

**Correspondence Between
Staff and Applicant
Approval Letter**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

January 11, 2017

34-DR-2016
Korey Wilkes
Butler Design Group
5555 E Van Buren St Ste 100
Phoenix, AZ 85028

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 34-DR-2016 SkySong 6 & Quadrant 3 Parking Garage Expansion

The Development Review Board approved the above referenced case on January 5, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Greg Bloemberg, 480-312-4306.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

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

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

Sincerely,

Greg Bloemberg
Senior Planner
gbloemberg@ScottsdaleAZ.gov

About Fees -

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

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



Planning, Neighborhood, & Transportation

One Civic Center
7447 E Indian School Road
Scottsdale, AZ 85251

Date: 6/29/2016

Project Address Assignment

Project Name: **Skysong Restaurant / Office**

Quarter Section(s): **12-45**

MCR Number:

APN: **131-17-0014F**

Case Number: **24-DR-2015**

This is to advise you that additional addresses have been assigned for this project.

Address Assignment:

1455 N. Scottsdale Rd (Restaurant)

1465 N. Scottsdale Rd (Office Building)

I have attached a copy of a map showing the assigned addresses. If you need further assistance, please feel free to contact me at (480) 312-7094.

Sincerely,

Kimberly Peters

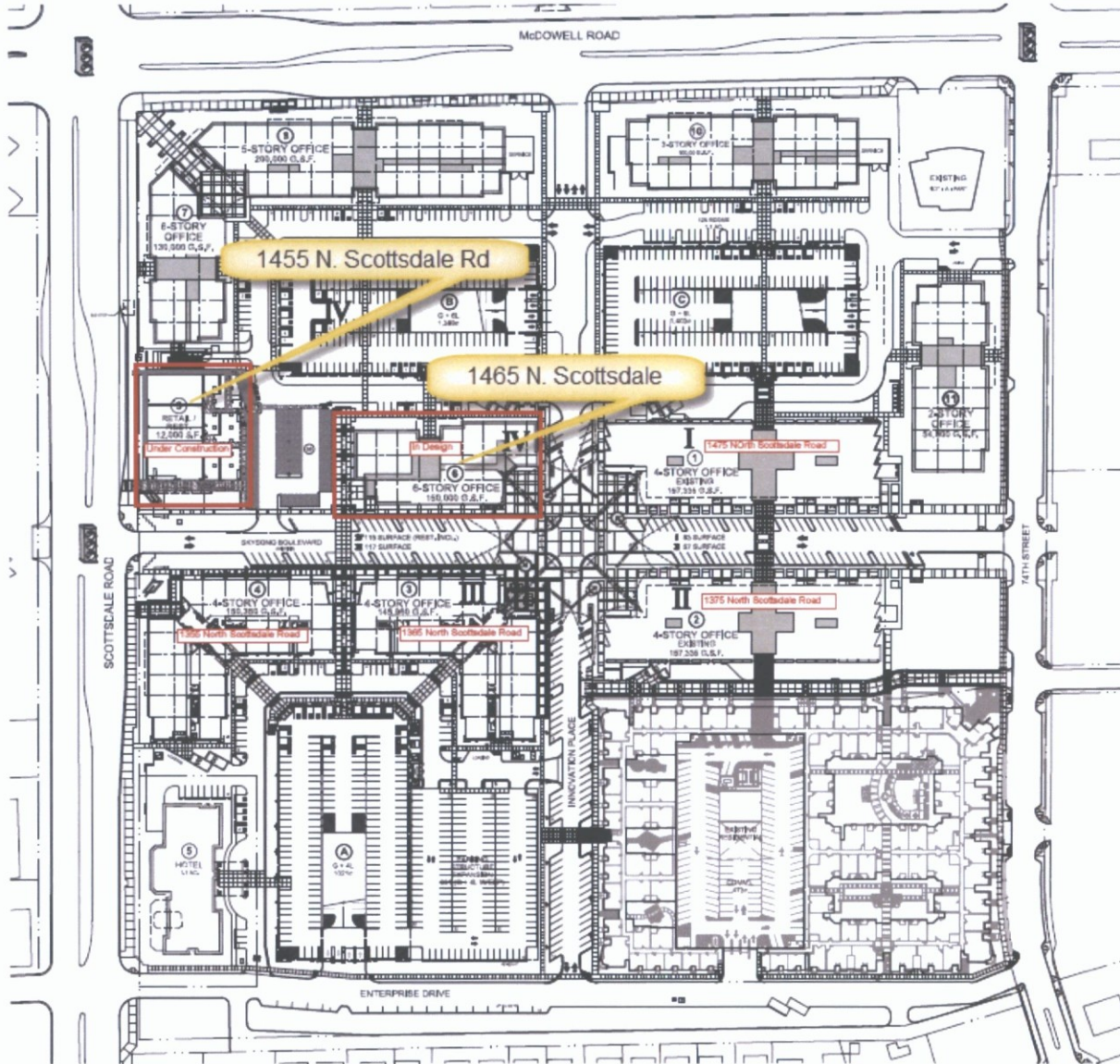
City of Scottsdale PNT Records
7447 E Indian School Rd, Ste. 100
Scottsdale AZ, 85251
480-312-2197

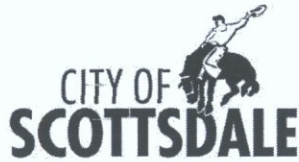
34-DR-2016
07/27/16



Planning, Neighborhood, & Transportation

One Civic Center
7447 E Indian School Road
Scottsdale, AZ 85251





September 1, 2016

Korey Wilkes
Butler Design Group
5555 E. Van Buren Street #100
Phoenix, Az. 85028

RE: 34-DR-2016
Skysong 6 & Quadrant 3 Parking Garage Expansion

Mr. Wilkes:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 7/27/16. The following **1st Review Comments** represent the review performed by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Please revise the Project Narrative to respond to all applicable criteria identified in Section 1.904 of the Zoning Ordinance.

Building Elevation Design

2. Please provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.

Landscape Design

3. Please provide a preliminary landscape plan that complies with the provisions of Section 10.200 of the Zoning Ordinance, and that includes all information identified on the Plan and Report Requirements for Development Applications. There may be additional comments after staff has completed review of the revised plan.

Lighting Design

4. As proposed, Fixtures SF and S2 do not comply with Section 7.600 of the Zoning Ordinance. Please select an alternative fixture design that demonstrates compliance with this ordinance.

Fire:

5. Please revise the site plan to demonstrate the following:
 - Minimum 24-foot drive aisle width (Fire Ordinance 4045, 503.2.1)
 - Key switch/pre-emption sensors (Fire Ordinance 4045, 503.6.1)
 - FDC meets spacing requirements (Fire Ordinance 4045, 912)

Significant Policy Related Issues

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

Project Narrative:

6. The Project Narrative indicates the new building and parking garage "have been developed within the approved framework and Design Guidelines established with the *initial* Skysong development". Please revise the narrative to indicate and demonstrate how the proposal responds to the recently revised Design Guidelines approved as part of case 26-ZN-2004#2. There are 10 guidelines specific to building design in the updated guidelines. Please revise the narrative to include a section specific to the design guidelines and respond to each one individually.

Site Design

7. As proposed, the number of refuse enclosures proposed for this building does not appear to be adequate to demonstrate compliance with Section 2-1.804 of the DSPM (8 required, 2 provided). Please confirm compliance in the revised narrative and on the site plan, with the next submittal; or indicate if a trash compactor is proposed and show location on site plan.
8. Please revise the project data to include the required/provided bicycle parking; with supporting calculations. Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.
9. Please revise the site plan to eliminate the interior floor plan information and only show the building footprint. Showing interior spaces on the site plan results in too much information on the plan, making it difficult to read. Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.
10. Please revise the site plan to indicate the location of all existing and proposed sidewalks, with pavement types indicated, and dimensions/widths. Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.
11. With the next submittal, please demonstrate that the proposed ADA parking spaces are in compliance with Section 12-1.306 of the DSPM.
12. Notes on the site plan (and open space plan) appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font (1/6th of an inch). Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.

Fire:

13. Please revise the site plan to demonstrate commercial turning radii (25' inner/49' outside/55' bucket swing). Refer to Section 2-1.802 of the DSPM.
14. Please revise the site plan and any applicable floor plans to indicate the location of the Fire Riser Room. Refer to Section 6-1.504 of the DSPM.

Landscape Design

15. Notes on the landscape plan appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font (1/6th of an inch). Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.
16. Landscape pots are noted on the landscape plan. Please provide landscape pots that are a minimum of 36" in diameter and have sufficient depth to support the root system of the plants. Refer to Sensitive Design Principle 9.
17. Please show the location of any freestanding light fixtures on the landscape plan. Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.
18. Due to the broad arching form and of the leaves and flower stems of the *Hesperaloe parviflora* (Red Yucca), please revise the landscape plan to locate these plantings so that they are at least four feet from the edge of any parking spaces, pedestrian pathways or public areas. Refer to Section 2-1.1001.13 of the DSPM.
19. Due to the long leaves with terminal spines and teeth on the leaf edges of the *Agave murpheyi* 'Rodney' (Varigated Murphey's Agave), please revise the landscape plan to locate these plantings so they are at least four feet from the edge of walkways or pedestrian areas, measured from the edge of the plant to the walkway or pedestrian area surface. Refer to Section 2-1.001.13 of the DSPM.

Building Elevation Design:

20. Notes on the building elevations appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font (1/6th of an inch). Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.
21. Please revise the design of the building elevations so that they comply with the Scottsdale Design Guidelines for Office Development, as follows:
 - a. Building design should refer to the dominant horizontal landforms of the Sonoran Desert and the southwest. Generally, the building profile should step in increments to achieve full height. Forms of dramatic vertical proportion should accentuate the horizontal.
 - b. Window glazing should be deeply recessed to exaggerate wall thickness. Walls should express a heavy mass in reference to the building materials such as cemented soils and aggregate concretes, adobe and masonry traditionally used in the region.
 - c. Building design should reference the regional naturally occurring material colors and textures within a palette that has richness and some variety. Simulated materials should relate to those that would otherwise be found in the local area.
 - d. The design of the office building should incorporate passive architectural solutions on the east, south and west faces of buildings to avoid solar exposure and resulting heat gain. Passive architectural solutions may include such features as awnings, extended eaves, horizontal projections between floors, galleries and arcades, recessed and/or punched

windows, perforated metal screens, lattice and trellis features, light shelves and other such devices to modify the exposure of exterior wall and window surfaces.

- e. The window (void) to wall (mass) ratio of a typical multi-story professional/business office building should not exceed 50:50 and should not be less than 70:30. Buildings in the downtown will require the highest void to mass ratio averaging 60:50. Buildings with openings that are deeply recessed (12" to 18 ") can have a higher void to mass ratio as the wall sections perpendicular to the glazing appear to exaggerate the mass.
- f. The use of highly reflective, polished or glossy materials should be limited and may be inappropriate in some contexts.

Floor Plans

- 22. Please revise the floor plan and/or roof plan to indicate and illustrate the location of the roof access ladder. Refer to Section 2-1.401.3 of the DSPM.

Lighting Design:

- 23. Notes on the lighting plans and cut-sheets appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font (1/6th of an inch). Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.
- 24. Fixtures SF and SF2 are unacceptable due to the reflective cone which will result in excessive glare. Please select alternative fixture types that will effectively direct light to the site areas that are intended to be illuminated. Please refer to Section 2-1.1202.A of the DSPM.

Circulation:

- 25. Please revise the site plan to indicate sight distance is being provided at the driveway off Innovation Place. Refer to Section 5-1.3119D of the DSPM.
- 26. Please revise the site plan to indicate how the proposed parking lot and on-site circulation will connect with the parcels to the north. Refer to the Plan and Report Requirements for Development Applications.

Considerations

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

Circulation:

- 27. Please consider raising the proposed mid-block pedestrian crossing to be consistent with the pedestrian crossing to the east of the site. Transportation staff does not support a midblock crossing without some enhancement or traffic control measures.

Building Elevation Design:

- 28. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5) that indicate the difference between planer surfaces, or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view.

Technical Corrections

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

Site:

29. The net site area for the SkySong project indicated on the site plan is 36.77 acres; while the site area indicated on the ALTA Survey (from 2014) is 37.81 acres "more or less". Please confirm net site area and make sure the updated development standards matrix takes into consideration the correct site area. If necessary, please provide an updated ALTA Survey. Refer to the Plan and Report Requirements for Development Applications.

Circulation:

30. The proposed loading area along Innovation Place does not need to be 18 feet wide. Please narrow the width to standard loading bay dimensions and use sharper transitions into and out of the loading bay.

Drainage

31. PLEASE NOTE: The materials submitted are acceptable at the zoning level; however, with the final plans submittal, a final Drainage Report will be required that addresses the following:

- Lowest floor selection
- Overall on-site storm water management
- Hydraulic calculations for storm drain and hydraulic structure design
- Rationale for not providing storage per the approved master plan

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

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

The Planning & Development Services Division has had this application in review for 26 Staff Review Days since the application was determined to be administratively complete.

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

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

Sincerely,



Greg Bloemberg
Senior Planner

cc: case file

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **34-DR-2016**

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

- Four copies: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter
- One copy: Revised CD of submittal (DWG or DWF format only)
- Two copies: Revised Project Narrative

Site Plan:

_____ 7 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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Elevations:

Color	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
B/W	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"

Landscape Plan:

Color	_____ _____	24" x 36"	_____ _____	11" x 17"	_____ _____	8 ½" x 11"
B/W	_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"

Lighting Site Plan(s):

_____ 1 _____	24" x 36"	_____ 1 _____	11" x 17"	_____ 1 _____	8 ½" x 11"
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Photometric Analysis Plan(s):

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Floor Plan/Roof Plan:

_____ 1 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Floor Plan worksheet(s):

_____ _____ 24" x 36" _____ _____ 11" x 17" _____ _____ 8 ½" x 11"

October 28, 2016

Greg Bloemberg
Senior Planner
City of Scottsdale



RE: 34-DR-2016
Skysong 6 & Quadrant 3 Parking Garage Expansion

Mr. Bloemberg & review team:

The following outlines responses to the City comments on regarding the first review of the Design Review Package.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

Zoning:

1. Please revise the Project Narrative to respond to all applicable criteria identified in Section 1.904 of the Zoning Ordinance.

Response: *The project narrative has been revised to address this and other relative comments based on meeting with Mr. Bloemberg & Mr. Venker.*

Building Elevation Design

2. Please provide information and details related to the roof drainage system. Refer to Section 7.105 of the Zoning Ordinance.

Response: *The roof drainage system, shown on the submitted roof plan, consists of internal roof drains that traverse the building vertically adjacent to stair and elevator shafts and continue under the slab on grade out to the storm drain system shown on civil. Overflow pipes will run vertically down to below the 2nd floor, then horizontally to the perimeter where they will turn down along a column inside the building and daylight at 6" above grade. Additional information has been provided on the floor plans and civil plans.*

Landscape Design

3. Please provide a preliminary landscape plan that complies with the provisions of Section 10.200 of the Zoning Ordinance, and that includes all information identified on the Plan and Report Requirements for Development Applications. There may be additional comments after staff has completed review of the revised plan.

Response: *Landscape has updated and complies with this provision.*

Lighting Design

4. As proposed, Fixtures SF and S2 do not comply with Section 7.600 of the Zoning Ordinance. Please select an alternative fixture design that demonstrates compliance with this ordinance.

Response: The SF and S2 fixtures are bollards that were used on SkySong 3 & 4. They are also referenced in the PAD Design Guidelines including photographs. Comment 24 references the DSPM which indicates that bollards are listed as one of the exceptions to this rule. The bollards we are using have a frosted top in most instances and only have a clear top when under a tree accenting the tree instead of using a ground mounted low voltage light.

Fire:

5. Please revise the site plan to demonstrate the following:
- Minimum 24-foot drive aisle width (Fire Ordinance 4045, 503.2.1)
 - Key switch/pre-emption sensors (Fire Ordinance 4045, 503.6.1)
 - FDC meets spacing requirements (Fire Ordinance 4045, 912)

Response: Drives have been clearly dimensioned Key switch/pre-emption sensor is not required this campus is not gated. PDC has been relocated to meet distance requirements.

Significant Policy Related Issues

Project Narrative:

6. The Project Narrative indicates the new building and parking garage "have been developed within the approved framework and Design Guidelines established with the initial Skysong development". Please revise the narrative to indicate and demonstrate how the proposal responds to the recently revised Design Guidelines approved as part of case 26-ZN-2004#2. There are 10 guidelines specific to building design in the updated guidelines. Please revise the narrative to include a section specific to the design guidelines and respond to each one individually.

Response: The narrative has been updated to reference the correct Zoning case and address the guidelines. There are actually 11 guidelines; there is a repeated number.

Site Design

7. As proposed, the number of refuse enclosures proposed for this building does not appear to be adequate to demonstrate compliance with Section 2-1.804 of the DSPM (8 required, 2 provided). Please confirm compliance in the revised narrative and on the site plan, with the next submittal; or indicate if a trash compactor is proposed and show location on site plan.

Response: As per previous projects at the SkySong development, the management employs a private solid waste disposal service. SkySong 3 and SkySong 4 were each approved with a single pair of trash enclosures. Trash is pulled 3 times a week, and recyclables 2 a week.

8. Please revise the project data to include the required/provided bicycle parking; with supporting calculations. Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.

Response: Project data has been updated accordingly.

9. Please revise the site plan to eliminate the interior floor plan information and only show the building footprint. Showing interior spaces on the site plan results in too much information on the plan, making it difficult to read. Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.

Response: Interior information has been removed from the site plan.

10. Please revise the site plan to indicate the location of all existing and proposed sidewalks, with pavement types indicated, and dimensions/widths. Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.

Response: *Additional clarity has been added to indicate existing vs. new pedestrian walkways.*

11. With the next submittal, please demonstrate that the proposed ADA parking spaces are in compliance with Section 12-1.306 of the DSPM.

Response: *We have included a section in the narrative requesting the reduction of required ADA parking spaces to the 2010 ADA in accordance with section 9.105 C.1 & C.2 of the Zoning Ordinance, which is reference in the 2014 draft of the Design Standards and Policies Manual.*

12. Notes on the site plan (and open space plan) appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font (1/6th of an inch). Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.

Response: *Font size has been adjusted*

Fire:

13. Please revise the site plan to demonstrate commercial turning radii (25' inner/49' outside/55' bucket swing). Refer to Section 2-1.802 of the DSPM.

Response: *Turn radius information has been added to the new drive north of Building 6 and additional information has been provided to support addition requirements on the retail project to the west, not per this submittal. Garage Expansion drive is existing to remain.*

14. Please revise the site plan and any applicable floor plans to indicate the location of the Fire Riser Room. Refer to Section 6-1.504 of the DSPM.

Response: *Fire Riser and FDC locations where previously shown on the site and floor plan.*

Landscape Design

15. Notes on the landscape plan appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font (1/6th of an inch). Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.

Response: *Font size has been adjusted*

16. Landscape pots are noted on the landscape plan. Please provide landscape pots that are a minimum of 36" in diameter and have sufficient depth to support the root system of the plants. Refer to Sensitive Design Principle 9.

Response: *Pots have been identified as 38" diameter.*

17. Please show the location of any freestanding light fixtures on the landscape plan. Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.

Response: *Light fixtures and labels have been added to the landscape plans.*

18. Due to the broad arching form and of the leaves and flower stems of the *Hesperaloe parviflora* (Red Yucca), please revise the landscape plan to locate these plantings so that they are at least four feet from the edge of any parking spaces, pedestrian pathways or public areas. Refer to Section 2-1.1001.13 of the DSPM.

Response: *Plans have been revised as noted.*

19. Due to the long leaves with terminal spines and teeth on the leaf edges of the *Agave murpheyi* 'Rodney' (Variegated Murphey's Agave), please revise the landscape plan to locate these plantings so they are at least four feet from the edge of walkways or pedestrian areas, measured from the edge of the plant to the walkway or pedestrian area surface. Refer to Section 2-1.001.13 of the DSPM.

Response: *Plans have been revised as noted.*

Building Elevation Design:

20. Notes on the building elevations appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font (1/6th of an inch). Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.

Response: *Font size has been adjusted*

21. Please revise the design of the building elevations so that they comply with the Scottsdale Design Guidelines for Office Development, as follows:

- a. Building design should refer to the dominant horizontal landforms of the Sonoran Desert and the southwest. Generally, the building profile should step in increments to achieve full height. Forms of dramatic vertical proportion should accentuate the horizontal.
- b. Window glazing should be deeply recessed to exaggerate wall thickness. Walls should express a heavy mass in reference to the building materials such as cemented soils and aggregate concretes, adobe and masonry traditionally used in the region.
- c. Building design should reference the regional naturally occurring material colors and textures within a palette that has richness and some variety. Simulated materials should relate to those that would otherwise be found in the local area.
- d. The design of the office building should incorporate passive architectural solutions on the east, south and west faces of buildings to avoid solar exposure and resulting heat gain. Passive architectural solutions may include such features as awnings, extended eaves, horizontal projections between floors, galleries and arcades, recessed and/or punched windows, perforated metal screens, lattice and trellis features, light shelves and other such devices to modify the exposure of exterior wall and window surfaces.
- e. The window (void) to wall (mass) ratio of a typical multi-story professional/business office building should not exceed 50:50 and should not be less than 70:30. Buildings in the downtown will require the highest void to mass ratio averaging 60:50. Buildings with openings that are deeply recessed (12" to 18") can have a higher void to mass ratio as the wall sections perpendicular to the glazing appear to exaggerate the mass.
- f. The use of highly reflective, polished or glossy materials should be limited and may be inappropriate in some contexts.

Response: *The project narrative has been revised to address this and other relative comments based on meeting with Mr. Bloomberg & Mr. Venker*

Floor Plans

22. Please revise the floor plan and/or roof plan to indicate and illustrate the location of the roof access ladder. Refer to Section 2-1.401.3 of the DSPM.

Response: *The east stair extends to the roof as previously shown in the roof plan and therefore there is no roof ladder access.*

Lighting Design:

23. Notes on the lighting plans and cut-sheets appear to be 6-point font size or less. Please revise notes so they are minimum 12-point font (1/6th of an inch). Refer to the Plan and Report Requirements for Development Applications, and Section 1.303 of the Zoning Ordinance.

Response: *Fonts have been revised where they can. Cut sheets have been increased to their full size (8.5x11) but are provided by vendors and cannot adjust to a 1/6" font without distorting text. We have also provided separate 8.5x11 cut sheets.*

24. Fixtures SF and SF2 are unacceptable due to the reflective cone which will result in excessive glare. Please select alternative fixture types that will effectively direct light to the site areas that are intended to be illuminated. Please refer to Section 2-1.1202.A of the DSPM.

Response: *See response to comment #4.*

Circulation:

25. Please revise the site plan to indicate sight distance is being provided at the driveway off Innovation Place. Refer to Section 5-3119D of the DSPM.

Response: *We would like to work out the visibility in the CD's once we have a better understanding of how to apply it, can this be a stipulation? It's not that we do not want to comply, we just don't understand how it is applicable or how to comply.*

26. Please revise the site plan to indicate how the proposed parking lot and on-site circulation will connect with the parcels to the north. Refer to the Plan and Report Requirements for Development Applications.

Response: *Future connections are represented in the MSPD Master Site Plan Development sheet.*

Considerations

Circulation:

27. Please consider raising the proposed mid-block pedestrian crossing to be consistent with the pedestrian crossing to the east of the site. Transportation staff does not support a midblock crossing without some enhancement or traffic control measures.

Response: *Mid-block pedestrian crossing is now represented as raised.*

Building Elevation Design:

28. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5) that indicate the difference between planer surfaces, or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view.

Response: *Additional indications have been added to the wall sections. Two additional sheets showing enlarged typical elevation have been added to represent these as well.*

Technical Corrections

Site:

29. The net site area for the SkySong project indicated on the site plan is 36.77 acres; while the site area indicated on the ALTA Survey (from 2014) is 37.81 acres "more or less". Please confirm net site area and make sure the updated development standards matrix takes into consideration the correct site area. If necessary, please provide an updated ALTA Survey. Refer to the Plan and Report Requirements for Development Applications.

Response: *Plans have been updated to coordinate this information.*

Circulation:

30. The proposed loading area along Innovation Place does not need to be 18 feet wide. Please narrow the width to standard loading bay dimensions and use sharper transitions into and out of the loading bay.

Response: *The width and transitions have been reduced/adjusted.*

Drainage

31. PLEASE NOTE: The materials submitted are acceptable at the zoning level; however, with the final plans submittal, a final Drainage Report will be required that addresses the following:

- Lowest floor selection
- Overall on-site storm water management
- Hydraulic calculations for storm drain and hydraulic structure design
- Rationale for not providing storage per the approved master plan

Response: *Understood.*

If you have any questions regarding this letter, please call me at 602.3.6.6307 or email me at kwilkes@butlerdesigngroup.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Wilkes', written in a cursive style.

Korey S. Wilkes, RA
Project Manager
Butler Design Group, Inc.

C: via email: Jeff Cutberth, Butler Design Group



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 7-27-2016
Contact Name: KOREY WILKES
Firm name: 507 E. WASHINGTON ST. #107
Address: BUTLER DESIGN GROUP
City, State Zip: PHOENIX, AZ 85039

RE: Application Accepted for Review.
48' - PA-2016

Dear KOREY WILKES:

It has been determined that your Development Application for SKYSONG 6 + QUADRANT has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Greg Blumenberg
Title: Senior Planner
Phone number: 480-312-4306
Email address: gblumenberg@scottsdaleaz.gov

**34-DR-2016
07/27/16**