

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



attn: dan symer

# Pre-Application Request

**Purpose:**

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

**Submittal:**

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website: <https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

**Scheduling**

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>parkview mixed use</u>	
Property's Address: <u>7363 e. scottsdale mall</u>	APN: <u>130-23-210a</u>
Property's Zoning District Designation: <u>C-2</u>	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     If yes, provide a copy with this submittal	
Owner: <u>clayton freinkel</u>	Applicant: <u>brian krob</u>
Company: <u>chytan companies</u>	Company: <u>aline architecture concepts</u>
Address: <u>7340 e. main st. #200</u>	Address: <u>7340 e. main st. #220</u>
Phone: _____ Fax: _____	Phone: <u>480-225-7359</u> Fax: _____
E-mail: _____	E-mail: <u>b.krob@aline-design-studio.com</u>
	
Owner Signature	Applicant Signature
<b>Official Use Only</b>	Submittal Date: _____ Application No.: <u>862 -PA- 2015</u>
Project Coordinator: _____	

**Planning and Development Services Department**

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



# Pre-Application Request

### Development Application Type:

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

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

### Submittal Requirements: (fees subject to change every July)

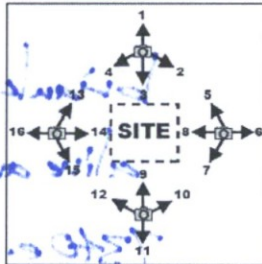
Pre-Application Fee: \$ \_\_\_\_\_  
(No fees are charged for Historic Preservation (HP) properties.)

Records Packet Fee: \$ \_\_\_\_\_  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
**(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)**

Application Narrative:  
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter  
**(Required for the SA and MS Pre-Applications)**

- Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
  - Photos shall be taken looking in towards the project site and adjacent to the site.
  - Photos should show adjacent improvements and existing on-site conditions.
  - Each photograph shall include a number and direction.
  - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
  - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



Other

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

### Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Areal of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

### Planning and Development Services Department

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

ERROR: typecheck  
OFFENDING COMMAND: image

APPLICATION NARRATIVE  
--nostringval--

Monday, September 21, 2015

**parkview mixed use -  
7363 e civic center mall  
scottsdale, arizona 85251**

This 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 alley dedication will need to be adjusted to address the actual conditions (18' alley with 4' sidewalk). Currently the 15' alley dedication overlaps trash enclosures and electrical transformers. The pedestrian space in between the new mixed use building and AZ88 will need to be enhanced to create an accessible ramp and stairs since the floor level of the retail will be about 24" above the alley level to be on grade with AZ88. The garages will remain at the alley level.



# SCHOOL DISTRICT Determination of Adequate Facilities

City of Scottsdale Project Number: 862 -PA- 2015

Project name: China Mist

Project Location 7363 E. Scottsdale Mall

Applicant Name: Brian Krob Phone: 480-225-7359

Applicant E-mail: b.krob@alinedesignstudio.com Fax: \_\_\_\_\_

School District: Scottsdale

I, DANA PETROW hereby certify that the following determination has been made in regards to the Referenced project:

- The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of the attendance areas for elementary, middle and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three years.

Or;

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

Superintendent or Designee

24 Nov 15  
Date

## Planning and Development Services Department

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



# Development Application

### Development Application Type:

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

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

Project Name: CHINA MKT MIXED USE

Property's Address: 7303 E. SCOTTSDALE MALL

Property's Current Zoning District Designation: C-2

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

Owner: <u>TOM FRENKEL</u>	Agent/Applicant: <u>BRIAN KRDB</u>
Company: <u>CLAYTON COMPANIES</u>	Company: <u>ALINE ARCHITECTURE CONCEPTS</u>
Address: <u>7340 E. MAIN ST. # 200</u>	Address: <u>7340 E. MAIN ST. # 220</u>
Phone: <u>480.941.2260</u> Fax:	Phone: <u>480.229.7359</u> Fax:
E-mail:	E-mail: <u>BKRDB@ALINEDSIGNSTUDIO.COM</u>
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications<sup>1</sup> will be reviewed in a format similar to the Enhanced Application Review methodology.

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

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

**22-ZN-2015**  
**12/02/15**

### Planning, Neighborhood & Transportation

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# Development Application

## Review Methodologies

### Review Methodologies

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

#### **1. Enhanced Application Review Methodology**

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

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

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

#### **2. Standard Application Review Methodology:**

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

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

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

#### Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

#### Planning, Neighborhood & Transportation

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# Development Application

## Arizona Revised Statutes Notice

### §9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

**22-ZN-2015**  
**12/02/15**

#### Planning, Neighborhood & Transportation

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



## Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 862 - PA - 2015

Project Name: CHINA MIST MIXED USE

Project Address: 7363 E. SCOTTSDALE MALL

### STATEMENT OF AUTHORITY:

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

### STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

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

Property owner/Property owners agent: \_\_\_\_\_

TOM KRENKEL

Print Name

Signature

### City Use Only:

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

### Planning, Neighborhood & Transportation Division


7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

22-ZN-2015  
12/02/15



# Submittal Fee

BRIAN KRAB

Project Name: PAIKVIEW MIXED USE Pre-App#: 862-PA-2015  
Fee Type: ZN Fee Amount: \$ 5,515.00  
Staff Name: ALEX ACEVEDO Signature:  Phone: x2542 Date: 12-02-15

## Planning, Neighborhood & Transportation Division

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



# City of Scottsdale Cash Transmittal

## # 104288

104288  
 1 00850104  
 12/2/2015 PLN-1STOP  
 DHOL HP600G1094  
 12/2/2015 1:37 PM  
 \$5,515.00

**Received From :**

ALINE ARCHITECTURE  
 7340 E MAIN ST 220  
 SCOTTSDALE, AZ 85251  
 480-980-9039

**Bill To :**

ALINE ARCHITECTURE  
 7340 E MAIN ST 220  
 SCOTTSDALE, AZ 85251  
 480-980-9039

<b>Reference #</b>	862-PA-2015-0	<b>Issued Date</b>	12/2/2015
<b>Address</b>	7363 E SCOTTSDALE MALL	<b>Paid Date</b>	12/2/2015
<b>Subdivision</b>	SCOTTSDALE MALL	<b>Payment Type</b>	CREDIT CARD
<b>Marketing Name</b>		<b>Cost Center</b>	
<b>MCR</b>	170-02	<b>County</b>	No
<b>APN</b>	130-23-210A	<b>Gross Lot Area</b>	0
<b>Owner Information</b>		<b>NAOS Lot Area</b>	0
The Clayton Companies		<b>Net Lot Area</b>	
7340 E MAIN ST STE 200		<b>Number of Units</b>	1
SCOTTSDALE, AZ 85251		<b>Density</b>	
480-941-2260		<b>Water Zone</b>	
		<b>Water Type</b>	
		<b>Sewer Type</b>	
		<b>Meter Size</b>	
		<b>QS</b>	16-45

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$5,515.00	100-21300-44221

**City of Scottsdale**

7447 E. Indian School Rd.  
 Scottsdale, AZ 85251  
 (480) 312-2500  
 One Stop Shop

Date: 12/2/2015    Cashier: DHOL  
 Office: PLN-1STOP    Mach ID: HP600G10940  
 Tran #: 1    Batch #: 52347

Receipt: 00850104    Date: 12/2/2015 1:37 PM  
 104288  
 3170 REZONING APP    \$5,515.00

**TENDERED AMOUNTS:**

Transaction Total: \$5,515.00  
 Visa Tendered: \$5,515.00  
 CC Last 4: 0899    Auth Code: 360

Thank you for your payment.  
 Have a nice day!

**22-ZN-2015**  
**12/02/15**

Total Amount **\$5,515.00**

agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 104288**

# APPLICATION NARRATIVE

Tuesday, December 1, 2015

## 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 stepbacks create deck areas for the residential levels. The stepbacks 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 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.

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.

### **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.

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.

### **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. Due to the zero lot line condition, this is in keeping with the current demising wall location. 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 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. 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.

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. Its 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.

# AMENDED DEVELOPMENT STANDARDS

Monday, November 16, 2015

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

## Sec. 5.3006. - Property development standards.

### H. *Stepbacks.*

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 **on the East property line only. At South property line, the stepback plane shall incline at a ratio of 2:1, beginning forty-five (45) feet above property line. At West and North property line, the stepback plane shall incline at a ratio of 2:1 beginning thirty (30) feet above property line.**