

Exterior Building Color & Material Samples (Photo)
Color Drawdowns
Drainage Reports
TIMA
Abbreviated Water & Sewer Need Report
Archaeological Resources
Airport Vicinity Development Checklist
Parking Study
Parking Master Plan
Water Study
Wastewater Study
Stormwater Waiver Application

Tové Christina White

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March 4, 2016

Ms. Lisa Grace
Real Estate Manager, Assistant Vice President
Matteson Realty Services, Inc.
7001 North Scottsdale Road, Suite 143
Scottsdale, AZ 85253

RE: Scottsdale Seville Shopping Center and Professional Plaza
Proposed Conditional Use Permit for Sixt Rent-a-Car
Parking Requirements Implications

Dear Ms. Grace:

This letter discusses the parking requirements of Scottsdale Seville Shopping Center and Professional Plaza (Scottsdale Seville or, "the Center"), a mixed use commercial center containing approximately 182,408 square feet of building floor area and 797 parking spaces, and occupying two contiguous parcels (APN 174-23-005Z, and APN 174-23-005Y) which collectively cover approximately 13.5 acres, and which share a common street address of 7001 N. Scottsdale Rd. Together, the two parcels extend north 570 feet and east 1900 feet, respectively, from the intersection of Scottsdale Road and Indian Bend Road, and are both located directly north across Indian Bend Road from McCormick-Stillman Railroad Park. The layout of buildings and parking spaces which define Scottsdale Seville is depicted in **Exhibit A**. I emphasize Scottsdale Seville's position relative to the Railroad Park as it has been my understanding since receiving parking requirement calculation direction specific to Scottsdale Seville from the City of Scottsdale back in 2010 (while I was working with Matteson on parking and traffic related issues as an employee of Kimley-Horn and Associates, Inc.), that Scottsdale Seville has a parking provision obligation, over and above what it must currently provide to satisfy applicable Parking Ordinance requirements as a mixed use commercial center, to make 100 of its parking spaces available to accommodate the Railroad Park's occasional weekend need for overflow parking supply. A copy of related direction received from former City of Scottsdale planner, Hank Epstein, dated June 10, 2010, is included with this letter as attached **Exhibit B**. It bears noting that the 2010 correspondence also spells out how the City's adoption of an amendment to its parking standards that year would affect Scottsdale Seville. More specifically, the 2010 amendment reduced the parking requirement ratio for mixed use commercial centers from 1 space per 250 square feet (1 sp/250 sf), to 1 sp/300 sf, therein causing Scottsdale Seville's parking requirement to drop by approximately 16 percent,

equating to approximately 121 spaces. This is particularly relevant to the parking calculations I provide on the following page of this letter, as it helps to explain why Scottsdale Seville has a parking space surplus today, even after accounting for its 100 space obligation to the Railroad Park.

I have prepared this letter for your use as a supporting document to a conditional use permit application which, subject to City of Scottsdale approval, will allow the assignment of 1,680 square feet of Scottsdale Seville's existing building floor area, and 18 of Scottsdale Seville's existing parking spaces, to proposed vehicle leasing company, Sixt Rent-a-Car. This letter provides calculations which demonstrate that Scottsdale Seville has more than enough on-site parking to effectively "set aside" 18 spaces for the specific purpose of rental car display and storage exclusively and, with the remaining 778 spaces, comply with its parking requirements as a mixed use commercial center which includes a vehicle rental business as a tenant, and its above-referenced 100-space obligation to McCormick-Stillman Railroad Park. This letter will show this to be the case; regardless of whether Sixt is interpreted by the City for the purposes of parking requirement calculations, as simply another retail tenant within a mixed use commercial center, or as a standalone vehicle leasing business for which the City's ordinance has a separate and distinct parking requirement.

Scottsdale Seville Parking Requirement without Sixt Rent-a-Car

Building floor area allocation information you have provided me for use in preparing this letter, my interpretation of which is reflected in **Exhibit C**, indicates a combined total leasable floor area for all six Scottsdale Seville buildings, of 181,862 sf. However, in my search for evidence of the manner in which the City has interpreted the parking requirements for Scottsdale Seville in the past, I found a slightly larger total floor area of 182,408 square feet to be indicated as the total floor area in the parking calculation documentation associated with at least two separate staff approved plan review cases (405-SA-2010 for existing tenant Shinbay Sushi, and 279-SA-2014 for previously proposed tenant Burger 21. As a conservative measure, and because the City's Parking Ordinance specifically states that mixed use commercial center parking ratios are to be applied to gross floor area (which tends to be higher than leasable floor area), I will use 182,408 sf as the basis for calculating the existing parking requirements of Scottsdale Seville. I have included a copy (as **Exhibit D**) of the parking calculations for Scottsdale Seville as they appeared in the 279-SA-2014 plan, for reference. Applying the 1 sp/300 sf parking ratio to 182,408 sf of building floor area yields a mixed use commercial center parking requirement of 609 parking spaces. It has been my experience that outdoor dining patio areas located in mixed use commercial centers are generally excluded from the calculation of parking requirements. As there are some exceptions to this rule, and because I know that Scottsdale Seville tenant Wildflower Café's 800 sf

patio has been shown as a separate line item in the parking calculations associated with the above-referenced staff approvals, I will apply the City's outdoor dining patio ratio of 1 space per 350 sf (minus the first 350 sf which the City excludes), to Wildflower's patio, and include the resulting 2 space patio requirement in my calculation of overall parking requirement. Adding the results of the three parking component calculations just described, together, yields what I would expect the City's interpretation of the total overall parking requirement for Scottsdale Seville, without Sixt Rent-a-Car, to be, as 609 spaces¹ + 2 spaces + 100 spaces, or 711 spaces. Comparing the parking required result to the 797 spaces of parking provided indicates a surplus of 86 spaces.

Scottsdale Seville Parking Requirement with Sixt Rent-a-Car

There are two ways in which the City of Scottsdale could interpret the parking requirements of Sixt Rent-a-Car as a tenant of Scottsdale Seville. The City could interpret Sixt as just another retail tenant within a mixed use commercial center that needs an additional 18 spaces, above and beyond the 1/300 (or 6 spaces) it would be allocated as the occupant of 1680 square feet of building floor area, for rental vehicle storage and display. Under this scenario, the total parking requirement for Scottsdale Seville would be the above calculated 711 spaces, plus the 18 vehicle storage spaces, yielding a revised total parking requirement of 729 spaces, and a parking surplus of 797 spaces – 729 spaces, or 68 spaces.

The other way in which the City of Scottsdale could interpret the parking requirements of Sixt Rent-a-Car, is to treat it like a standalone vehicle retail business and calculate its parking requirements separately from those for the remainder of the building floor area. Under this scenario, I would expect the City to apply the three part parking requirement criteria the parking ordinance has established for vehicle rental uses, specifically. The City's parking requirement for vehicle rental uses, as stated in Parking Ordinance Table 9.103.A. Schedule of parking Requirements, is stated as follows:

“One employee parking space per 200 square feet of gross floor area, one employee parking space per 20 outdoor vehicular display spaces, and one patron parking space per 20 outdoor vehicular display spaces”

Applying these ratios to the 1,680 square feet of building floor area and 18 storage/display spaces that Sixt desires, the total parking requirement for Sixt, net of the 18 vehicle display spaces, would be calculated as 1,680 sf @ 1 sp/200 sf for employees, plus 18 display spaces @ 1 sp/20 display spaces for employees + 18 display spaces at 1 sp/20 display

¹ Throughout this letter, I round up the results of parking requirement calculations and round down parking reduction calculations, in accordance with the City's Parking Ordinance guidelines.

spaces for patrons, for a total Sixt parking requirement of 11 spaces. Because this 11 spaces would be the requirement for the same 1,680 square feet for which, in the first method of interpreting Sixt that I described, an allocation of 1 sp/300 sf, or 5.6 spaces (which I will round down to 5 spaces to be conservative with it as a credit), a 5 space credit against the 11 spaces calculate for Sixt by itself, should be applied before adding Sixt's requirement to what was calculated as the overall parking requirement for Scottsdale Seville using the first method described above. Using this approach yields a total requirement for Scottsdale Center as a whole of 609 spaces + 2 spaces + 18 spaces + 11 spaces – 5 spaces + 100 spaces, or 735 spaces. Comparing this total requirement to the total parking provided value of 797 spaces indicates that under this method of parking requirement interpretation, there would still be a parking surplus of 797 spaces – 735 spaces, or 62 spaces.

In closing, I am hopeful the information provided in and with this letter proves to be helpful to both you, and the City of Scottsdale, in making use of past consideration of the parking needs of Scottsdale Seville and avoiding the need to repeat parking needs analysis already accepted by the City as valid. Please let me know if I can be of further assistance in this regard.

Sincerely,



Tové Christina White

Attachments : Exhibits A-D

Copy to: Ricardo Toris, Earl, Curley and Lagarde, PC

SIXT RENT-A-CAR AT SCOTTSDALE SEVILLE CONDITIONAL USE PERMIT APPLICATION PARKING IMPLICATIONS LETTER



Proposed Parking Calculations

Per City of Scottsdale Zoning Ordinance Section 9 (City Code):

- Mixed-Use Commercial Center (MUCC) – 182,408 sf interior floor area @ 1 sp/300 sf = 609 sp
- Outdoor Patio (Wildflower Bread Co) : 800 sf – first 350 sf = 450 sf; 450 sf @ 1 sp/350 sf = 2 sp
- 18 spaces assigned to Sixt for rental car display and storage = 18 sp
- Total Required per City Code = 629 sp**

Obligation to City for McCormick-Stillman Railroad Park (MSRR) :

- MSRR Overflow Parking on Weekends = 100 sp
- Grand Total Required = 729 sp**
- Total Parking Provided = 797 sp**
- Accessible Spaces Required = 32 sp (4% of total provided)
- Total Accessible Spaces Provided = 32 sp**



PARKING IMPLICATIONS LETTER EXHIBIT B, Page 1 of 3
JUNE 2010 PARKING REQUIREMENT DIRECTION FROM CITY OF SCOTTSDALE

From: White, Tove
Sent: Wednesday, June 09, 2010 9:05 AM
To: 'Epstein, Henry'
Subject: RE: Taberna/Wildflower parking info

Wow.....this is huge. Thank you Henry!

From: Epstein, Henry [<mailto:HEpstein@Scottsdaleaz.gov>]
Sent: Wednesday, June 09, 2010 8:47 AM
To: John Chonka; Lauren Green; White, Tove
Cc: Haley Balzano; Jeffrey Rausch; Lisa Grace; Venker, Steve; Yaron, Adam
Subject: RE: Taberna/Wildflower parking info

John is correct. The site plan he generated for the Wildflower Bread Co. Patio showed the new parking calculation to be used for the entire development site (commercial and office properties) that was agreed to at that time: 1/250 for the overall center ; he also showed the credit/debit from provided parking so that it was clear that there was no impact to the amount of required parking. Wildflower Bread Co. was building a patio into existing parking spaces adjacent to the hardscape near the lease space. No additional parking was required for the patio space. They simply were eliminating "provided or extra" parking that was available.

Impacts:

- a. There was a 4-2 vote last night by CC to amend the city's parking standards; in 30 days, the parking ratio at the site will be **1/300** irrespective of the P4 zoning on the site.
- b. There were only a limited number of "extra" parking spaces available between required parking and provided parking and the credit/debit of the Wildflower Bread Co. patio. This will be changed with the new parking formula.
- c. The development site overall (office and commercial) have an obligation to meet a need for weekend parking for the McCormick-Stillman RR Park; 100 or more parking spaces are allocated from this obligation. Parking management is the property owner's responsibility to constrain the overflow parking from negatively impacting the balance of the shopping center in cooperation with the city's Parks and Recreation Dept. Removing 100+ parking spaces from the overall count for Saturday and Sunday (daytime only?) (night-time concerts?) has an impact on the required versus provided parking at the development site.

(If we proceed to the review of a formal submittal, I am with this note inviting Adam Yaron to assist in reviewing the proposal and taking the request through construction plan approval.)

The new tavern/restaurant/bar being proposed internal to the development was occupied by a prior restaurant/bar with a covered patio. The new restaurant/bar will be using common area for additional outdoor seating to expand the restaurants outdoor seating area extending out from the covered patio entrance of the lease space impacting pedestrian circulation and former landscaped areas.

March 4, 2016

Sixt Rent-a-Car at Scottsdale Seville
Conditional Use Permit Application – 1094-PA-2015

PARKING IMPLICATIONS LETTER EXHIBIT B, Page 2 of 3
JUNE 2010 PARKING REQUIREMENT DIRECTION FROM CITY OF SCOTTSDALE

The additional patio space does not have any parking obligations. *It has design issues to resolve relative to its use, pedestrian circulation, replacement of landscape areas/mature tree substitution, drainage, etc.*

If you have other questions, please call **480-312-7000** to arrange for a meeting with Adam and me to talk about the development site. *We look forward to a formal application being provided very soon.*

Thank you.



Hank Epstein

Senior Planner
City of Scottsdale
Current Planning Department
Direct: 480-312-7976
Fax: 480-312-7088
hepstein@ScottsdaleAZ.gov

"We are what we think and believe, so think and believe the very best!"

From: John Chonka [<mailto:john@johnchonkaprojekt.com>]
Sent: Tuesday, June 08, 2010 3:09 PM
To: 'Lauren Green'; tove.white@kimley-horn.com
Cc: 'Haley Balzano'; 'Jeffrey Rausch'; 'Lisa Grace'; Epstein, Henry
Subject: RE: Taberna/Wildflower parking info

I've copied Hank Epstein who was our planner. I believe Lisa provided him with a more comprehensive tenant breakdown. What I indicate on Sheet A1 is a simplified summary of what has taken place as of the time Wildflower submitted. Not sure if anything else has taken place since then.

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March 4, 2016

Sixt Rent-a-Car at Scottsdale Seville
Conditional Use Permit Application – 1094-PA-2015

PARKING IMPLICATIONS LETTER EXHIBIT B, Page 3 of 3
JUNE 2010 PARKING REQUIREMENT DIRECTION FROM CITY OF SCOTTSDALE

March 4, 2016

Sixt Rent-a-Car at Scottsdale Seville
Conditional Use Permit Application – 1094-PA-2015

**PARKING IMPLICATIONS LETTER EXHIBIT C
BUILDING FLOOR AREA ALLOCATION**

Scottsdale Seville Shopping Center and Professional Plaza Building Floor Area Allocation

Retail Building A		
Suite A- 100	Jamba Juice	1,222 sf
Suite A- 101	Starbucks	1,479 sf
Suite A- 102	Betteridge Jewelers	1,210 sf
Suite A- 103	Duxiana	1,468 sf
Suite A- 105	Rumors Hair & Nail Salon	3,909 sf
Suite A- 107	Gifted Hands	1,899 sf
Building A Total		11,187 sf

Retail Building B		
Suite B- 120	Nové	1,423 sf
Suite B- 124	Azadi International	7,462 sf
Suite B- 125	Annex	665 sf
Suite B- 127	La Petite France Bistro	1,409 sf
Building B Total		10,959 sf

Retail Building C		
Suite C- 135	Beal Bank	2,100 sf
Suite C- 138	Hypoxi	2,091 sf
Suite C- 140	Scotttrade	1,921 sf
Suite C- 142	Destiny's Bride	2,189 sf
Suite C- 143	Matteson Realty	1,052 sf
Suite C- 145	Alterations by Tina	601 sf
Suite C- 147	Available	6,280 sf
Building C Total		16,234 sf

Retail Building D		
Suite D- 154	Shinbay Sushi	1,956 sf
Suite D- 157	Terroir Wine Pub	2,894 sf
Suite D- 158	Massage Envy	2,809 sf
Suite D- 162	The Leopard's Spot	1,392 sf
Suite D- 164	Beverly Hills	1,350 sf
Suite D- 166	20 Lounge Nail Bar & Boutique	1,551 sf
Suite D- 170	Sole Sports Running Zone	2,112 sf
Suite D- 171	Wildflower Bread Company	5,100 sf
Suite D- 172	Cycle Bar	3,154 sf
Suite D- 174	Wild Birds Unlimited	1,394 sf
Suite D- 175	21 Cakes	1,089 sf
Suite D- 176	Davinici Luxe	1,095 sf
Suite D- 177	Crease Liberty Scottsdale	1,258 sf
Suite D- 182	Encore Cleaners	1,992 sf
Building D Total		29,146 sf

Retail Building E		
Suite E- 184	The Cove Trattoria	3,294 sf
Suite E- 185	Orange Theory Fitness	3,296 sf
Suite E- 191	Draper's & Damon's	4,803 sf
Suite E- 195	Sixt Rent a Car (Proposed)	1,680 sf
Suite E- 290	Ruth's Chris Steak House	9,321 sf
Building E Total		22,394 sf

Professional Building		
Suite 1000	Western States Bank	6,124 sf
Suite 1005	Available	2,659 sf
Suite 1010	CVS	9,733 sf
Suite 1015	Communities Southwest	3,796 sf
Suite 1020	Sterling Fine Properties	2,387 sf
Suite 1035	Available	2,089 sf
Suite 1040	Olympia Group	5,147 sf
Suite 1045	American Family Insurance	1,471 sf
Suite 1050	Little Gym International	9,405 sf
Suite 1055	Exeter Financial, LLC	2,956 sf
Suite 2000	PLS Logistics	8,919 sf
Suite 2020	InfoArmor	10,153 sf
Suite 2035	Waddell & Reed, Inc	7,273 sf
Suite 2050	IMH Financial Corp	10,920 sf
Suite 2055	Debartolo Development	2,687 sf
Suite 2060	Dioguardi Flynn, LLP	2,887 sf
Suite 2065	Vacant	3,336 sf
Professional Building Total		91,942 sf

Mixed Use Commercial Center (MUCC)	
Retail Buildings Total	89,920 sf*
Professional Building Total	91,942 sf
MUCC Total	181,862 sf*

**Note: The information contained in this Exhibit reflects an interpretation of information provided by Matteson Real Estate Services, Inc. in February 2016, that is not guaranteed to be accurate for purposes other than as a reference document to support a parking requirement determination letter dated March 4, 2016 to which it is being attached as a supporting exhibit.*



Operation Plan

An Operation Plan explains operational characteristics of a proposed use.

1. Business use type: Vehicle leasing and rental facility with associated rental vehicle inventory parking.
2. Days of Operation: 7-days a week.
3. Hours of Operation: 7:00 AM to 7:00 PM
4. Number of employees
 - a. Full time, indicate work shift 2-4 employees and 1 manager per shift. 2 shifts per day.
 - b. Part time, indicate work shift _____
5. Other business officials on site if not employees See above 4a.
6. Customer characteristics
 - a. Patron seating Seating is minimal as customers are either picking up rental vehicle or returning vehicle.
 - b. Frequency and peak time of customer activity Varies. See attached CUP narrative.
7. Outdoor operations
 - a. Explain all outdoor activities (e.g. everything that takes place outside the confines of an enclosed building): Sixt's employees and customers are allowed to use the shared shopping center parking but
 - Parking not regularly more than 10 spaces.
 - Loading N/A
 - Storage Sixt's fleet will be parked within 18 designated spaces.
 - Display See Above.
 - Product demonstrations/testing N/A
 - Activities that take place within areas that are walled but not roofed or covered See CUP narrative for more details.
 - Other activities _____
8. Description of service activities such as parking lot sweeping, loading, trash hauling and similar associated activities. This service is provided by the existing Seville shopping center.
 - a. Frequency of service Activities: days of week, hours of day _____
 - b. Location of Service Activities relative to lower intensity uses _____
9. Description of refuse removal:
 - a. The location of anticipated parking area for customers including those located off the site. Customers (and employees) are allowed to park in shared parking spaces in Seville center, but not regularly more than 10 spaces.
 - b. The area surrounding the property that will be cleaned of debris by the applicant This service is provided by the Seville shopping center.
 - c. Time of day of refuse removal. This service is provided by the Seville shopping center.

Planning, Neighborhood and Transportation

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



Operation Plan

An Operation Plan explains operational characteristics of a proposed use.

10. Description of activities that generate noise that will be apparent to/from adjoining properties.
- Source of noise None-all rental transaction are done in the suite. All maintenance of vehicle done off-site.
 - Noise level in DBA at source of noise and point of impact N/A
 - Description and diagrams of noise source location N/A

11. Description and documentation of how noise is abated
- Narrative description N/A
 - Attach site plans, elevation, and other plans that visually demonstrate noise source and noise levels, and how noise will be abated

12. Proposal for noise monitoring and maintenance of acceptable noise level: N/A
- _____
- _____

Schools Only:

- Number of students on site at any given time: _____
 - Frequency of drop offs and pick-ups (start and stop times) on each day of the week: _____
- _____

Planning, Neighborhood & Transportation

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