likelihood be split in the future but will include cross-access agreements for parking, trash, utilities, etc. thus allowing the site to conform to the ordinance.

58-DR-2014
4/7/2015



6. The owner desires the trash enclosure to be equally accessible by both buildings without placing a burden and lack of loading area behind each building and there will be maintaining the current configuration. The wall at the parking lot has been slightly revised in addition to the application of a metal design motif - a portion has been removed to meet this request providing a break in the wall - see site plan.

Technical Corrections/Site Design:

7. The bike rack location has been adjusted and placed in a clear area with stabilized granite as a parking surface.

Technical Corrections/Elevations:

8. The requested detail was added to the elevation sheet.
9. The elevations do not have 6-point font anywhere on the sheet. The notes have been adjusted to increase them from 10 to 12 point.
10. The paint drawdowns for the project have been provided.
11. The requested detail was added to the elevation sheet.
12. This information is on the elevations sheets.
13. The SES section and electrical rooms have been identified on both buildings.
14. There have never been any roof ladders in the project at the exterior and therefore none have ever been shown.
15. As discussed with staff, the scuppers on the west building are existing. No changes are proposed to the roof beyond the demolition noted on the floor plans. The proposed drainage solution will therefore remain but changed as indicated. The new east building incorporates internal roof drainage.
16. The notes on both elevations sheets match.

Greg, please don't hesitate to call if you have any questions or concerns - thanks.

Sincerely yours,

Andrea Forman



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 12.17.14
Contact Name: Andrea Forman
Firm name: Forman Architects, LLC
Address: 4739 E Virginia
City, State Zip: Phx. Az 85008

RE: Application Accepted for Review.

130 - PA - 2014

Dear Andrea Forman:

It has been determined that your Development Application for 130 - PA - 2014
has been accepted for review.

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 corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) 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.

Sincerely,

Name: Greg Bloembergen
Title: Senior Planner
Phone number: 480-312-
Email address: GBloembergen@scottsdaleaz.gov

58-DR-2014
12/17/2014



April 2, 2015

Andrea Forman
Forman Architects
4739 E Virginia Ave
Phoenix, AZ 85008

RE: 58-DR-2014
7025 Retail

Ms. Forman:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 3/11/15. The following **2nd Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. The site plan indicates parking spaces located within the required 20-foot setback. Per Section 5.3006.L.2 of the Zoning Ordinance, vehicle parking is prohibited in the required front yard setback. Please adjust parking to ensure all vehicular parking is outside of the required setback. According to the site plan, you appear to have excess parking, so if spaces need to be eliminated, it will not cause a conflict with the ordinance.
2. Staff still does not have enough information to determine if the building complies with Section 6.1205 of the Zoning Ordinance (site development standards). Please provide information/illustrations demonstrating compliance with all applicable development standards.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

3. There is still some information missing from the site plan. Please revise the site plan to include and/or clarify the following: a) site plan does not match the scale shown on the site plan, please clarify, b) building setback from back of curb to building (it is still unclear at some locations on the site plan if the building meets the required setback), c) location of proposed patios (call out on site plan), d) calculations for accessible parking. Refer to Plan and Report Requirements for Development Applications.
4. Please revise the site plan to eliminate the proposed curb cut on the street frontage, and show vehicular access from the alley only. Although Transportation has not requested this, it is identified as a design guideline in the Mobility Chapter of the Downtown Plan (Goal M.3), as well as the General Development section of the Downtown Urban Design and Architectural Guidelines related to Parking Facilities.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

5. Please consider providing bike racks for each building. At some point, this property may be split. When/if that happens, one of the parcels will be non-conforming with regard to this requirement.
6. Please consider eliminating the proposed 5-foot tall wall at the south end of the parking area, and instead provide a 5-foot tall extension of the northern wall of the refuse enclosure (2nd comment).

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site Design:

7. The bike racks have been relocated closer to the building entrance, in response to our previous comment, but it still appears they are located in a landscape area. Additionally, the bike racks should be located on-site, not in the City right of way. Please show the bike racks on an improved surface, on-site, in an area that does not obstruct pedestrian circulation.

Elevation Design:

8. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment (2nd request). Refer to Section 1.904.A.4 of the Zoning Ordinance.
9. Notes on the elevations appear to be 6-point font size or less. Please revise so all notes are at least 12-point font size (2nd request). Refer to the Plan and Report Requirements for Development Applications.

10. Please provide paint color drawdowns and revise the Color and Materials Sample Board per the Development Review Board Application Checklist, Part III (2nd request).
11. Please provide section drawings of the proposed shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed devices, given the vertical dimension of the wall opening (2nd request). All shade devices should be designed so that the shade material has a density of 75% or greater, in order to maximize the effectiveness of the device. Refer to Sensitive Design Principle 9. Also refer to the following link:
<http://www.scottsdaleaz.gov/design/shading>.
12. Please indicate the location of all building mounted light fixtures on the building elevations. Refer to the Plan and Report Requirements for Development Applications.
13. On the building elevations for each building, please indicate and illustrate the location of the electrical service entrance section (SES). The SES shall be incorporated into the design of the building, in a separate utility room, or so that the face of the SES is flush with the building (2nd request). Refer to Section 2-1.402 of the DS & PM.
14. On the building elevations, please indicate and illustrate the location of the exterior roof ladder. Exterior roof ladders shall not be located where they are visible to the public or from an off-site location. Please remove the roof ladder from the north side of the building and locate it inside the building (2nd request). Refer to Section 2-1.401.3 of the DS & PM.
15. Your solution for roof drainage, though unique, is still considered a "downspout". External downspouts are prohibited. Please confirm roof drainage will be concealed within the building wall, except for necessary overflow scuppers. If overflow scuppers are provided, they shall be integrated into the building design. Refer to Section 2-1.401.4 of the DS & PM.
16. On Sheet A4, please clarify the Elevation Sheet Notes for the east building. There appears to be no correlation between the notes and the proposed building.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

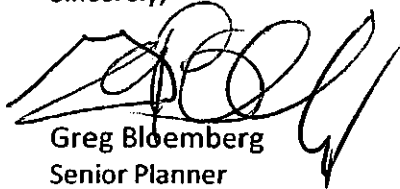
PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 38 Staff Review Days since the application was determined to be administratively complete.

These 2nd Review Comments are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

cc: file

ATTACHMENT A
Resubmittal Checklist

Case Number: 58-DR-2014

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11, shall be folded):

- ☒ Two copies: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (DWG or DWF format only)

☒ Site Plan:

<u>2</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
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☒ Elevations:

Color	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>
B/W	<u>1</u>	<u>24" x 36"</u>	<u>1</u>	<u>11" x 17"</u>	<u>1</u>	<u>8 ½" x 11"</u>