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Ordinance No. 4254 (22-ZN-2015)

City Council Hearing 05/17/2016

22-ZN-2015

Parkview Mixed Use

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CITY COUNCIL REPORT

Meeting Date: May 17, 2016
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Parkview Mixed Use 22-ZN-2015

Request to consider the following:

1. Adopt Ordinance No. 4254 approving a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) to Downtown/Downtown Civic Center – Type 2 (D/DCC-2) zoning with Amended Property Development Standards to: 1) Remove the north, south, and west property line stepback plane incline ratio of 1:1 between thirty (30) feet above the property line and forty-five (45) feet; and 2) Lower the beginning point of the stepback plane incline ratio of 2:1 above the north and west property lines from forty-five (45) feet to thirty-feet (30), for a 6,114+/- square foot property located at 7363 East Scottsdale Mall.

Key Items for Consideration

- Consistency with the General Plan
- Consistency with the Downtown Plan
- Consistency with the Downtown Urban Design and Architectural Guidelines
- No know opposition
- Planning Commission heard this case on April 13, 2016 and recommended approval with a 7-0 vote

OWNER

The Clayton Companies
480-941-2260



APPLICANT CONTACT

Brian Krob
Aline Architecture
480-225-7359

LOCATION

General Location Map

7363 East Scottsdale Mall

BACKGROUND

General Plan

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods (Attachment #4). This category includes higher density residential, office and retail uses. Mixed-Use Neighborhoods are also characterized by being located in areas having multiple modes of transportation available. In addition, the site areas are located in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach "...growth management from a perspective of ..." identifying those "...areas of the community that are most appropriate for development focus [that] will best accommodate future growth..." The Growth Areas are intended to encourage development in a mixed-use environment.

Character Area Plan

The Downtown Future Land Use map of the Downtown Plan designates the site as Downtown Civic Center Type 2 (Attachment #5) within the Civic Center Conceptual Urban Neighborhood. This land use is characterized to "Maintain, enhance, and expand..." (LU 2.5) the civic center urban neighborhood land uses activate, support, or increase the established civic, cultural, and open space activities.

Zoning

The site is zoned Central Business Downtown Overlay (C-2 DO) zoning. The C-2 zoning district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods, and typically includes uses associated with office and retail shopping. The Downtown Overlay district encourages urban design forms to accommodate additional dwelling units in mixed-use developments and stimulates sustainable live/work lifestyles within a vital urban environment.

Context

The subject property is located 7363 East Scottsdale Mall, which is northwest of the Scottsdale Center for Performing Arts. The property is adjacent to the Civic Center Mall, and the surrounding uses contain commercial, office, municipal, residential, and restaurant uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: An existing restaurant, zoned Downtown / Retail Specialty – Type 1 Downtown Overlay (D/RS-1 DO)
- South: An existing mixed-use commercial center consisting of restaurant, office, personal care services uses, zoned Downtown / Retail Specialty – Type 1 Downtown Overlay (D/RS-1 DO)
- East: Scottsdale Civic Center Mall, Scottsdale Center for Performing Arts, and municipal uses, zoned Central Business Downtown Overlay (C-2 DO) and Highway Commercial Downtown Overlay (C-3 DO)
- West: Scottsdale Civic Center Mall Parking Garage, zoned Central Business Downtown

Overlay (C-2 DO)

Other Related Policies, References:

- 14-UP-1992 Conditional Use Permit for Live Entertainment
- 14-UP-1992#2 Conditional Use Permit Patron Dancing

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) zoning to Downtown/Downtown Civic Center – Type-2 Downtown Overlay (D/DCC-2 DO) zoning, with amended property development standards, on a ±0.14-acre site located at 7363 East Scottsdale Mall. The proposed Zoning District Map Amendment will allow for a mixed-use development containing 11,000 square feet of non-residential floor area and three (3) dwelling units.

Development Information

- Existing Use: Vacant restaurant
- Proposed Use: Mixed Use Development (residential and commercial)
- Parcel Size: 0.14 acres
- Current Building Height Allowed: 36 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 66 feet (inclusive of rooftop appurtenances)
- Parking Required: 26 spaces
- Parking Provided: 3 new parking spaces, 53 Parking Improvement District Credits
- Floor Area: 17,400 square feet (non-residential and residential floor area)
- Density Allowed: 50 dwelling units per acre
- Density Proposed: 22 dwelling units per acre

IMPACT ANALYSIS

Land Use

The General and Downtown Plan’s designations encourages higher density housing combined with, office, retail uses, and other uses that are compatible in a mixed use format. In addition, these plans encourage new developments, redevelopment and infill that strengthen the Downtown’s mix of uses and activities through mutually supportive land uses. The applicant’s proposal includes a comprehensive summary of the development and how the requested zoning conforms to the polices of the General and Downtown Plans.

The proposed use for the site area is a mixed-use development that contains both residential and

non-residential land uses in one building. The proposed zoning designation of Downtown / Downtown Civic Center – Type 2 Downtown Overlay (D/DCC-2 DO) allows the proposed uses, and is consistent with the General Plan and Downtown Plan. In addition, the proposed development is consistent with the Downtown Plan as it pertains to maintaining a 24-hour mixed use center with a variety of housing types in Downtown area (DP LU 1.2, DP LU 1.3, DP LU 6.1 and DP LU 6.2). Furthermore, the proposed development is vertical mixed-use, which encourages sustainability by providing land uses in close proximity to one another, and incorporates uses that assist in activating the Scottsdale Civic Center Mall (DP LU2.4, and DP LU 7.1).

Located on the southeast corner of 7363 East Scottsdale Mall, which is adjacent to the Scottsdale Civic Center Mall northwest of the Scottsdale Center for Performing Arts, the proposed development is situated in an area of the Downtown that is primarily commercial, municipal, open space, residential, restaurant and travel accommodation uses. As it pertains to the surrounding existing uses, the proposed development will assist in providing an appropriate transition to the Scottsdale Civic Center Mall and other uses in this area of the Downtown. In addition, the proposed uses of development is oriented towards that mall, which will assist in providing an activated edge condition new with office and residential patios. The proposed zoning district, D/DCC-2 DO, is consistent with the Downtown Plan's associated zoning designation and abutting properties.

Included as part of this application, the owner is requesting Amended Property Development Standards. In accordance with the Downtown district, the City Council may approve amendment to the Property Development Standards that conform to the Downtown Plan and Downtown Plan Urban Design & Architectural Guidelines (DUDAG). The proposed amendments that are requested pertain to the setback requirements of the north, south and west property lines. These standards are to assist with a building's perceived height and bulk. The proposed development addresses the intent of these standards by stepped back upper portion of the building to toward the interior of the site, treating the building's form with a composition of smaller parts and including a defined base, middle, and top (DP CD 1.4, 1.8, 8.1, and 8.2, DUDAG Goal 4, and B1). In addition, the proposed development standards and design assisting in mitigating the building size in comparison to the adjacent buildings.

Traffic

The site is located north of the northeast corner of the intersection of East 2nd Street and North Wells Fargo Avenue. Both streets are downtown local commercial streets, and North Wells Fargo Avenue terminates at the Civic Center parking garage and convert in an alley that abuts the property. The Transportation Department has reviewed the application and has determined that the proposed plan will not negatively impact the capacity of the affected alley and streets.

Water/Sewer

The City's Water Resources Department has reviewed this application and has determined that there is adequate water and waste water services to serve the development.

Public Safety

The Fire Department has reviewed this application and has determined that there is adequate ability to provide fire and emergency services to the development. The nearest fire station is

located at 7522 East Indian School Road.

Community Involvement

Staff and the applicant have mailed notifications to property owners within 750 feet of the site, and the applicant held an open house on November 30, 2015. A copy of the applicant's Citizen Involvement Report is included as Attachment #7. Staff has received one phone inquiry regarding this proposal with general questions. In addition, staff is aware that the property owner of the subject property and the property owner of the existing restaurant to the north (AZ88) have been in communication. To address the north property owner's concerns, staff has incorporated modification to the stipulations to require notification to potential buyer(s) or renter(s) of existing uses in the area and associated nuisances. The applicant has agreed to the stipulations.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on April 13, 2016 and recommended approval with a 7-0 vote.

Staff's Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the proposed Zoning District Map Amendment and Amended Property Development Standards are consistent and conform to the Downtown Plan, Downtown Plan Urban Design and Architectural Guidelines, and the adopted General Plan, and make a recommendation to City Council for approval per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4254 approving a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) to Downtown/Downtown Civic Center – Type 2 (D/DCC-2) zoning with Amended Property Development Standards to: 1) Remove the north, south, and west property line stepback plane incline ratio of 1:1 between thirty (30) feet above the property line and forty-five (45) feet; and 2) Lower the beginning point of the stepback plane incline ratio of 2:1 above the north and west property lines from forty-five (45) feet to thirty-feet (30), for a 6,114+/- square foot property located at 7363 East Scottsdale Mall.

RESPONSIBLE DEPARTMENT

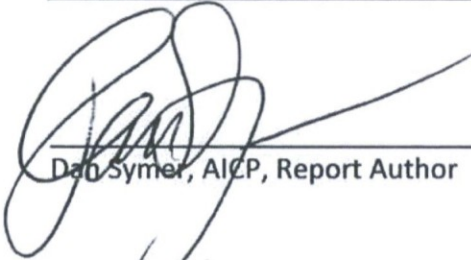
Planning and Development Services

Current Planning Services

STAFF CONTACT

Dan Symer, AICP
Senior Planner
480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY



Dan Symer, AICP, Report Author

5-2-2016


Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/2/2016

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

5/3/16

Date

ATTACHMENTS

1. Ordinance No. 4254
 - Exhibit 1. Stipulations
 - Exhibit A Exhibit 1: Site Plan
 - Exhibit 2. Zoning Map
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. General Plan Land Use Map
5. Downtown Future Land Use Map
6. Current Zoning Map
7. Building Elevations
8. Perspective
9. Citizen Involvement
10. City Notification Map
11. April 13, 2016 Planning Commission public comment
12. April 13, 2016 Planning Commission Minutes

ORDINANCE NO. 4254

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 22-ZN-2015 FROM CENTRAL BUSINESS DOWNTOWN OVERLAY (C-2 DO) TO DOWNTOWN/DOWNTOWN CIVIC CENTER – TYPE 2 (D/DCC-2) ZONING LOCATED AT 7363 EAST SCOTTSDALE MALL.

WHEREAS, the Planning Commission held a hearing on April 13th, 2016;

WHEREAS, the City Council held a hearing on May 17th, 2016; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 22-ZN-2015 .

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 6,114 +/- square foot site located at 7363 East Scottsdale Mall and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Central Business Downtown Overlay (C-2 DO) to Downtown/Downtown Civic Center – Type 2 (D/DCC-2) zoning with Amended Development Standards for the Stepbacks. The stepback plane: a.) Shall incline at a ratio of 1:1, beginning thirty (30) feet above the east property line, to forty-five (45) feet; and beginning at forty-five (45) feet, incline at a ratio of 2:1; b.) Shall incline at a ratio of 2:1 beginning thirty (30) feet above the north and west property lines; and c. Shall incline at a ratio of 2:1 beginning forty-five (45) feet above the south property line, as set forth in Exhibit 1.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this ___ day of _____, 2016.

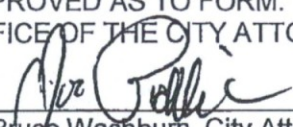
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

**Stipulations for the Zoning Application:
Parkview Mixed Use
Case Number: 22-ZN-2015**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform to the Property Development Standards of the Downtown District with the following amended property development standard:

(Deletions are in ~~bold strike throughs~~, and additions are in **BOLD CAPITAL LETTERS**.)

Stepbacks – Section 5.3006.H.3.

~~Property in the Downtown Civic Center Type 2 or Downtown Multiple Use Type 2 Areas not described above: The stepback plane shall incline at a ratio of 1:1, beginning thirty (30) feet above (i) the minimum setback from the public street (except alleys), and (ii) all other property lines, to forty five (45) feet; and beginning at forty five (45) feet, incline at a ratio of 2:1~~

PROPERTY IN THE DOWNTOWN CIVIC CENTER - THE STEPBACK PLANE:

- a. **SHALL INCLINE AT A RATIO OF 1:1, BEGINNING THIRTY (30) FEET ABOVE THE EAST PROPERTY LINE, TO FORTY-FIVE (45) FEET; AND BEGINNING AT FORTY-FIVE (45) FEET, INCLINE AT A RATIO OF 2:1;**
 - b. **SHALL INCLINE AT A RATIO OF 2:1 BEGINNING THIRTY (30) FEET ABOVE THE NORTH AND WEST PROPERTY LINES; AND**
 - c. **SHALL INCLINE AT A RATIO OF 2:1 BEGINNING FORTY-FIVE (45) FEET ABOVE THE SOUTH PROPERTY LINE.**
2. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by ALINE ARCHITECTURE CONCEPTS and with the city staff date of 02/12/16, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
 3. BUILDING DESIGN. With the Development Review Board submittal, the owner/developer shall demonstrate the methodology that shall be incorporated into the design and construction of the development to reasonably mitigate sound attenuation of exterior ambient noise within the building.
 4. NOTIFICATION REQUIREMENT. The property owner shall provide written notification and discloser to any prospective buyer(s) or renter(s) that the adjoining and nearby properties include a public park/mall, existing bars, live entertainment, restaurants, and other businesses and related activities that contribute to the ambient noise and pedestrian and vehicle activity throughout all twenty-four (24) hours of a day. The notice shall include

references to noise and nuisances generated by the public, businesses and other operations that include, but are not limited to: cleaning and maintenance personal and equipment, concerts, delivery trucks, employees, events, odors, patrons, special event activities, vehicle traffic, etc. during the day, which may include late night and early morning hours. Prior to the issuance of a building permit, excluding a demolition permit, the property owner shall receive approval from the City Attorney or designee of the: 1) notification and disclosure that is to be provided to the prospective buyer(s) or renter(s); and 2) notification and disclosure that is to be recorded against the property.

- 5. **BUILDING AND PATIO ENCROACHMENTS.** The property owner shall obtain separate approvals and encroachment permits as determined by the City Attorney for any building or patio encroachment on or above the City's property.
- 6. **PEDESTRIAN ACCESS EASEMENT IMPROVEMENTS.** The property owner of the pedestrian access easement area on the property abutting the north property line shall authorize any Development Application that is submitted to the City.

INFRASTRUCTURE AND DEDICATIONS

- 7. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

- a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
North Wells Fargo Avenue - alignment	Alley	11 feet - existing	curb, sidewalk, sidewalk ramps, and driveway	a.1.

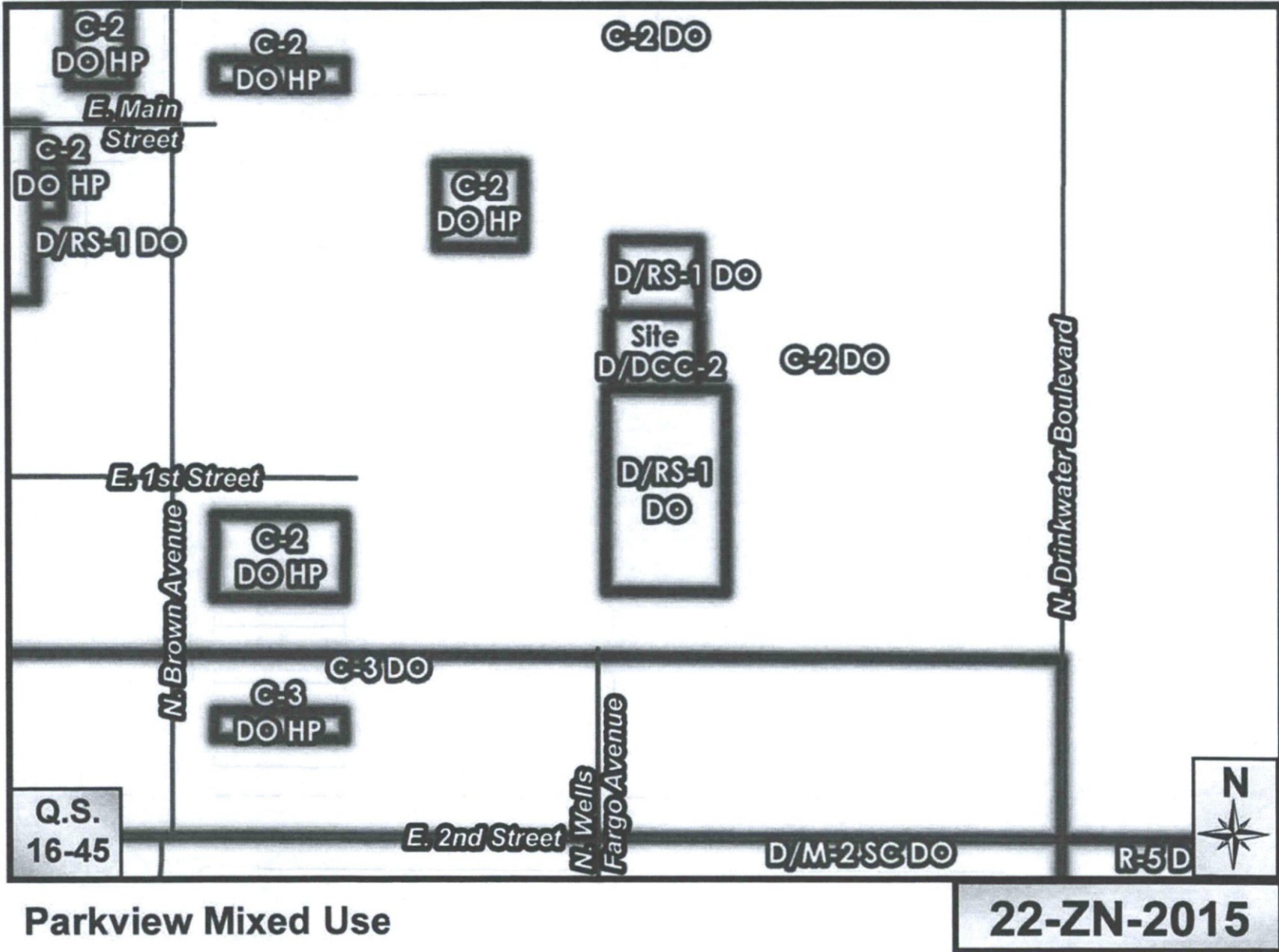
- a.1. The existing sidewalk on the east side of the alley drive shall be replaced with a minimum four (4) wide sidewalk that is flush with the alley, and has a maximum cross slope of two (2) percent to the west.

- 8. **IN LIEU PAYMENTS.** Before any building permit is issued for the site, if directed by city staff, the owner shall make an in-lieu payment to the city instead of constructing any specified street improvement(s). Before any final plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.

9. **EASEMENTS.**

- a. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- b. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and

accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.



Parkview Mixed Use

22-ZN-2015

APPLICATION NARRATIVE

Wednesday, February 10, 2016

China Mist Mixed Use
 #862-PA-2015
 7363 East Scottsdale Mall
 Scottsdale, Arizona 85251

This Zoning District Map Amendment (rezoning) / Design Review Board application entails a new four story structure fronting on the Scottsdale Civic Park. This application precludes new zoning which allows 66'-0" overall height. The structure will be mixed use with ground level retail with mezzanine level above alley access garages, second level office, and third and fourth floor residences. The zoning setbacks create deck areas for the residential levels. The setbacks have been adapted for the current conditions that is per code on the east, facing the park, 2:1 stepping from 30'-0" on the north and west facing AZ88 and the parking structure respectively, and 2:1 stepping from the fourth floor on the south demising wall with the adjacent building. A proposed patio area for the second level office creates ground level shading on an organically shaped garden for the retail which retains the existing park hardscape for edges, and extends over the park walkways for additional shade. The pedestrian space in between the new mixed use building and AZ88 will be enhanced with an accessible ramp and stairs and new native grass flanked walkway. The site is currently zoned C-2, but the City has overlaid a new Land Use designation of Downtown Civic Center Type 2, which is consistent with the General Plan, and consistent with the Downtown Plan.

General Plan

-Character and Design Element

Goal 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development. – The design of the structure is meant to activate the area utilizing mixed use occupancy, also creating many exterior patio areas that extend to the adjacent Civic Park.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs. – Each of the four solar orientations has been carefully considered: The south is mostly enclosed or protected by deep overhangs, the north is open to the adjacent pedestrian way, but also protected with overhangs, the east is open to the park, utilizing overhangs, and the west is protected with louvered panels to allow reflected light yet reduce direct heat gain. The east and north sides also use patios and terracing to take advantage of the park frontage. There are also terraces on the alley to keep the space from being forgotten and thusly unsafe.

- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together. – The incorporation of retail, offices and residential invigorates the area which lacks consistent activity. By complementing the existing commercial edge to the park, it creates a sought after destination for multiple users.

Goal 2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

- Recognize that Scottsdale's economic and environmental well being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center. – The design of the structure is meant to profess a contemporary cleanliness as well as a humanitarian warmth using a balance of materials and planting on ascending levels of the project. This is in keeping with the feel of the civic park and the amenities surrounding it.

- Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development. – The city process in conjunction with preliminary bidding formulates a viable, desirable project that most effectively takes neighboring concerns into account. In sum, the best approach for neighbors and visitors is achieved.

- Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life. – The very unique site which sits adjacent to an urban open space and enjoys a proximity to the best Scottsdale business has to offer informs the relationship of the built form to the natural setting. The solar orientation controls are specific to the site, but the fenestration also takes advantage of vistas of the park, neighboring mountains, as well as distant views. By incorporating terrace planters into the project, it softens the edge to the park and makes the pedestrian relationship more enjoyable.

- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community. – Careful consideration of solar orientation and shade devices are utilized as well as materials that balance reflectance and thermal radiation with durability.

Goal 6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- Require substantial landscaping be provided as part of new development or redevelopment. – While the site is built out to the property lines, adjacent landscape areas will be enhanced including a pedestrian walkway, patio frontage on the park, and terraced planters ascending the structure.

- Maintain the landscaping materials and pattern within a character area. – Desert shade trees, natural grasses, and groundcover will characterize the plant selections in the ground and planter areas.

- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality. – Planters located throughout the buildings terraces will provide for shade trees and shrubs that reduce heat gain on the structure and adjacent structures.

- Discourage plant materials that contribute substantial air-borne pollen. – Only approved landscape material will be utilized.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect. – By implementing solar control devices and optimally placed planters at multiple levels of the building, as well as careful material selections, it will mitigate heat island effect. Also, proper plant selection will reduce water usage.
- Encourage the retention of mature landscape plant materials. – Existing trees to be preserved as much as possible.

Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community. – Careful consideration of solar orientation and shade devices.
- Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting. – Unique materials and form to respond to the context.
- Relationships to surrounding land forms, land uses and transportation corridors. - Relates to the park with terraced landscape planters.
- Contributions to city wide linkages of open space and activity zones. Embraces the park frontage and enhances the connection to the adjacent parking area.
- Consistently high community quality expectations. – Innovative materials and spectacular spaces for residents, tenants, and visitors with views and connections to the park.
- Physical scale relating to the human perception at different points of experience. Ground floor relates to pedestrian traffic and creating shaded areas on the park walkways.
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties. The structure integrates to the park while addressing the neighboring properties respectfully terracing away at the upper levels.
- Visual and accessibility connections and separations. Balconies at every level above the ground provide outdoor experiences and vistas throughout the building.

-Land Use Element

Goal 3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks. – The mixed use structure capitalizes on access to the alley for residents’ garages, as well as immediate adjacency of a parking structure for the retail and office levels. The area is a vibrant commercial edge on an incredible civic entity, and this structure looks to enhance this edge and establish a new activation for pedestrian and bicycle activity.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available. – The mixed use

nature diversifies the site to transition the private and public institutions nearby, supporting an urban feel for the site.

Goal 4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community. – Three dwelling units with spectacular location and orientation facing eastward toward the park make the units one of a kind.
- Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations. – By having residential/office/retail on one site, it's possible for a tenant to never need to "commute". As a homesite, the location is spectacular, and the destination nature of the retail and office promotes the area for the other businesses.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability. – The three dwelling units are larger in scale than an average apartment, and therefore service a more affluent demographic which promotes a balance to other apartment housing being developed in the area.
- Maintain a citywide balance of land uses that support changes in community vision/dynamics [established by future community visioning processes] over time. – Downtown urban land use maximizes the site with a healthy mixture of uses.

Goal 5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility. – The convenience of the on-site garages dedicated for the residents and an adjacent parking structure allows the user to abandon the car and access many amenities nearby via walking or riding.
- Encourage non-motorized [pedestrian and bicycle] access/circulation within and to mixed-use centers to reduce reliance on the automobile. – The park and downtown adjacency promotes far more pedestrian and bicycle circulation to desired destinations. Higher on site density provides a tenant to possibly never need to leave the property.
- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips [pedestrian and cycling and transit] where environmentally and physically feasible. – Mixed use development provides all three!
- Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development. – Combining the two uses in one structure promotes pedestrian access and circulation.
- Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles. – Access to the trolley system, as well as future bike paths connecting downtown nodes will be enhanced with the location of this mixed use project.

Goal 7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems. – Respect has been given to the frontage on the park, and the building has been adapted to include planters that reflect the nature of the park.
- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods. – The method of terracing and setbacks are utilized to assure an appropriate balance to the four different adjacencies. The taper is most significant on the public park to properly integrate to the open space. This relationship also occurs towards the pedestrian walkway to ensure a proper spatial sense. The south side extends upward against the adjacent building before it begins to taper back due to the lack of open space necessary to maintain. The alley is also similarly treated like the pedestrian walkway to have proper spatial relationship.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands. – The mixed use structure provides for a myriad of uses and utilizes permitted density to enhance the activation of the area.
- Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks. – The mixed use structure is an asset and amenity to the adjacent uses, both private and public.
- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems. – The project aims to preserve the open space while activating it with increased usage.

Goal 9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods. – Retail, Office, and Residential are all provided.
- Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower level and residential uses on upper levels). – It's possible for a residential tenant to avoid leaving the site for daily activities due to the live/work potential.
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods. – The mixed use density provides activation and destination, and the terraced building massing addresses the immediate context.
- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility. – By providing multiple uses in one structure, and nearby shopping and entertainment, automobile use can be avoided.

-Growth Areas Element

Goal 7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

- Anticipate the need and secure land for public facilities, such as water treatment plants, reservoirs, transportation rights-of-way, parks, libraries, community centers, and other public needs, such as police and fire. – The site is bounded by rights-of-way. There is an existing alley to the west, pedestrian

easement to the north, and a civic park to the east. Adequate access is provided, and future development of the civic park will not be hindered by this commercial infill.

Downtown Character Area Plan

Goal LU1: Maintain downtown Scottsdale as the commercial, cultural, civic, and symbolic center of the community to ensure a vibrant mix of mutually supportive land uses.

Policy LU1.1. Revitalization should allow downtown to remain competitive in local, regional, national and international markets. – Modern open design allows for diverse set of uses as well as creates a desirable spatial character that attracts a multitude of users.

Policy LU1.2. Maintain downtown as a year-round, 24-hour highly functional mixed use center, containing areas of different densities, architectural styles, and land uses that support the needs of Scottsdale's residents and visitors. – The mixed of uses from retail to office to residential activates the space around the clock. The design utilizes warm and cool materials to balance durability and human tactility.

Policy LU1.3. Maintain a balance of downtown land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities, and the economic base needed to secure resources that support the community. – The residential component brings a potential owner operator to the buildings other uses [retail / office]. The means more chance for continued use of adjacent amenities.

Goal LU2: Promote the development of downtown as a collection of mixed-use urban neighborhoods.

Policy LU2.1. As a general plan designated mixed-use neighborhood, downtown Scottsdale should offer efficiencies of strong access to multiple modes of transportation and major regional access and services, focus on human scale development, accommodate higher density housing combined with complementary office or retail uses, and accommodate vertical mixed-use structures. –The design lends itself to myriad of uses, and the proximity to walking, biking, and trolley access is convenient to avoid auto use.

Policy LU2.2. Support interconnected, pedestrian oriented urban neighborhoods that are comprised of a balanced mix of activities and land uses within optimal walking distance [approximately one-quarter mile]. – A central location not only proximate to many shops and restaurants, but also public open space and museums / libraries..

Policy LU2.4. Maintain, enhance, and expand the development of a downtown civic center urban neighborhood with land uses consisting of downtown's primary public open space, along with cultural and municipal activities, such as the Scottsdale center for the arts, city hall, civic center library, and the public safety and courts complex. New development and/or redevelopment of properties within this urban neighborhood should activate, support, or increase the established civic, cultural, and open space activities. New development and redevelopment within the multiple use areas adjacent to the downtown civic center should incorporate vertically mixed land uses that activate the civic center with both visitors and residents year-round. Such development should provide visual and physical access to the downtown civic center. – The mixed use development provides destination retail that can take advantage of the park space with a patio extension of the interior. The second level office also enjoys a patio extension into the park that serves as a shade device for the ground level. The residential mix also serves to activate the park and utilize the civic amenities.

Goal LU5: Enhance, expand, and create new downtown public realm and open space areas.

Policy LU5.1. Provide for more open space areas within the downtown that may include central gathering places, a series of smaller, intimate spaces, as well as active and passive recreational use

opportunities. – Adjacent spaces to the park take advantage of the frontage, either physically extending into it, or borrowing the space for vistas and green surroundings at the residential level.

Policy LU5.5. Promote both the civic center and Arizona canal areas as primary downtown public open spaces for community residents and visitors. These primary public spaces should be actively programmed with a variety of social, cultural, artistic, and entertainment activities, and special events. – A mixed use structure that serves residents, tenants, and visitors alike benefits the community and serves the needs of the civic park.

Goal LU7: Support a mix of land uses that promote a sustainable downtown.

Policy LU7.1. Support downtown sustainability by encouraging vertical mixed-use development that offers land uses in close proximity to one another. – The diversity of the mixed use structure compliments the private commercial and public uses also located on the park.

Policy LU7.2. Encourage development to make cost effective use of existing urban resources such as infrastructure systems, underutilized sites, buildings, and transportation networks. – Locating garages off the existing alley, tying into the existing pedestrian walkways and paths, and maintaining proximity to trolley stops benefits the user as well as promotes the city infrastructure.

Goal CDB: Implement high quality design in downtown architecture.

Policy CDB.1. Encourage contemporary and historical interpretations of regional Southwestern Sonoran desert architectural traditions. – The architectural systems employed are mostly contemporary in nature, but utilizing time honored traditions such as deep window shade protection, the structure provides a sense of balance to the location and context.

Policy CDB.2. Promote the "Scottsdale sensitive design principles" in the creation of architecture in downtown. – Careful consideration of solar orientation and shade devices.

Policy CDB.3. Promote the principles of design in the "downtown urban design and architectural guidelines" in all downtown development. – providing a pedestrian friendly, human scaled space is paramount, as is providing the ability to have flexible space for the ground floor retail and second floor office space. The massing of the structure defines a new envelope, but works to mitigate to the adjacent buildings using stepped back terraces and softened landscape elements.

Policy CDB.4. Emphasize thorough design review and management of the built environment to achieve the benefits of high quality design. – Utilizing the tenets of the planning code, and working with city representatives and neighbors, achieves the most sound project.

Policy CDB.5. Encourage the integration of art into downtown urban design and architecture. – Materials chosen are intended to provide an advanced sense of space, fostering the implementation of art elements that complement the structure.

Goal M2: Create complete, comfortable, and attractive pedestrian circulation systems.

Policy M2.1. Design the public realm to include enhanced requirements for sidewalk space. Provide adequate space for meeting and passing other pedestrians, including queuing space to support desired levels of activity. – Enhancing the existing pedestrian walkway, as well as providing shaded covers over public walkways are two means of enhancing the pedestrian experience adjacent to the building.

Policy M2.2. Support pedestrian oriented design that encourages strolling, lingering, and promenading activities, by including pedestrian comfort amenities such as shade, seating, shelter, and

lighting, especially in areas where there is a high concentration of pedestrian activity. – The ground floor patio area is an extension of the ground floor retail use, and will be a desirable public space that will be furnished for visitors and customers alike.

Policy AC1.4. Continue to invest in, improve, and celebrate the Scottsdale civic center, the Arizona canal, and gallery areas, as prominent arts and culture destinations in downtown. – The mixed use nature promotes the ability to embrace the arts movement in downtown Scottsdale. The retail use will be a destination user, and the office space can take advantage of the open plan with glass looking out at the park. The ultimate use is in keeping with this intent to strengthen arts and culture.

Modifications to Design Standards

The code requires an envelope that slopes inward from 30'-0" at 1:1 and then at 2:1 above 45'-0". The code allows projections of up to 33% of a single plane within this stepback requirement. This request modifies the stepbacks on three sides due to the difficult limitations of a small site.

On the south side, we have a zero lot line condition adjacent to a 36'-0" high large retail center. On this side we would like to extend the stepback origin to 45'-0", where we slope back at the traditional 2:1 slope. Due to the zero lot line condition, this is in keeping with the current demising wall location. The abutted massing of the adjacent building lends itself to raising the initial stepback point to 45' as well as justifies the more gradual stepback as the two buildings merge and diverge as an urban fabric.

On the north side, we are adjacent to a pedestrian easement, so we are requesting to begin the stepback at 30'-0" as is code, just using the more modest 2:1 slope. This façade is within the 33% area of max projection into the stepbacks, so it does not impact the allowable stepbacks. This façade also contains the elevator and stair core, which is vertical the full height of the building, and accounts for a majority of the plane. Due to the pedestrian easement, a 14' wide void exists between the adjacent existing building and the new structure. Therefore, a more gradual stepback is warranted to relate to the adjacent structure.

The west façade faces an alley and parking structure, and we are requesting the same 30'-0" stepback origin at the modest 2:1 slope. Like the pedestrian easement, this space is a narrow space adjacent to an existing parking structure. Using the more gradual stepback is again warranted as it plays off the massing context.

Ultimately, the building terraces inward in keeping with the spirit of the code, just referencing the specific adjacent context. As the space between the existing buildings and new structure increases, the stepbacks become more restrictive. Our aim is to offset the existing built environment with our new massing in the most contextual way. The material selections also aid the stepback of form to soften the massing using translucent materials, as well as contrasting material juxtapositions.

The Downtown Future land Use map of the Downtown Plan designates the site as Downtown Civic Center Type 2 within the Civic Center Park. This land use is characterized to encourage new development, redevelopment and infill that strengthens Downtown Scottsdale's mix of uses and activities.

The design character of any area should be enhanced and strengthened by new development that promotes contextual compatibility. Inspired by the adjacent Clayton on the Park, this new development will advance the vocabulary set forth for ground floor retail, upper level commercial, and residential penthouse. The volumes play off AZ88 with pedestrian scale and the 7373 building as they merge at the zero lot line.

Development should sensitively transition in scale, height, and intensity at the downtown plan boundary and between adjoining urban neighborhoods of differing development types. The structure establishes a new height within the area, but is sensitive to stepbacks and terracing as it ascends. The alternating materiality of the building establishes a horizontal datum that serves to diminish the verticality.

Downtown development should respect and respond to the unique climate and context of the southwestern sonoran desert. The structure has unique solar orientation on four sides to respond to harsh western sun with louver controls, park frontage to the east, northern views and soft light, and sun shades over large glass expanses.

Strengthen pedestrian character and create strong pedestrian linkages. The adjacent landscape is enhanced to improve the pedestrian connection from the garage to the park, as well as create new shade areas along the park frontage. New lighting will also promote safety and security in the alley and park.

Incorporate a regional landscape palette that complements downtown's urban character. The plant material selected create different outdoor rooms that relate to pedestrians in the walkway from the garage to the park. New desert shade trees in the ascending planter terraces provide shade and texture to the multiple levels.

The extent and quality of lighting should be integrally designed as a part of the built environment. New alley lighting over each garage will enhance security and feel of the area. Path lighting in the pedestrian walkway will make the connection to the park more inviting. Soffit lights within the patio cover soffit will illuminate the parkside. The main stair tower will also glow from within the channel glass enclosure.

Implement high quality design in downtown architecture. The materials selected reflect a higher integrity, establishing unique details at each level of the structure.

Development should incorporate sustainable building practices and products. The structure is designed to take advantage of temperate months with connection to the exterior spaces, while maintaining passive cooling systems to reduce A/C loading. The solar orientations are unique to each cardinal direction with respect to sun protection. The materials selected are generally locally sourced and available. The materials are also appropriate for the desert environment.

Design Review Board Standards:

In replacing an eyesore of a vacant, run down restaurant with a new vibrant multi-use structure, the new space will also offer more options for retail destination, office destination, and additional residential opportunities.

The structure adapts to four different conditions on four sides of the structure. It merges with the adjacent building to the south. It engages the parking structure to the west and restaurant to the north with a gentle taper back at the upper levels with an open ground floor that engages the park and pedestrian walkway. The ground level at the alley provides parking opportunities for the residences and provides an appropriate activation on the alley frontage. The east side facing the park cascades at each ascending level with plant material to merge gracefully with the landscape.

Enhancing the pedestrian walkway to the north will make the connection from the parking structure to the park more fluid and safe. New garages will activate the alleyway.

Incorporating landscape elements into the design at ascending levels merges the building with park. Also the horizontal shade elements and patio cover that extends into the park provide

meaningful spaces and human scale to the project. The rain screen at the second level floats above to lighten the building. Use of channel glass elements to enclose public circulation areas allow views and give the vertical elements a more open feel. A combination of warm materials like wood cladding, with rich materials like stainless steel accents give the structure a presence in the park.

In keeping with urban ideals of walkability and proximity, this multi-use structure activates the immediate area 24/7 due to the mix of retail, office and residential uses. It's location on the park also makes it ideal for tenants and visitors alike.

-Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity. – The structure will provide opportunities for the site to be activated around the clock. By having this activity, it enlivens the area, spurring similar development, and enriching an underutilized civic park with more regular use.

-Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context. The new structure will establish a finished floor aligned with AZ88 next door, and will slope down to both the alley and the Civic Park. It has a pedestrian scale retail ground level, and each subsequent level has a unique materiality.

-Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas. The new circulation tower is adjacent to the existing pedestrian walkway that connects the parking structure and the Civic Park. The pedestrian walkway will be enhanced with a new accessible ramp and stairs to streamline the connection. New lighting will also promote safety and security.

-Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context. The Clayton on the Park serves as inspiration for this new structure in its mixed use program, and unique materiality. The terracing of the structure as it ascends relates to the structures on three sides and park on the east.

- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities. All mechanical units are concealed on the roof within parapet walls.

-If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project. The materials selected address the site context, as well as establish appropriate materiality for the different uses on multiple levels. The ground level maintains a pedestrian scale that relates to the adjacent buildings and landscape.

-If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines. The design incorporates pedestrian accessibility, and introduces a variety of new uses to the site to activate activity around the clock. The design of the structure is complementary with the adjacent structures, and uses materials that are appealing and innovative to advance the architectural vernacular of the downtown.



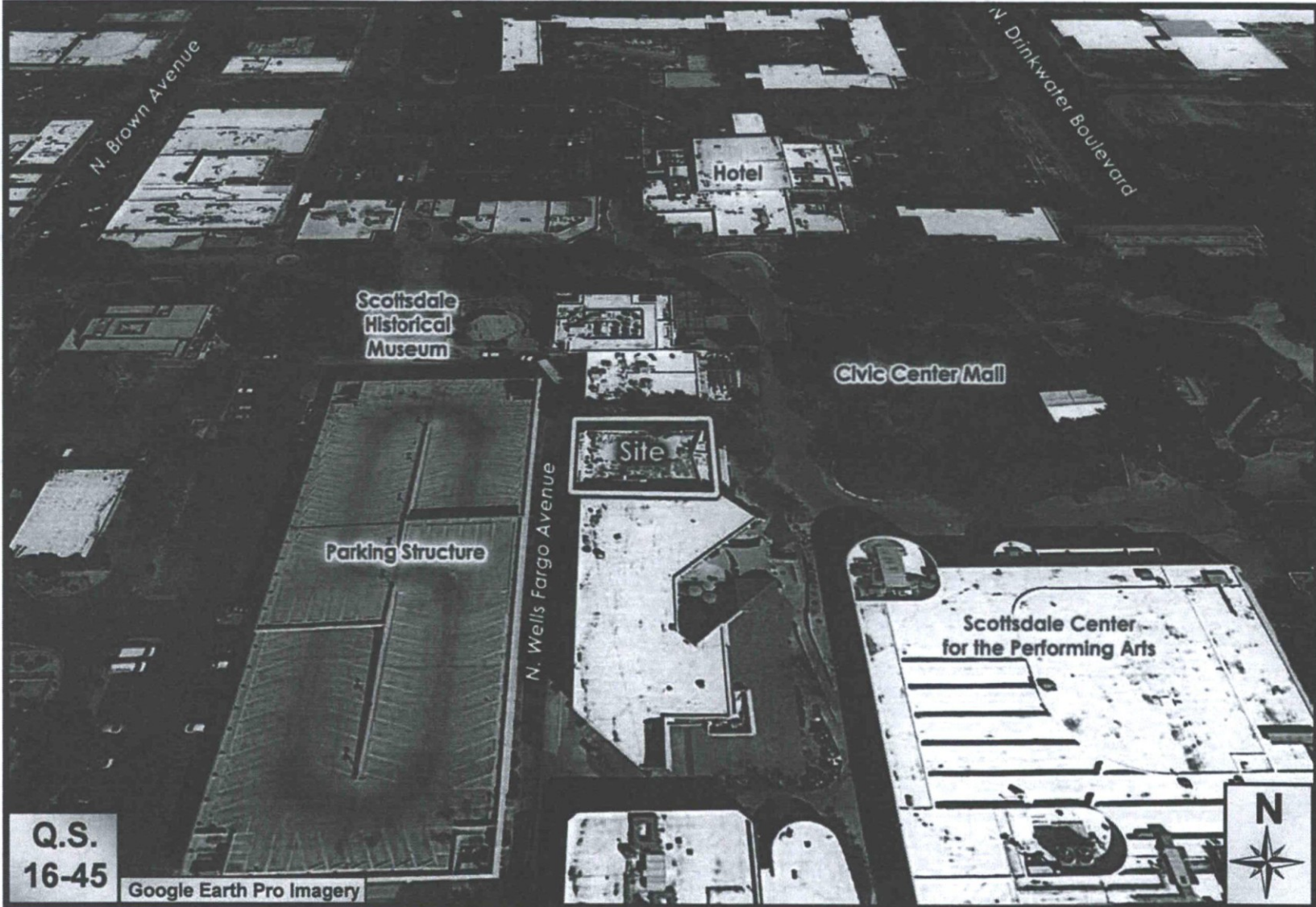
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Google Earth Pro Imagery

Parkview Mixed Use

22-ZN-2015

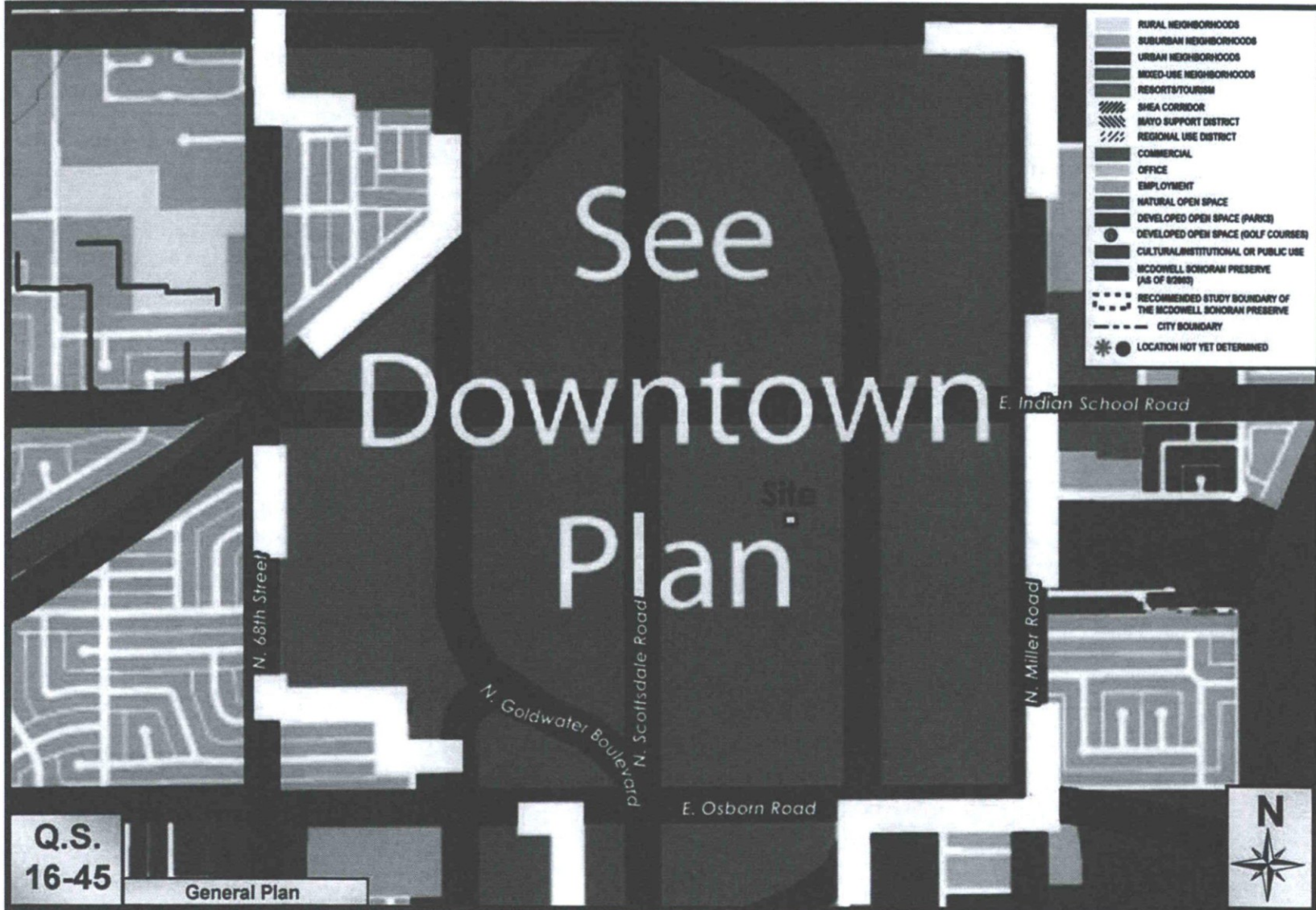
ATTACHMENT #3



ATTACHMENT #3A

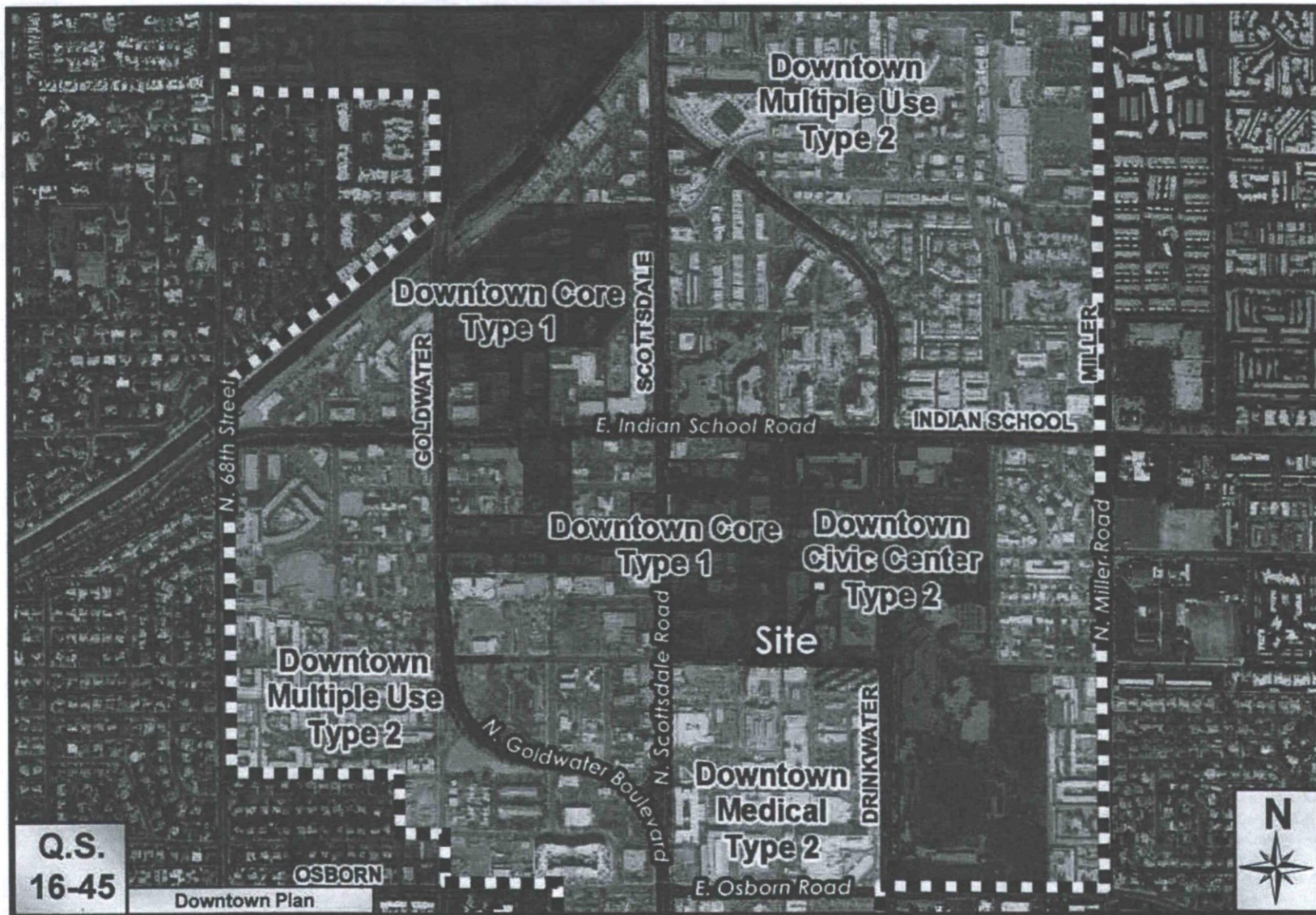
Parkview Mixed Use

22-ZN-2015



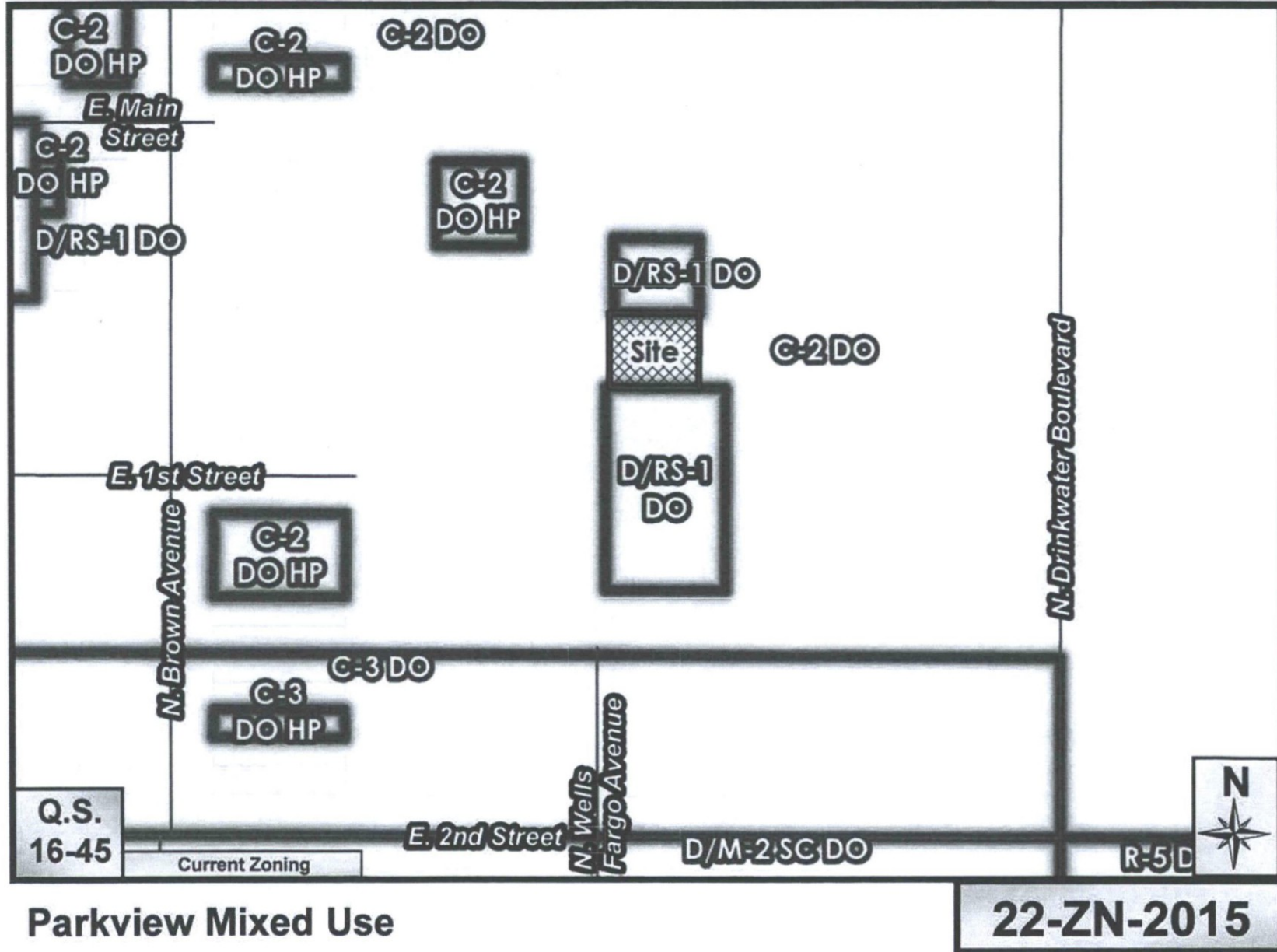
Parkview Mixed Use

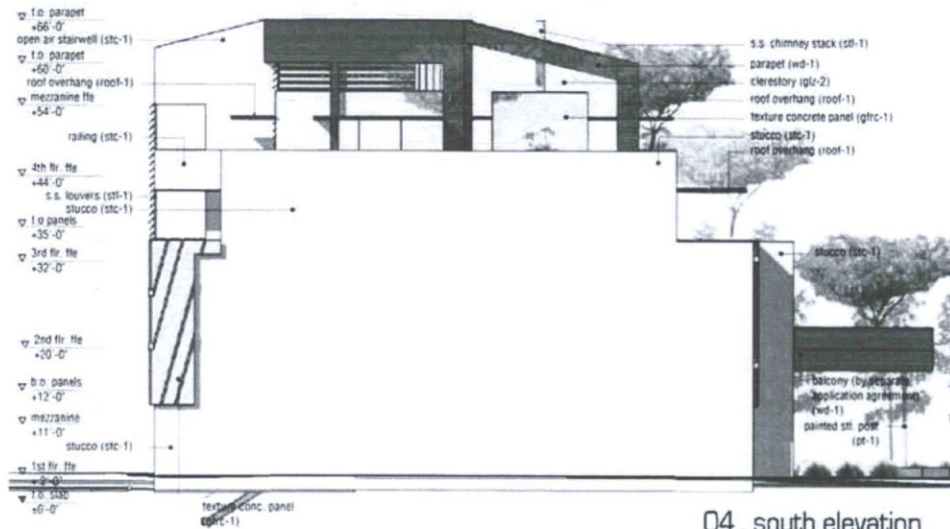
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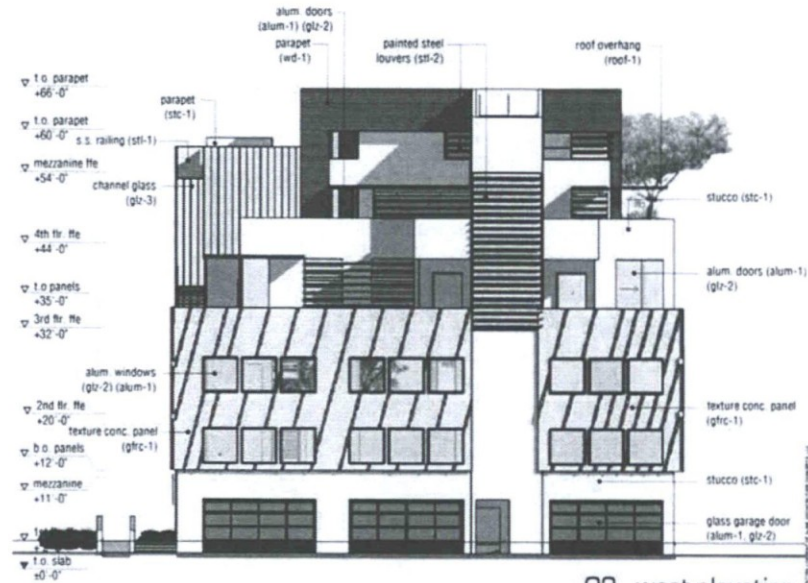
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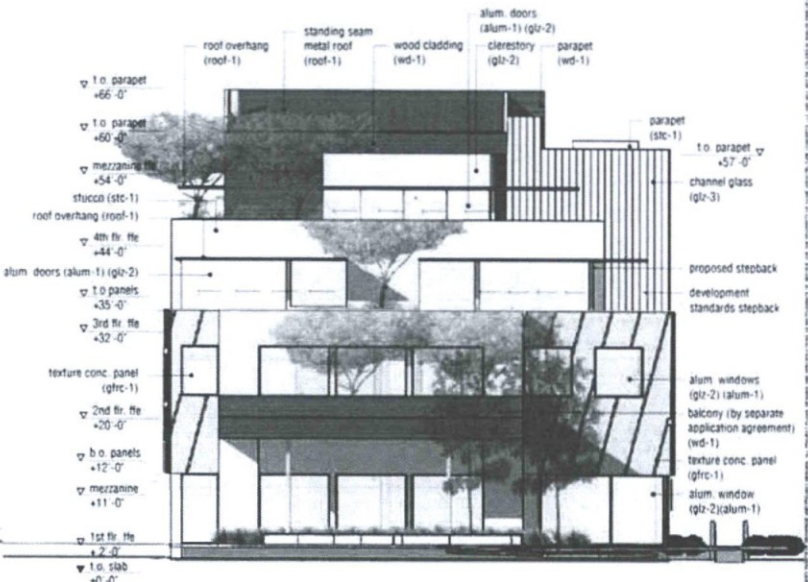
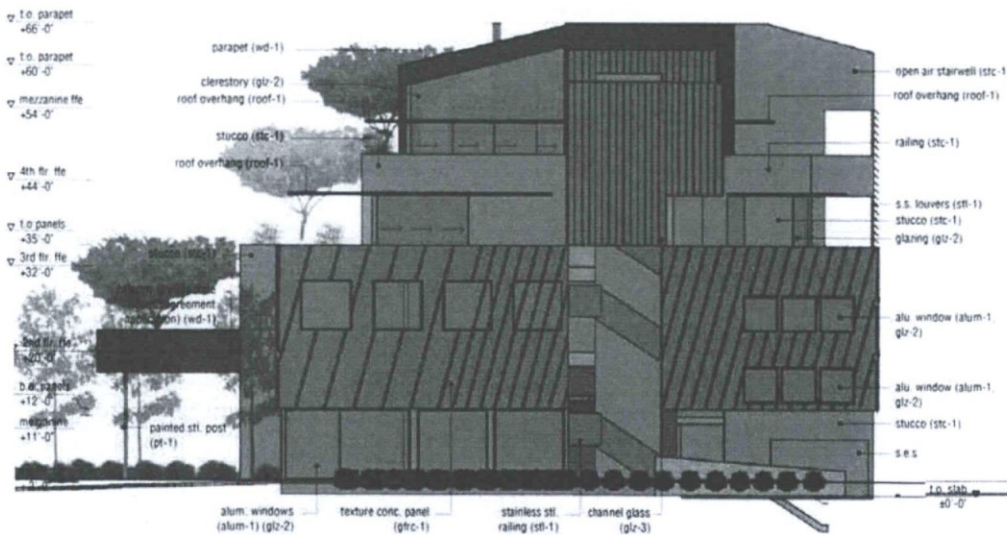




04 . south elevation



03 . west elevation



22-ZN-2015
2/12/16

zoning submittal
 7/2012 West Conshohocken and
 Philadelphia, PA 19381
aline
 1. (3/12/16) PH COMMENTS
 City Council Resolution 23, 2015, c.s. 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 project # 150333 c.s. 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

building elevations
sk-3.2

CITIZEN REVIEW REPORT

Tuesday, December 1, 2015

China Mist Mixed Use
7363 E. Scottsdale Mall
Scottsdale, Arizona 85251

re: **862-PA-2015**
Neighborhood Open House Meeting

Findings from the November 30, 2015 open house:

A postcard notifying all neighbors within 750' of the site, the Interested Parties list, and the school superintendant of the Open House was sent out on November 19th. A letter describing the scope of submittal was sent out November 18th to all the same neighbors and interest groups. A 4'x4' sign listing the Open House was also posted on site on November 20th.

We had six attendees at the Open House which included immediate neighbors, the media, and an interest group. Following a brief presentation of the project by both the owner, Tom Frenkel, and the architect, Brian Krob, the forum was opened to questions.

Massimo, the neighbor who owns Gelato Italiano, asked about the patio use on the ground level, as his concern was related to bolstering activity on the park. We explained that it would be an extension of the retail use (China Mist), but not necessarily a busy patio like AZ88. He also asked about lighting. He complained that lighting in the park is dark and people are 'scared' to enter at night. He noted the performing arts center being closed (and dark) as a detriment to enlivening the park. We assured him that we would be introducing new lighting underneath the patio cover element, path lighting in the pedestrian walkway, as well as lighting over each garage in the alley to promote safety and activation.

Nick Sobraske, a lawyer attending on behalf of AZ88, inquired about patios on the residential levels. We noted that the patios wrap three sides of the third level and four sides of the fourth level. He also asked about the height permitted by Civic Center Type II versus the existing C-2 zoning. We noted that Civic Center Type II permits 66'-0" overall while C-2 allows 36'-0".

Shirley Hirvatin, a 25 year resident of Scottsdale, questioned residences in lieu of more commercial. We assured her that while the retail will be a destination use, the office level was also still open for a myriad of tenants that would activate the site and allow visitation to the upper level of the building. Access to the office level patio would also extend the public area into the park and enliven the area.

The final question was about timing, to which we described the process as submit to the Planning Commission in February / March, DRB and City Council in April / May, submit to plan review, and start of Construction in June / July. We noted a 10-14 month construction process, so Spring / Summer 2017 opening.

Respectfully,



Brian Krob, NCARB

Principal

Aline Architecture . Concepts, LLC

7340 E. Main St. #220

Scottsdale, AZ 85251



**Early Notification of Project
Under Consideration**
 Neighborhood Open House Meeting

Site Address: 7368 E. Scottsdale Mall, Scottsdale, AZ

Project Overview:

<p>Project Name: Leach</p> <p>Project Location: 7368 E. Scottsdale Mall, Scottsdale, AZ 85251</p> <p>Project Description: Leach is a new, modern, multi-story residential building with a mix of housing types, including townhomes, duplexes, and single-family homes. The project is located in a prime location in Scottsdale, Arizona, near the Scottsdale Mall and the Scottsdale Country Club. The project is expected to be completed in late 2011.</p>	<p>Project Owner: Leach Properties, LLC</p> <p>Project Architect: Leach Properties, LLC</p> <p>Project Engineer: Leach Properties, LLC</p> <p>Project Contractor: Leach Properties, LLC</p>
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For more information, please contact:

<p>Project Contact: Leach Properties, LLC</p> <p>Phone Number: 480-933-3253</p> <p>Email Address: leach@leachproperties.com</p>	<p>City Contact: City of Scottsdale</p> <p>Phone Number: 480-340-4300</p> <p>Email Address: planning@cityofscottsdale.gov</p>
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Meeting Date: **Monday, August 22, 2010**

Meeting Time: **6:00 PM - 8:00 PM**

Meeting Location: **7368 E. Scottsdale Mall, Scottsdale, AZ 85251**

Meeting Agenda: **Open House Meeting**

Meeting Description: **The meeting will provide an opportunity for the public to provide input on the project. The meeting will be held in a large, open hall with a stage and a podium. The meeting will be held in a large, open hall with a stage and a podium. The meeting will be held in a large, open hall with a stage and a podium.**

Leach

Leach

APPLICATION NARRATIVE

Monday, November 16, 2015

China Mist Mixed Use
#862-PA-2015
7363 East Scottsdale Mall
Scottsdale, Arizona 85251

Dear neighbor,

This Zoning District Map Amendment (rezoning) / Design Review Board application entails a new four story structure fronting on the Scottsdale Civic Park. This application precludes new zoning which allows 66'-0" overall height. The structure will be mixed use with ground level retail with mezzanine level above alley access garages, second level office, and third and fourth floor residences. The zoning setbacks create deck areas for the residential levels. The setbacks have been adapted for the current conditions which is per code on the east, facing the park, 2:1 stepping from 30'-0" on the north and west facing AZ88 and the parking structure respectively, and 2:1 stepping from the fourth floor on the south demising wall with the adjacent building. A proposed patio area for the second level office creates ground level shading on a organically shaped garden for the retail which retains the existing park hardscape for edges, and extends over the park walkways for additional shade. The pedestrian space in between the new mixed use building and AZ88 will be enhanced with an accessible ramp and stairs and new native grass flanked walkway. The site is currently zoned C-2, but the City has overlaid a new Land Use designation of Downtown Civic Center Type 2, which is consistent with the General Plan, and consistent with the Downtown Plan.

General Plan

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods. This category includes higher density residential, office and retail uses.

Mixed Use

Neighborhoods are also characterized by being located in areas having multiple modes of transportation available. In addition, the site areas are located in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach growth management from a perspective of "... identifying those "... areas of the community that are most appropriate for development focus [that] will best accommodate future growth" The Growth Areas are intended to encourage development in a mixed-use environment.

Character Area Plan

The Downtown Future land Use map of the Downtown Plan designates the site as Downtown Civic Center Type 2 within the Civic Center Park. This land use is characterized to encourage new development, redevelopment and infill that strengthens Downtown Scottsdale's mix of uses and activities.

Modifications to Design Standards

The code requires an envelope that slopes inward from 30'-0" at 1:1 and then at 1:2 above 45'-0". The code allows projections of up to 33% of a single plane within this setback requirement. This request modifies the setbacks on three sides due to the difficult limitations of a small site. On the south side, we have a zero lot line condition adjacent to a 36'-0" high large retail center. On this side we would like to extend the setback origin to 45'-0", where we slope back at the traditional 1:2 slope. On the north side, we are adjacent to a pedestrian easement, so we are requesting to begin the setback at 30'-0" as is code, just using the more modest 1:2 slope. This façade contains the elevator and stair core, which is vertical the full height of the building, and accounts for a majority of the plane. The west façade faces an alley and parking structure, and we are requesting the same 30'-0" setback origin at the modest 1:2 slope.

Design Review Board Standards:

In replacing an eyesore of a vacant, run down restaurant with a new vibrant multi-use structure, the new space will also offer more options for retail destination, office destination, and additional residential opportunities.

The structure adapts to four different conditions on four sides of the structure. It merges with the adjacent building to the south. It engages the parking structure to the west and restaurant to the north with a gentle taper back at the upper levels with an open ground floor that engages the park and pedestrian walkway. The ground level at the alley provides parking opportunities for the residences and provides an appropriate activation on the alley frontage. The east side facing the park cascades at each ascending level with plant material to merge gracefully with the landscape.

Enhancing the pedestrian walkway to the north will make the connection from the parking structure to the park more fluid and safe. New garages will activate the alleyway.

Incorporating landscape elements into the design at ascending levels merges the building with park. Also the horizontal shade elements and patio cover that extends into the park provide meaningful spaces and human scale to the project. The rain screen at the second level floats above to lighten the building. Use of channel glass elements to enclose public circulation areas allow views and give the vertical elements a more open feel. A combination of warm materials like wood cladding, with rich materials like stainless steel accents give the structure a presence in the park.

All mechanical units are concealed on the roof within parapet walls.

In keeping with urban ideals of walkability and proximity, this multi-use structure activates the immediate area 24/7 due to the mix of retail, office and residential uses. It's location on the park also makes it ideal for tenants and visitors alike.

If you have any questions, feel free to call me at 480-225-7359, or email at b.krob@alinedesignstudio.com.

Sincerely,



Brian Krop, NCARB
Aline Architecture Concepts, LLC
7340 E. Main St. #220
Scottsdale, AZ 85251

SIGN IN SHEET

Monday, November 30, 2015

China Mist Mixed Use
7363 E. Scottsdale Mall
Scottsdale, Arizona 85251

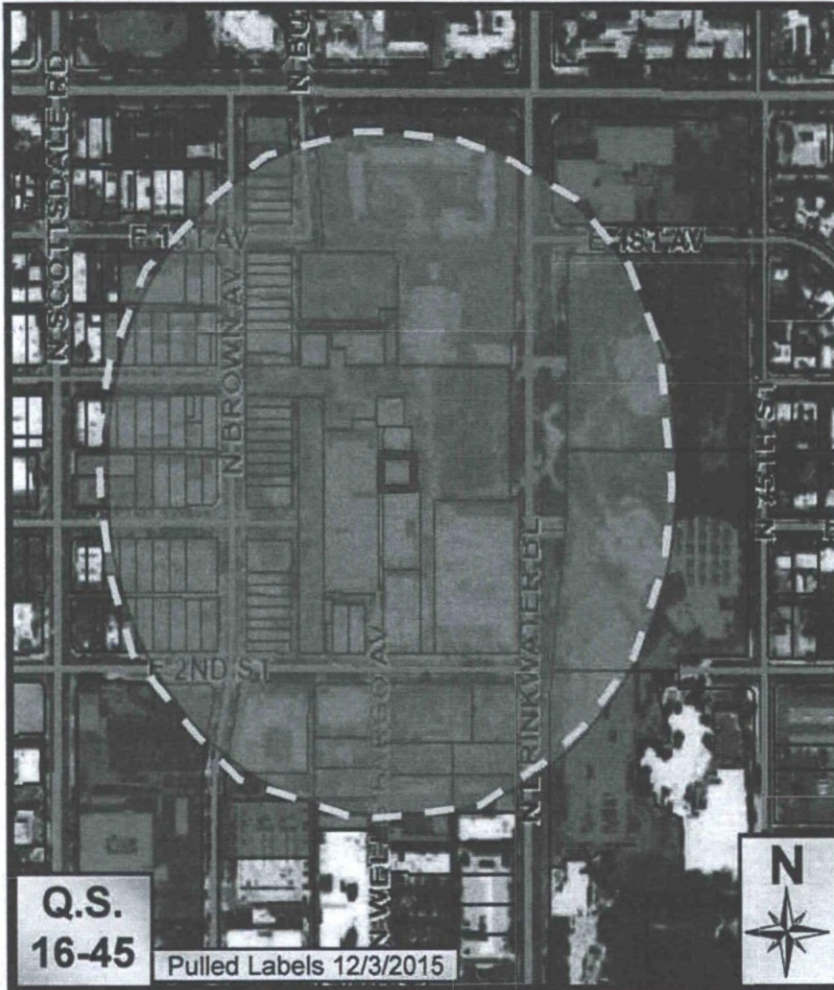
re: 862-PA-2015 Neighborhood Open House Meeting

Name	Email Address	Phone Number
MASSIMO	COALBERTO@TACIAMAZONA.COM	480 941 3100
Parker Leavitt	parker.leavitt@arizonapublic.com	602-246-0226
RON EICH	roneich3@cox.net	480-949-6081
Shirley Hervatin	_____	480-949-6081
NICK SOBRASKI	NSOBRASKI@GSLAW.COM	602.256.4449
Sonnie Kirtley	cogs@cogs.net	602 717 3886
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

b krod@alinedesignstudio.com
b laub@alinedesignstudio.com
b laubenthal 480 980 9039
b krod 480 225 7359
7340 east main street, #220
scottsdale, az 85251

City Notifications – Mailing List Selection Map

ATTACHMENT #10



Map Legend:



Site Boundary



Properties within 750-foot
89 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor
- City Website-Projects in the hearing process

Parkview Mixed Use

22-ZN-2015

REQUEST TO SPEAK

3



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Sandra Rose MEETING DATE _____
Rose Canyon Group Meeting
NAME OF GROUP/ORGANIZATION (if applicable) AR-88
ADDRESS 7144 ESTERSON DR ZIP 85251
HOME PHONE _____ WORK PHONE 480 505 3739
E-MAIL ADDRESS (optional) SROSE@ROSELAUGROVE.COM
 I WISH TO SPEAK ON AGENDA ITEM # 3 I WISH TO DONATE MY TIME TO ONLY IF NEEDED CIVIL SUPPORT
W/ ANGRY
STIPULATIONS
 I WISH TO SPEAK DURING "PUBLIC COMMENT" * CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, APRIL 13, 2016

SUMMARIZED MEETING MINUTES

PRESENT: Michael Edwards, Chair
Matthew Cody, Vice Chair
David Brantner, Commissioner
Paul Alessio, Commissioner
Larry S. Kush, Commissioner
Michael J. Minnaugh, Commissioner
Ali Fakh, Commissioner

STAFF: Tim Curtis
Joe Padilla
Randy Grant
Brad Carr
Dan Symer
Jeff Barnes
Keith Niederer

CALL TO ORDER

Chair Edwards called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

MINUTES REVIEW AND APPROVAL

1. Approval of March 23, 2016 Regular Meeting Minutes including the Study Session.

COMMISSIONER KUSH MOVED TO APPROVE THE MARCH 23, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY VICE CHAIR CODY THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

2. 20-ZN-2015 (Sundown Plaza)
Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Highway Commercial, Parking P-3 (C-3/P-3) zoning on 1.26+/- acres and from Highway Commercial (C-3) zoning to Parking P-2; Passenger Vehicle Parking (P-2) zoning on +/- 0.49 acres for a site located at 10636 N. 71st Way. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Ben Riddle, PE, 480-212-4200.

Item No. 2: Recommended City Council approve case 20-ZN-2015, by a vote of 6-1; Motion by Commissioner Brantner, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Alessio, with Commissioner Kush dissenting.

Request to Speak: John Hayden, Bill Beran and Roland Malone

3. 22-ZN-2015 (Parkview Mixed Use)
Request by owner for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) to Downtown/Downtown Civic Center – Type 2 (D/DCC-2) zoning with Amended Development Standards to: 1) Remove the north, south, and west property line stepback plane incline ratio of 1:1 between thirty (30) feet above the property line and forty-five (45) feet; and 2) Lower the beginning point of the stepback plane incline ratio of 2:1 above the north and west property lines from forty-five (45) feet to thirty-feet (30), for a 6,114+/- square foot property located at 7363 East Scottsdale Mall. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Brian Krob, 480-225-7359.

Request to Speak: Jordan Rose

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

4. 2-AB-2016 (Samsill & Clark Abandonment)

Request by owners to abandon portions of right-of-way totaling 13,891sqft and portions of GLO easements totaling 27,705sqft, along the north, south, and west boundaries of two properties located at 27201 N. 79th Street and 27155 N. 79th Street with Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Alan Samsill, 602-625-8918.

Item No's. 3 & 4: Recommended City Council approve cases 22-ZN-2015 and 2-AB-2016, by a vote of 7-0; Motion by Commissioner Brantner, per the staff recommended stipulations, including the revised stipulations for case 22-ZN-2015, based upon the finding that the Abandonment and the Zoning District Map Amendments are consistent with and conform with the adopted General Plan, 2nd by Commissioner Alessio.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:22 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

PLANNING COMMISSION REPORT



Meeting Date: April 13, 2016
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Parkview Mixed Use 22-ZN-2015

Request to consider the following:

1. A recommendation to City Council regarding a request by the owner for a Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) to Downtown/Downtown Civic Center – Type 2 (D/DCC-2) zoning with Amended Property Development Standards to: 1) Remove the north, south, and west property line stepback plane incline ratio of 1:1 between thirty (30) feet above the property line and forty-five (45) feet; and 2) Lower the beginning point of the stepback plane incline ratio of 2:1 above the north and west property lines from forty-five (45) feet to thirty-feet (30), for a 6,114+/- square foot property located at 7363 East Scottsdale Mall.

Key Items for Consideration

- Consistency with the General Plan
- Consistency with the Downtown Plan
- Consistency with the Downtown Urban Design and Architectural Guidelines
- No know opposition

OWNER

The Clayton Companies
480-941-2260

APPLICANT CONTACT

Brian Krob
Aline Architecture
480-225-7359

LOCATION



Action Taken _____

7363 East Scottsdale Mall

BACKGROUND

General Plan

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods (Attachment #4). This category includes higher density residential, office and retail uses. Mixed-Use Neighborhoods are also characterized by being located in areas having multiple modes of transportation available. In addition, the site areas are located in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach “...growth management from a perspective of ...” identifying those “...areas of the community that are most appropriate for development focus [that] will best accommodate future growth....” The Growth Areas are intended to encourage development in a mixed-use environment.

Character Area Plan

The Downtown Future Land Use map of the Downtown Plan designates the site as Downtown Civic Center Type 2 (Attachment #5) within the Civic Center Conceptual Urban Neighborhood. This land use is characterized to “Maintain, enhance, and expand...” (LU 2.5) the civic center urban neighborhood land uses activate, support, or increase the established civic, cultural, and open space activities.

Zoning

The site is zoned Central Business Downtown Overlay (C-2 DO) zoning. The C-2 zoning district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods, and typically includes uses associated with office and retail shopping. The Downtown Overlay district encourages urban design forms to accommodate additional dwelling units in mixed-use developments and stimulates sustainable live/work lifestyles within a vital urban environment.

Context

The subject property is located 7363 East Scottsdale Mall, which is northwest of the Scottsdale Center for Performing Arts. The property is adjacent to the Civic Center Mall, and the surrounding uses contain commercial, office, municipal, residential, and restaurant uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: An existing restaurant, zoned Downtown / Retail Specialty – Type 1 Downtown Overlay (D/RS-1 DO)
- South: An existing mixed-use commercial center consisting of restaurant, office, personal care services uses, zoned Downtown / Retail Specialty – Type 1 Downtown Overlay (D/RS-1 DO)
- East: Scottsdale Civic Center Mall, Scottsdale Center for Performing Arts, and municipal uses, zoned Central Business Downtown Overlay (C-2 DO) and Highway Commercial Downtown Overlay (C-3 DO)
- West: Scottsdale Civic Center Mall Parking Garage, zoned Central Business Downtown

Overlay (C-2 DO)

Other Related Policies, References:

- 14-UP-1992 Conditional Use Permit for Live Entertainment
- 14-UP-1992#2 Conditional Use Permit Patron Dancing

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for Zoning District Map Amendment from Central Business Downtown Overlay (C-2 DO) zoning to Downtown/Downtown Civic Center – Type-2 Downtown Overlay (D/DCC-2 DO) zoning, with amended property development standards, on a ±0.14-acre site located at 7363 East Scottsdale Mall. The proposed Zoning District Map Amendment will allow for a mixed-use development containing 11,000 square feet of non-residential floor area and three (3) dwelling units.

Development Information

- Existing Use: Vacant restaurant
- Proposed Use: Mixed Use Development (residential and commercial)
- Parcel Size: 0.14 acres
- Current Building Height Allowed: 36 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 66 feet (inclusive of rooftop appurtenances)
- Parking Required: 26 spaces
- Parking Provided: 3 new parking spaces, 53 Parking Improvement District Credits
- Floor Area: 17,400 square feet (non-residential and residential floor area)
- Density Allowed: 50 dwelling units per acre
- Density Proposed: 22 dwelling units per acre

IMPACT ANALYSIS

Land Use

The General and Downtown Plan’s designations encourages higher density housing combined with, office, retail uses, and other uses that are compatible in a mixed use format. In addition, these plans encourage new developments, redevelopment and infill that strengthen the Downtown’s mix of uses and activities through mutually supportive land uses. The applicant’s proposal includes a comprehensive summary of the development and how the requested zoning conforms to the polices of the General and Downtown Plans.

The proposed use for the site area is a mixed-use development that contains both residential and

non-residential land uses in one building. The proposed zoning designation of Downtown / Downtown Civic Center – Type 2 Downtown Overlay (D/DCC-2 DO) allows the proposed uses, and is consistent with the General Plan and Downtown Plan. In addition, the proposed development is consistent with the Downtown Plan as it pertains to maintaining a 24-hour mixed use center with a variety of housing types in Downtown area (DP LU 1.2, DP LU 1.3, DP LU 6.1 and DP LU 6.2). Furthermore, the proposed development is vertical mixed-use, which encourages sustainability by providing land uses in close proximity to one another, and incorporates uses that assist in activating the Scottsdale Civic Center Mall (DP LU2.4, and DP LU 7.1).

Located on the southeast corner of 7363 East Scottsdale Mall, which is adjacent to the Scottsdale Civic Center Mall northwest of the Scottsdale Center for Performing Arts, the proposed development is situated in an area of the Downtown that is primarily commercial, municipal, open space, residential, restaurant and travel accommodation uses. As it pertains to the surrounding existing uses, the proposed development will assist in providing an appropriate transition to the Scottsdale Civic Center Mall and other uses in this area of the Downtown. In addition, the proposed uses of development is oriented towards that mall, which will assist in providing an activated edge condition new with office and residential patios. The proposed zoning district, D/DCC-2 PBD DO, is consistent with the Downtown Plan’s associated zoning designation and abutting properties.

Traffic

The site is located north of the northeast corner of the intersection of East 2nd Street and North Wells Fargo Avenue. Both streets are downtown local commercial streets, and North Wells Fargo Avenue terminates at the Civic Center parking garage and convert in an alley that abuts the property. The Transportation Department has reviewed the application and has determined that the proposed plan will not negatively impact the capacity of the affected alley and streets.

Water/Sewer

The City’s Water Resources Department has reviewed this application and has determined that there is adequate water and waste water services to serve the development.

Public Safety

The Fire Department has reviewed this application and has determined that there is adequate ability to provide fire and emergency services to the development. The nearest fire station is located at 7522 East Indian School Road.

Community Involvement

Staff and the applicant have mailed notifications to property owners within 750 feet of the site, and the applicant held an open house on November 30, 2015. A copy of the applicant’s Citizen Involvement Report is included as Attachment #7. Staff has received one phone inquiry regarding this proposal with general questions.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the proposed Zoning District Map

Amendment and Amended Property Development Standards are consistent and conform to the Downtown Plan, Downtown Plan Urban Design and Architectural Guidelines, and the adopted General Plan, and make a recommendation to City Council for approval per the attached stipulations.

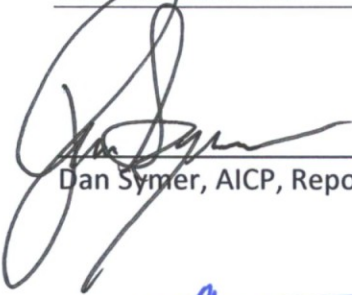
RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Dan Symer, AICP
Senior Planner
480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY



Dan Symer, AICP, Report Author

3-18-2016
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

4/4/2016
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

4/5/16
Date

ATTACHMENTS

1. Stipulations
Exhibit A Attachment 1: Site Plan
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. General Plan Land Use Map
5. Downtown Future Land Use Map
6. Current Zoning Map
7. Proposed Zoning Map
8. Building Elevations
9. Perspective
10. Citizen Involvement
11. City Notification Map

Stipulations for the Zoning Application:

Parkview Mixed Use

Case Number: 22-ZN-2015

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform to the Property Development Standards of the Downtown District with the following amended property development standard:

(Deletions are in ~~bold strike throughs~~, and additions are in **BOLD CAPITAL LETTERS**.)

Stepbacks – Section 5.3006.H.3.

~~Property in the Downtown Civic Center Type 2 or Downtown Multiple Use Type 2 Areas not described above: The stepback plane shall incline at a ratio of 1:1, beginning thirty (30) feet above (i) the minimum setback from the public street (except alleys), and (ii) all other property lines, to forty five (45) feet; and beginning at forty five (45) feet, incline at a ratio of 2:1~~

PROPERTY IN THE DOWNTOWN CIVIC CENTER - THE STEPBACK PLANE:

- a. **SHALL INCLINE AT A RATIO OF 1:1, BEGINNING THIRTY (30) FEET ABOVE THE EAST PROPERTY LINE, TO FORTY-FIVE (45) FEET; AND BEGINNING AT FORTY-FIVE (45) FEET, INCLINE AT A RATIO OF 2:1;**
 - b. **SHALL INCLINE AT A RATIO OF 2:1 BEGINNING THIRTY (30) FEET ABOVE THE NORTH AND WEST PROPERTY LINES; AND**
 - c. **SHALL INCLINE AT A RATIO OF 2:1 BEGINNING FORTY-FIVE (45) FEET ABOVE THE SOUTH PROPERTY LINE.**
2. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by ALINE ARCHITECTURE CONCEPTS and with the city staff date of 02/12/16, attached as Exhibit A to Attachment 1. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
 3. BUILDING DESIGN. With the Development Review Board submittal, the owner/developer shall demonstrate the methodology that shall be incorporated into the design and construction of the development to reasonably mitigate sound attenuation of exterior ambient noise within the building.
 4. NOTIFICATION REQUIREMENT. The property owner shall submit a documentation to be recorded against the property that provides notice to owner(s) and residence(s) that there are existing bars, restaurants, park/mall and other business and special event activities that contribute to ambient noise within the vicinity of the development. The documentation and/or note shall be subject to satisfaction of the City Attorney or designee.

5. **BUILDING AND PATIO ENCROACHMENTS.** The property owner shall obtain separate approvals and encroachment permits as determined by the City Attorney for any building or patio encroachment on or above the City’s property.

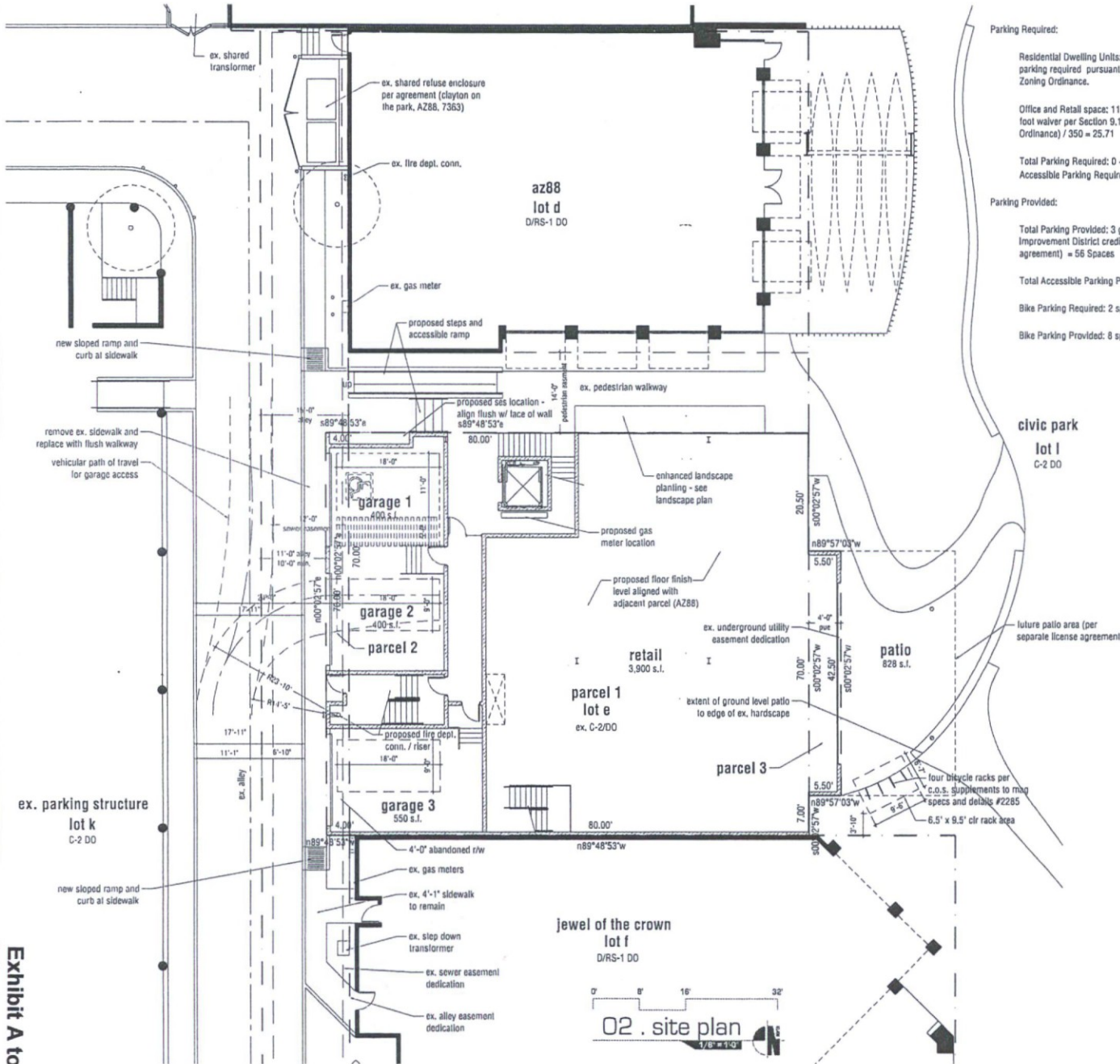
INFRASTRUCTURE AND DEDICATIONS

6. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
North Wells Fargo Avenue - alignment	Alley	11 feet - existing	curb, sidewalk, sidewalk ramps, and driveway	a.1.

a.1. The existing sidewalk on the east side of the alley drive shall be replaced with a minimum four (4) wide sidewalk that is flush with the alley, and has a maximum cross slope of two (2) percent to the west.

7. **IN LIEU PAYMENTS.** Before any building permit is issued for the site, if directed by city staff, the owner shall make an in-lieu payment to the city instead of constructing a specified the street improvement(s). Before any final plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.
8. **EASEMENTS.**
 - a. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.



Parking Required:

Residential Dwelling Units: 3 Three-bedroom units = 0 parking required pursuant to Section 9.104.H.3.d. of the Zoning Ordinance.

Office and Retail space: 11,000 square feet = 2,000 (square foot walver per Section 9.104.H.3.c.iii) of the Zoning Ordinance) / 350 = 25.71

Total Parking Required: 0 + 25.71 = 25.71 or 26 spaces
Accessible Parking Required = 5 * 0.04 = 0.24 or 1 space

Parking Provided:

Total Parking Provided: 3 garage spaces + 53 Improvement District credits (12 of which are a lease agreement) = 56 Spaces

Total Accessible Parking Provided = 1 space

Bike Parking Required: 2 spaces (1 rung)

Bike Parking Provided: 8 spaces (4 rungs)

civic park
lot l
C-2 DO

future patio area (per separate license agreement)

applicable codes

- 2012 International building code
- 2012 International mechanical code
- 2012 International fire code
- 2012 International energy conservation code
- 2012 International green construction code
- 2011 national electric code
- 2012 International plumbing code
- 2012 International existing building code
- 2009 international code council / american national standards institute #1171 accessibility code
- 2010 Americans with disabilities act accessibility guidelines

project summary

this project consists of a new four story mixed use structure w/ ground level retail, second level office, and third and fourth floor residential. garages for the residential units provided off the alley on the ground floor. a new patio cover to extend over the existing park r.o.w.

legal description

section 26, township 2n, range 4e
lot E, scottsdale mall mcr book 170, page 2

building data

property address: 7363 e. scottsdale mall, scottsdale, az, 85251
existing zoning: C-2 DO
proposed zoning: DOWNTOWN CIVIC CENTER TYPE 2
first level area w/ mezzanine (retail): 5,500 s.f.
second level area (office): 5,500 s.f.
third level area (residential): 3,440 s.f.
fourth level area w/ mezzanine (residential): 3,000 s.f.
building area total: 17,440 s.f. (19,040 under roof)
occupancy type: M (retail), B (business), R-2 (multi-family)
construction type: III-A (sprinklered)
maximum height: 65'-0" (mechanical included)
number of dwelling units: 3 units
maximum allowed density: 50 units / acre
maximum proposed density: 22 units / acre

site data

apn: 130-23-210a
site area (net): 6,114 s.f. or .14 acres
site area (gross): 6,359 s.f. or .15 acres
base: (1.3 x 6391.2) = 8308.56 s.f.
residential bonus: (0.5 x 6183.5) = 3081.75 s.f.
total: 11,504.16 s.f.
total: 11,504.16 s.f.
open space: 11,900 s.f. (0%) 0 s.f.
parking provided: three dwelling units: 0 spaces
office + retail: (11000-2000/350) = 25.71 spaces
total: 26 spaces
accessible parking req'd: (5 x .04) = 1 space
parking prov'd: 53 Improvement district credits (12 leased)
3 on-site garage spaces
total: 56 (1 ADA)

general limitations

construction type: III-A (sprinklered)
allowable area: 55,500 sq. ft.
building total area (air conditioned): 17,440 sq. ft.
building total area: 19,040 sq. ft.
allowable height: 4 story
actual height: 4 story



7363 e. scottsdale mall
scottsdale, az 85251

zoning submittal
 7363 e. scottsdale mall
 scottsdale, az 85251
 chapter 55B
 china mist mixed use

site plan + project info

sk-1.0

APPLICATION NARRATIVE

Wednesday, February 10, 2016

China Mist Mixed Use

#862-PA-2015
 7363 East Scottsdale Mall
 Scottsdale, Arizona 85251

This Zoning District Map Amendment (rezoning) / Design Review Board application entails a new four story structure fronting on the Scottsdale Civic Park. This application precludes new zoning which allows 66'-0" overall height. The structure will be mixed use with ground level retail with mezzanine level above alley access garages, second level office, and third and fourth floor residences. The zoning setbacks create deck areas for the residential levels. The setbacks have been adapted for the current conditions that is per code on the east, facing the park, 2:1 stepping from 30'-0" on the north and west facing AZ88 and the parking structure respectively, and 2:1 stepping from the fourth floor on the south demising wall with the adjacent building. A proposed patio area for the second level office creates ground level shading on an organically shaped garden for the retail which retains the existing park hardscape for edges, and extends over the park walkways for additional shade. The pedestrian space in between the new mixed use building and AZ88 will be enhanced with an accessible ramp and stairs and new native grass flanked walkway. The site is currently zoned C-2, but the City has overlaid a new Land Use designation of Downtown Civic Center Type 2, which is consistent with the General Plan, and consistent with the Downtown Plan.

General Plan

-Character and Design Element

Goal 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development. – The design of the structure is meant to activate the area utilizing mixed use occupancy, also creating many exterior patio areas that extend to the adjacent Civic Park.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs. – Each of the four solar orientations has been carefully considered: The south is mostly enclosed or protected by deep overhangs, the north is open to the adjacent pedestrian way, but also protected with overhangs, the east is open to the park, utilizing overhangs, and the west is protected with louvered panels to allow reflected light yet reduce direct heat gain. The east and north sides also use patios and terracing to take advantage of the park frontage. There are also terraces on the alley to keep the space from being forgotten and thusly unsafe.

- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together. – The incorporation of retail, offices and residential invigorates the area which lacks consistent activity. By complementing the existing commercial edge to the park, it creates a sought after destination for multiple users.

Goal 2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

- Recognize that Scottsdale's economic and environmental well being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center. – The design of the structure is meant to profess a contemporary cleanliness as well as a humanitarian warmth using a balance of materials and planting on ascending levels of the project. This is in keeping with the feel of the civic park and the amenities surrounding it.

- Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development. – The city process in conjunction with preliminary bidding formulates a viable, desirable project that most effectively takes neighboring concerns into account. In sum, the best approach for neighbors and visitors is achieved.

- Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life. – The very unique site which sits adjacent to an urban open space and enjoys a proximity to the best Scottsdale business has to offer informs the relationship of the built form to the natural setting. The solar orientation controls are specific to the site, but the fenestration also takes advantage of vistas of the park, neighboring mountains, as well as distant views. By incorporating terrace planters into the project, it softens the edge to the park and makes the pedestrian relationship more enjoyable.

- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community. – Careful consideration of solar orientation and shade devices are utilized as well as materials that balance reflectance and thermal radiation with durability.

Goal 6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- Require substantial landscaping be provided as part of new development or redevelopment. – While the site is built out to the property lines, adjacent landscape areas will be enhanced including a pedestrian walkway, patio frontage on the park, and terraced planters ascending the structure.

- Maintain the landscaping materials and pattern within a character area. – Desert shade trees, natural grasses, and groundcover will characterize the plant selections in the ground and planter areas.

- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality. – Planters located throughout the buildings terraces will provide for shade trees and shrubs that reduce heat gain on the structure and adjacent structures.

- Discourage plant materials that contribute substantial air-borne pollen. – Only approved landscape material will be utilized.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect. – By implementing solar control devices and optimally placed planters at multiple levels of the building, as well as careful material selections, it will mitigate heat island effect. Also, proper plant selection will reduce water usage.
- Encourage the retention of mature landscape plant materials. – Existing trees to be preserved as much as possible.

Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community. – Careful consideration of solar orientation and shade devices.
- Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting. – Unique materials and form to respond to the context.
- Relationships to surrounding land forms, land uses and transportation corridors. - Relates to the park with terraced landscape planters.
- Contributions to city wide linkages of open space and activity zones. Embraces the park frontage and enhances the connection to the adjacent parking area.
- Consistently high community quality expectations. – Innovative materials and spectacular spaces for residents, tenants, and visitors with views and connections to the park.
- Physical scale relating to the human perception at different points of experience. Ground floor relates to pedestrian traffic and creating shaded areas on the park walkways.
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties. The structure integrates to the park while addressing the neighboring properties respectfully terracing away at the upper levels.
- Visual and accessibility connections and separations. Balconies at every level above the ground provide outdoor experiences and vistas throughout the building.

-Land Use Element

Goal 3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks. – The mixed use structure capitalizes on access to the alley for residents’ garages, as well as immediate adjacency of a parking structure for the retail and office levels. The area is a vibrant commercial edge on an incredible civic entity, and this structure looks to enhance this edge and establish a new activation for pedestrian and bicycle activity.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available. – The mixed use

nature diversifies the site to transition the private and public institutions nearby, supporting an urban feel for the site.

Goal 4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community. – Three dwelling units with spectacular location and orientation facing eastward toward the park make the units one of a kind.
- Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations. – By having residential/office/retail on one site, it's possible for a tenant to never need to "commute". As a homesite, the location is spectacular, and the destination nature of the retail and office promotes the area for the other businesses.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability. – The three dwelling units are larger in scale than an average apartment, and therefore service a more affluent demographic which promotes a balance to other apartment housing being developed in the area.
- Maintain a citywide balance of land uses that support changes in community vision/dynamics [established by future community visioning processes] over time. – Downtown urban land use maximizes the site with a healthy mixture of uses.

Goal 5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility. – The convenience of the on-site garages dedicated for the residents and an adjacent parking structure allows the user to abandon the car and access many amenities nearby via walking or riding.
- Encourage non-motorized [pedestrian and bicycle] access/circulation within and to mixed-use centers to reduce reliance on the automobile. – The park and downtown adjacency promotes far more pedestrian and bicycle circulation to desired destinations. Higher on site density provides a tenant to possibly never need to leave the property.
- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips [pedestrian and cycling and transit] where environmentally and physically feasible. – Mixed use development provides all three!
- Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development. – Combining the two uses in one structure promotes pedestrian access and circulation.
- Ensure Scottsdale's transportation choices respond to the land use patterns and local neighborhood lifestyles. – Access to the trolley system, as well as future bike paths connecting downtown nodes will be enhanced with the location of this mixed use project.

Goal 7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems. – Respect has been given to the frontage on the park, and the building has been adapted to include planters that reflect the nature of the park.
- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods. – The method of terracing and stepbacks are utilized to assure an appropriate balance to the four different adjacencies. The taper is most significant on the public park to properly integrate to the open space. This relationship also occurs towards the pedestrian walkway to ensure a proper spatial sense. The south side extends upward against the adjacent building before it begins to taper back due to the lack of open space necessary to maintain. The alley is also similarly treated like the pedestrian walkway to have proper spatial relationship.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands. – The mixed use structure provides for a myriad of uses and utilizes permitted density to enhance the activation of the area.
- Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks. – The mixed use structure is an asset and amenity to the adjacent uses, both private and public.
- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems. – The project aims to preserve the open space while activating it with increased usage.

Goal 9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods. – Retail, Office, and Residential are all provided.
- Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures [retail or office on lower level and residential uses on upper levels]. – It's possible for a residential tenant to avoid leaving the site for daily activities due to the live/work potential.
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods. –The mixed use density provides activation and destination, and the terraced building massing addresses the immediate context.
- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility. – By providing multiple uses in one structure, and nearby shopping and entertainment, automobile use can be avoided.

-Growth Areas Element

Goal 7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

- Anticipate the need and secure land for public facilities, such as water treatment plants, reservoirs, transportation rights-of-way, parks, libraries, community centers, and other public needs, such as police and fire. – The site is bounded by rights-of-way. There is an existing alley to the west, pedestrian

easement to the north, and a civic park to the east. Adequate access is provided, and future development of the civic park will not be hindered by this commercial infill.

Downtown Character Area Plan

Goal LU1: Maintain downtown Scottsdale as the commercial, cultural, civic, and symbolic center of the community to ensure a vibrant mix of mutually supportive land uses.

Policy LU1.1. Revitalization should allow downtown to remain competitive in local, regional, national and international markets. – Modern open design allows for diverse set of uses as well as creates a desirable spatial character that attracts a multitude of users.

Policy LU1.2. Maintain downtown as a year-round, 24-hour highly functional mixed use center, containing areas of different densities, architectural styles, and land uses that support the needs of Scottsdale's residents and visitors. – The mixed of uses from retail to office to residential activates the space around the clock. The design utilizes warm and cool materials to balance durability and human tactility.

Policy LU1.3. Maintain a balance of downtown land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities, and the economic base needed to secure resources that support the community. – The residential component brings a potential owner operator to the buildings other uses (retail / office). The means more chance for continued use of adjacent amenities.

Goal LU2: Promote the development of downtown as a collection of mixed-use urban neighborhoods.

Policy LU2.1. As a general plan designated mixed-use neighborhood, downtown Scottsdale should offer efficiencies of strong access to multiple modes of transportation and major regional access and services, focus on human scale development, accommodate higher density housing combined with complementary office or retail uses, and accommodate vertical mixed-use structures. –The design lends itself to myriad of uses, and the proximity to walking, biking, and trolley access is convenient to avoid auto use.

Policy LU2.2. Support interconnected, pedestrian oriented urban neighborhoods that are comprised of a balanced mix of activities and land uses within optimal walking distance (approximately one-quarter mile). – A central location not only proximate to many shops and restaurants, but also public open space and museums / libraries..

Policy LU2.4. Maintain, enhance, and expand the development of a downtown civic center urban neighborhood with land uses consisting of downtown's primary public open space, along with cultural and municipal activities, such as the Scottsdale center for the arts, city hall, civic center library, and the public safety and courts complex. New development and/or redevelopment of properties within this urban neighborhood should activate, support, or increase the established civic, cultural, and open space activities. New development and redevelopment within the multiple use areas adjacent to the downtown civic center should incorporate vertically mixed land uses that activate the civic center with both visitors and residents year-round. Such development should provide visual and physical access to the downtown civic center. – The mixed use development provides destination retail that can take advantage of the park space with a patio extension of the interior. The second level office also enjoys a patio extension into the park that serves as a shade device for the ground level. The residential mix also serves to activate the park and utilize the civic amenities.

Goal LU5: Enhance, expand, and create new downtown public realm and open space areas.

Policy LU5.1. Provide for more open space areas within the downtown that may include central gathering places, a series of smaller, intimate spaces, as well as active and passive recreational use

opportunities. – Adjacent spaces to the park take advantage of the frontage, either physically extending into it, or borrowing the space for vistas and green surroundings at the residential level.

Policy LU5.5. Promote both the civic center and Arizona canal areas as primary downtown public open spaces for community residents and visitors. These primary public spaces should be actively programmed with a variety of social, cultural, artistic, and entertainment activities, and special events. – A mixed use structure that serves residents, tenants, and visitors alike benefits the community and serves the needs of the civic park.

Goal LU7: Support a mix of land uses that promote a sustainable downtown.

Policy LU7.1. Support downtown sustainability by encouraging vertical mixed-use development that offers land uses in close proximity to one another. – The diversity of the mixed use structure compliments the private commercial and public uses also located on the park.

Policy LU7.2. Encourage development to make cost effective use of existing urban resources such as infrastructure systems, underutilized sites, buildings, and transportation networks. – Locating garages off the existing alley, tying into the existing pedestrian walkways and paths, and maintaining proximity to trolley stops benefits the user as well as promotes the city infrastructure.

Goal CD8: Implement high quality design in downtown architecture.

Policy CD8.1. Encourage contemporary and historical interpretations of regional Southwestern Sonoran desert architectural traditions. – The architectural systems employed are mostly contemporary in nature, but utilizing time honored traditions such as deep window shade protection, the structure provides a sense of balance to the location and context.

Policy CD8.2. Promote the "Scottsdale sensitive design principles" in the creation of architecture in downtown. – Careful consideration of solar orientation and shade devices.

Policy CD8.3. Promote the principles of design in the "downtown urban design and architectural guidelines" in all downtown development. – providing a pedestrian friendly, human scaled space is paramount, as is providing the ability to have flexible space for the ground floor retail and second floor office space. The massing of the structure defines a new envelope, but works to mitigate to the adjacent buildings using stepped back terraces and softened landscape elements.

Policy CD8.4. Emphasize thorough design review and management of the built environment to achieve the benefits of high quality design. – Utilizing the tenets of the planning code, and working with city representatives and neighbors, achieves the most sound project.

Policy CD8.5. Encourage the integration of art into downtown urban design and architecture. – Materials chosen are intended to provide an advanced sense of space, fostering the implementation of art elements that complement the structure.

Goal M2: Create complete, comfortable, and attractive pedestrian circulation systems.

Policy M2.1. Design the public realm to include enhanced requirements for sidewalk space. Provide adequate space for meeting and passing other pedestrians, including queuing space to support desired levels of activity. – Enhancing the existing pedestrian walkway, as well as providing shaded covers over public walkways are two means of enhancing the pedestrian experience adjacent to the building.

Policy M2.2. Support pedestrian oriented design that encourages strolling, lingering, and promenading activities, by including pedestrian comfort amenities such as shade, seating, shelter, and

lighting, especially in areas where there is a high concentration of pedestrian activity. – The ground floor patio area is an extension of the ground floor retail use, and will be a desirable public space that will be furnished for visitors and customers alike.

Policy AC1.4. Continue to invest in, improve, and celebrate the Scottsdale civic center, the Arizona canal, and gallery areas, as prominent arts and culture destinations in downtown. – The mixed use nature promotes the ability to embrace the arts movement in downtown Scottsdale. The retail use will be a destination user, and the office space can take advantage of the open plan with glass looking out at the park. The ultimate use is in keeping with this intent to strengthen arts and culture.

Modifications to Design Standards

The code requires an envelope that slopes inward from 30'-0" at 1:1 and then at 2:1 above 45'-0". The code allows projections of up to 33% of a single plane within this setback requirement. This request modifies the setbacks on three sides due to the difficult limitations of a small site.

On the south side, we have a zero lot line condition adjacent to a 36'-0" high large retail center. On this side we would like to extend the setback origin to 45'-0", where we slope back at the traditional 2:1 slope. Due to the zero lot line condition, this is in keeping with the current demising wall location. The abutted massing of the adjacent building lends itself to raising the initial setback point to 45' as well as justifies the more gradual setback as the two buildings merge and diverge as an urban fabric.

On the north side, we are adjacent to a pedestrian easement, so we are requesting to begin the setback at 30'-0" as is code, just using the more modest 2:1 slope. This façade is within the 33% area of max projection into the setbacks, so it does not impact the allowable setbacks. This façade also contains the elevator and stair core, which is vertical the full height of the building, and accounts for a majority of the plane. Due to the pedestrian easement, a 14' wide void exists between the adjacent existing building and the new structure. Therefore, a more gradual setback is warranted to relate to the adjacent structure.

The west façade faces an alley and parking structure, and we are requesting the same 30'-0" setback origin at the modest 2:1 slope. Like the pedestrian easement, this space is a narrow space adjacent to an existing parking structure. Using the more gradual setback is again warranted as it plays off the massing context.

Ultimately, the building terraces inward in keeping with the spirit of the code, just referencing the specific adjacent context. As the space between the existing buildings and new structure increases, the setbacks become more restrictive. Our aim is to offset the existing built environment with our new massing in the most contextual way. The material selections also aid the setback of form to soften the massing using translucent materials, as well as contrasting material juxtapositions.

The Downtown Future land Use map of the Downtown Plan designates the site as Downtown Civic Center Type 2 within the Civic Center Park. This land use is characterized to encourage new development, redevelopment and infill that strengthens Downtown Scottsdale's mix of uses and activities.

The design character of any area should be enhanced and strengthened by new development that promotes contextual compatibility. Inspired by the adjacent Clayton on the Park, this new development will advance the vocabulary set forth for ground floor retail, upper level commercial, and residential penthouse. The volumes play off AZ88 with pedestrian scale and the 7373 building as they merge at the zero lot line.

Development should sensitively transition in scale, height, and intensity at the downtown plan boundary and between adjoining urban neighborhoods of differing development types. The structure establishes a new height within the area, but is sensitive to stepbacks and terracing as it ascends. The alternating materiality of the building establishes a horizontal datum that serves to diminish the verticality.

Downtown development should respect and respond to the unique climate and context of the southwestern sonoran desert. The structure has unique solar orientation on four sides to respond to harsh western sun with louver controls, park frontage to the east, northern views and soft light, and sun shades over large glass expanses.

Strengthen pedestrian character and create strong pedestrian linkages. The adjacent landscape is enhanced to improve the pedestrian connection from the garage to the park, as well as create new shade areas along the park frontage. New lighting will also promote safety and security in the alley and park.

Incorporate a regional landscape palette that complements downtown's urban character. The plant material selected create different outdoor rooms that relate to pedestrians in the walkway from the garage to the park. New desert shade trees in the ascending planter terraces provide shade and texture to the multiple levels.

The extent and quality of lighting should be integrally designed as a part of the built environment. New alley lighting over each garage will enhance security and feel of the area. Path lighting in the pedestrian walkway will make the connection to the park more inviting. Soffit lights within the patio cover soffit will illuminate the parkside. The main stair tower will also glow from within the channel glass enclosure.

Implement high quality design in downtown architecture. The materials selected reflect a higher integrity, establishing unique details at each level of the structure.

Development should incorporate sustainable building practices and products. The structure is designed to take advantage of temperate months with connection to the exterior spaces, while maintaining passive cooling systems to reduce A/C loading. The solar orientations are unique to each cardinal direction with respect to sun protection. The materials selected are generally locally sourced and available. The materials are also appropriate for the desert environment.

Design Review Board Standards:

In replacing an eyesore of a vacant, run down restaurant with a new vibrant multi-use structure, the new space will also offer more options for retail destination, office destination, and additional residential opportunities.

The structure adapts to four different conditions on four sides of the structure. It merges with the adjacent building to the south. It engages the parking structure to the west and restaurant to the north with a gentle taper back at the upper levels with an open ground floor that engages the park and pedestrian walkway. The ground level at the alley provides parking opportunities for the residences and provides an appropriate activation on the alley frontage. The east side facing the park cascades at each ascending level with plant material to merge gracefully with the landscape.

Enhancing the pedestrian walkway to the north will make the connection from the parking structure to the park more fluid and safe. New garages will activate the alleyway.

Incorporating landscape elements into the design at ascending levels merges the building with park. Also the horizontal shade elements and patio cover that extends into the park provide

meaningful spaces and human scale to the project. The rain screen at the second level floats above to lighten the building. Use of channel glass elements to enclose public circulation areas allow views and give the vertical elements a more open feel. A combination of warm materials like wood cladding, with rich materials like stainless steel accents give the structure a presence in the park.

In keeping with urban ideals of walkability and proximity, this multi-use structure activates the immediate area 24/7 due to the mix of retail, office and residential uses. It's location on the park also makes it ideal for tenants and visitors alike.

-Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity. – The structure will provide opportunities for the site to be activated around the clock. By having this activity, it enlivens the area, spurring similar development, and enriching an underutilized civic park with more regular use.

-Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context. The new structure will establish a finished floor aligned with AZ88 next door, and will slope down to both the alley and the Civic Park. It has a pedestrian scale retail ground level, and each subsequent level has a unique materiality.

-Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas. The new circulation tower is adjacent to the existing pedestrian walkway that connects the parking structure and the Civic Park. The pedestrian walkway will be enhanced with a new accessible ramp and stairs to streamline the connection. New lighting will also promote safety and security.

-Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context. The Clayton on the Park serves as inspiration for this new structure in its mixed use program, and unique materiality. The terracing of the structure as it ascends relates to the structures on three sides and park on the east.

- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities. All mechanical units are concealed on the roof within parapet walls.

-If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project. The materials selected address the site context, as well as establish appropriate materiality for the different uses on multiple levels. The ground level maintains a pedestrian scale that relates to the adjacent buildings and landscape.

-If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines. The design incorporates pedestrian accessibility, and introduces a variety of new uses to the site to activate activity around the clock. The design of the structure is complementary with the adjacent structures, and uses materials that are appealing and innovative to advance the architectural vernacular of the downtown.



ATTACHMENT #3

Parkview Mixed Use

22-ZN-2015



Q.S.
16-45

Google Earth Pro Imagery

ATTACHMENT #3A

Parkview Mixed Use

22-ZN-2015

See Downtown Plan

Site

- RURAL NEIGHBORHOODS
- SUBURBAN NEIGHBORHOODS
- URBAN NEIGHBORHOODS
- MIXED-USE NEIGHBORHOODS
- RESORTS/TOURISM
- SHEA CORRIDOR
- MAYO SUPPORT DISTRICT
- REGIONAL USE DISTRICT
- COMMERCIAL
- OFFICE
- EMPLOYMENT
- NATURAL OPEN SPACE
- DEVELOPED OPEN SPACE (PARKS)
- DEVELOPED OPEN SPACE (GOLF COURSES)
- CULTURAL/INSTITUTIONAL OR PUBLIC USE
- MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
- RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
- CITY BOUNDARY
- LOCATION NOT YET DETERMINED

N. 68th Street

N. Goldwater Boulevard
N. Scollsdale Road

N. Miller Road

E. Indian School Road

E. Osborn Road

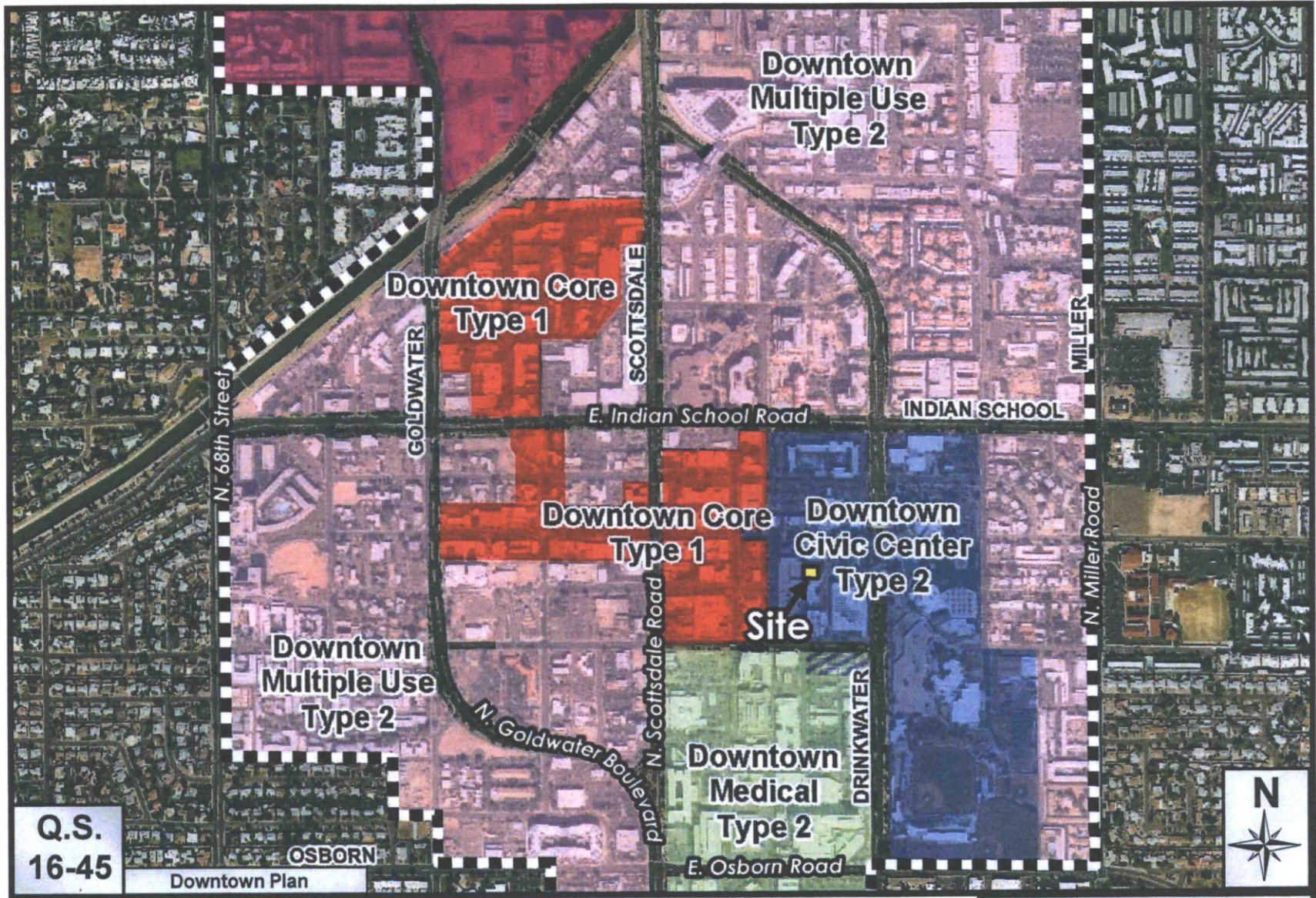


Q.S.
16-45

General Plan

Parkview Mixed Use

22-ZN-2015



Parkview Mixed Use

22-ZN-2015

C-2DO/HP

D/RS-1 DO

Site

C-2DO

D/RS-1 DO

Q.S.
16-45

Current Zoning



ATTACHMENT #6

Parkview Mixed Use

22-ZN-2015

C-2 DO HP

D/RS-1 DO

Site
D/DCC-2 DO

C-2 DO

D/RS-1 DO

Q.S.
16-45

Proposed Zoning



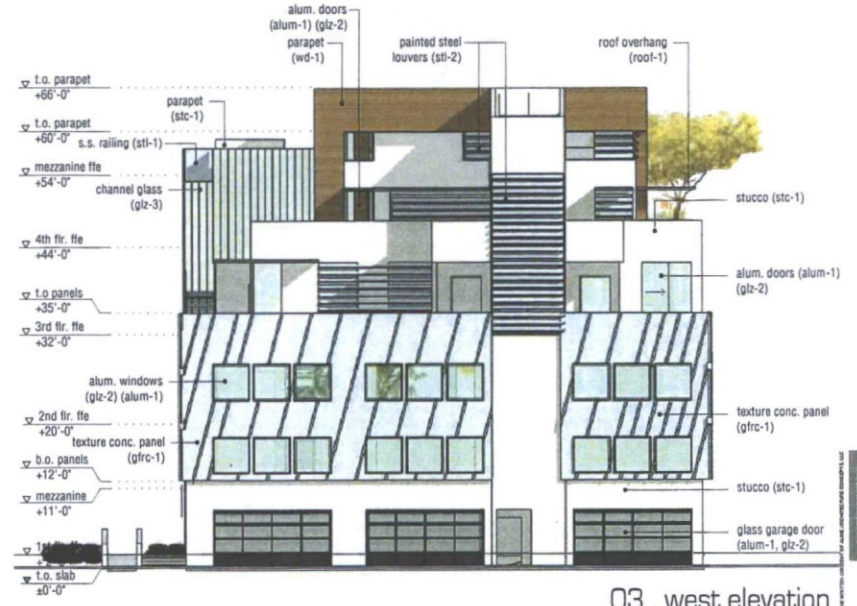
Parkview Mixed Use

22-ZN-2015

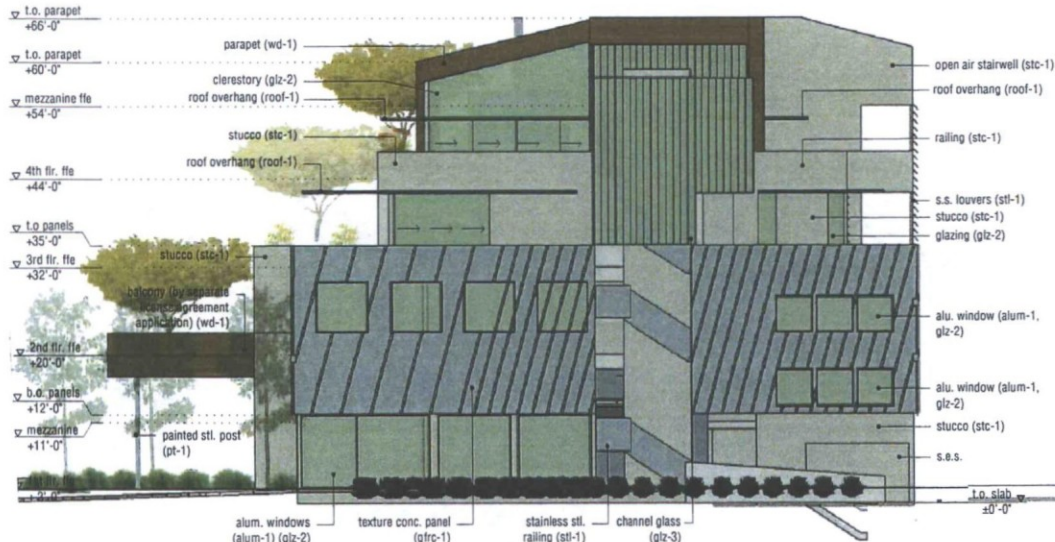
ATTACHMENT #7



04 . south elevation



03 . west elevation



22-ZN-2015
2/12/16

zoning submittal
 7963 east 5000 ave
 project # 13000
 date issued november 23, 2015
 c.s.a. # BGC-PA-0015
 prepared by BGCST
 china mist mixed use

building elevations
sk-3.2

CITIZEN REVIEW REPORT

Tuesday, December 1, 2015

China Mist Mixed Use
7363 E. Scottsdale Mall
Scottsdale, Arizona 85251

re: **862-PA-2015**
Neighborhood Open House Meeting

Findings from the November 30, 2015 open house:

A postcard notifying all neighbors within 750' of the site, the Interested Parties list, and the school superintendant of the Open House was sent out on November 19th. A letter describing the scope of submittal was sent out November 18th to all the same neighbors and interest groups. A 4'x4' sign listing the Open House was also posted on site on November 20th.

We had six attendees at the Open House which included immediate neighbors, the media, and an interest group. Following a brief presentation of the project by both the owner, Tom Frenkel, and the architect, Brian Krob, the forum was opened to questions.

Massimo, the neighbor who owns Gelato Italiano, asked about the patio use on the ground level, as his concern was related to bolstering activity on the park. We explained that it would be an extension of the retail use (China Mist), but not necessarily a busy patio like AZ88. He also asked about lighting. He complained that lighting in the park is dark and people are 'scared' to enter at night. He noted the performing arts center being closed (and dark) as a detriment to enlivening the park. We assured him that we would be introducing new lighting underneath the patio cover element, path lighting in the pedestrian walkway, as well as lighting over each garage in the alley to promote safety and activation.

Nick Sobraske, a lawyer attending on behalf of AZ88, inquired about patios on the residential levels. We noted that the patios wrap three sides of the third level and four sides of the fourth level. He also asked about the height permitted by Civic Center Type II versus the existing C-2 zoning. We noted that Civic Center Type II permits 66'-0" overall while C-2 allows 36'-0".

Shirley Hirvatin, a 25 year resident of Scottsdale, questioned residences in lieu of more commercial. We assured her that while the retail will be a destination use, the office level was also still open for a myriad of tenants that would activate the site and allow visitation to the upper level of the building. Access to the office level patio would also extend the public area into the park and enliven the area.

The final question was about timing, to which we described the process as submit to the Planning Commission in February / March, DRB and City Council in April / May, submit to plan review, and start of Construction in June / July. We noted a 10-14 month construction process, so Spring / Summer 2017 opening.

Respectfully,

A handwritten signature in blue ink, appearing to read "B. Krob", is written over the word "Respectfully,".

Brian Krob, NCARB

Principal

Aline Architecture . Concepts, LLC

7340 E. Main St. #220

Scottsdale, AZ 85251

**Early Notification of Project
Under Consideration**
Neighborhood Open House Meeting

Date: September 24, 2013
Time: 5:00 PM
Location: 7963 E. Scottsdale Ave 790 - Scottsdale, AZ 85261

Site Address: 7963 E. Scottsdale Mall, Scottsdale, AZ

Project Description:

- District: Jones District Masterplan
- The City of Phoenix and Maricopa County have been awarded the 2013 National Award for Excellence in Urban Planning and Design.
- City Council: Current Council
- Project Overview: Downtown City Center Type 2 with Potential Downtown Mainframe

Applicant/Contact: Brian Jones
Phone Number: 480-509-7200
Email Address: bjones@phoenix.gov

City Contact: Dan Meyer
Phone Number: 480-319-4014
Email Address: DanMeyer@phoenix.gov

The Applicant is a 501(c)(3) Non-Profit
Meeting is Day of Saturday, 4:00-5:00 PM

Project Information may be reviewed at www.phoenix.gov

Meeting Date: September 24, 2013

For more information, contact the City of Phoenix Planning Department
at 480-319-4014

APPLICATION NARRATIVE

Monday, November 16, 2015

China Mist Mixed Use
#862-PA-2015
7363 East Scottsdale Mall
Scottsdale, Arizona 85251

Dear neighbor,

This Zoning District Map Amendment (rezoning) / Design Review Board application entails a new four story structure fronting on the Scottsdale Civic Park. This application precludes new zoning which allows 66'-0" overall height. The structure will be mixed use with ground level retail with mezzanine level above alley access garages, second level office, and third and fourth floor residences. The zoning stepbacks create deck areas for the residential levels. The stepbacks have been adapted for the current conditions which is per code on the east, facing the park, 2:1 stepping from 30'-0" on the north and west facing AZ88 and the parking structure respectively, and 2:1 stepping from the fourth floor on the south demising wall with the adjacent building. A proposed patio area for the second level office creates ground level shading on a organically shaped garden for the retail which retains the existing park hardscape for edges, and extends over the park walkways for additional shade. The pedestrian space in between the new mixed use building and AZ88 will be enhanced with an accessible ramp and stairs and new native grass flanked walkway. The site is currently zoned C-2, but the City has overlaid a new Land Use designation of Downtown Civic Center Type 2, which is consistent with the General Plan, and consistent with the Downtown Plan.

General Plan

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods. This category includes higher density residential, office and retail uses.

Mixed Use

Neighborhoods are also characterized by being located in areas having multiple modes of transportation available. In addition, the site areas are located in a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach growth management from a perspective of "... identifying those "... areas of the community that are most appropriate for development focus [that] will best accommodate future growth" The Growth Areas are intended to encourage development in a mixed-use environment.

Character Area Plan

The Downtown Future land Use map of the Downtown Plan designates the site as Downtown Civic Center Type 2 within the Civic Center Park. This land use is characterized to encourage new development, redevelopment and infill that strengthens Downtown Scottsdale's mix of uses and activities.

Modifications to Design Standards

The code requires an envelope that slopes inward from 30'-0" at 1:1 and then at 1:2 above 45'-0". The code allows projections of up to 33% of a single plane within this stepback requirement. This request modifies the stepbacks on three sides due to the difficult limitations of a small site. On the south side, we have a zero lot line condition adjacent to a 36'-0" high large retail center. On this side we would like to extend the stepback origin to 45'-0", where we slope back at the traditional 1:2 slope. On the north side, we are adjacent to a pedestrian easement, so we are requesting to begin the stepback at 30'-0" as is code, just using the more modest 1:2 slope. This façade contains the elevator and stair core, which is vertical the full height of the building, and accounts for a majority of the plane. The west façade faces an alley and parking structure, and we are requesting the same 30'-0" stepback origin at the modest 1:2 slope.

Design Review Board Standards:

In replacing an eyesore of a vacant, run down restaurant with a new vibrant multi-use structure, the new space will also offer more options for retail destination, office destination, and additional residential opportunities.

The structure adapts to four different conditions on four sides of the structure. It merges with the adjacent building to the south. It engages the parking structure to the west and restaurant to the north with a gentle taper back at the upper levels with an open ground floor that engages the park and pedestrian walkway. The ground level at the alley provides parking opportunities for the residences and provides an appropriate activation on the alley frontage. The east side facing the park cascades at each ascending level with plant material to merge gracefully with the landscape.

Enhancing the pedestrian walkway to the north will make the connection from the parking structure to the park more fluid and safe. New garages will activate the alleyway.

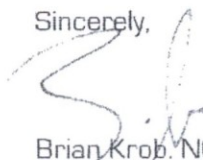
Incorporating landscape elements into the design at ascending levels merges the building with park. Also the horizontal shade elements and patio cover that extends into the park provide meaningful spaces and human scale to the project. The rain screen at the second level floats above to lighten the building. Use of channel glass elements to enclose public circulation areas allow views and give the vertical elements a more open feel. A combination of warm materials like wood cladding, with rich materials like stainless steel accents give the structure a presence in the park.

All mechanical units are concealed on the roof within parapet walls.

In keeping with urban ideals of walkability and proximity, this multi-use structure activates the immediate area 24/7 due to the mix of retail, office and residential uses. It's location on the park also makes it ideal for tenants and visitors alike.

If you have any questions, feel free to call me at 480-225-7359, or email at b.krob@alinedesignstudio.com.

Sincerely,



Brian Krob, NCARB
Aline Architecture Concepts, LLC
7340 E. Main St. #220
Scottsdale, AZ 85251

SIGN IN SHEET

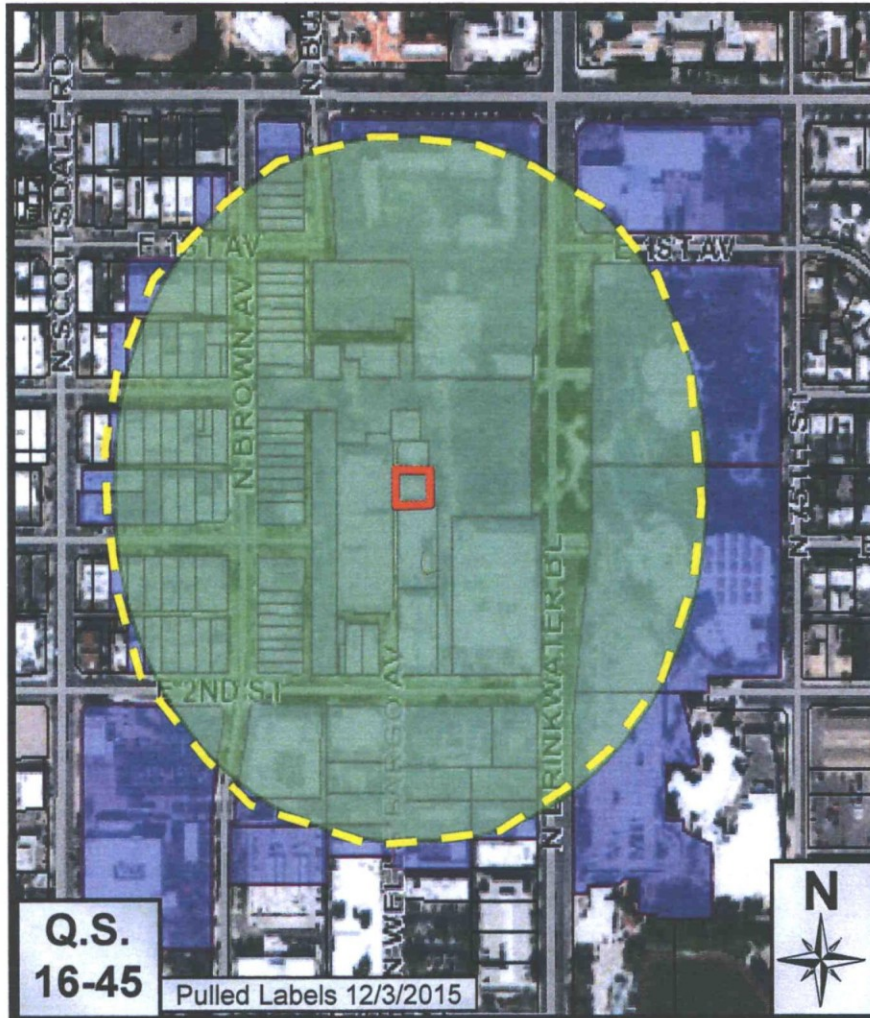
Monday, November 30, 2015

China Mist Mixed Use
7363 E. Scottsdale Mall
Scottsdale, Arizona 85251

re: 862-PA-2015 Neighborhood Open House Meeting

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City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-foot
89 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor
- City Website-Projects in the hearing process

Parkview Mixed Use

22-ZN-2015

ATTACHMENT #11