

**Correspondence Between
Staff and Applicant
Approval Letter**

RE: 25-ZN-2015 / Scottsdale Fashion Square

Dear Bryan:

Please see the following responses to you 1st Review Letter for Scottsdale Fashion Square Mall.

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:

Process:

1. The proposed development standards as illustrated in the submitted legislative draft and development plan do not appear to comply with the building setback standards adjacent to the Downtown boundary as required by Zoning Ordinance Section 6.1308.E, Examples 6.1308.E.1 and 6.1308.E.2. Please revise the proposed standards to comply with the required setback standards, or consider submitting an Infill Incentive application with a request to amend the standards as appropriate.
 - a. If the property owner chooses to submit for an Infill Incentive application, additional neighborhood notification will be required to inform the public of the new application.

Response: Development Plan revised and Infill Incentive included with resubmittal for southwest corner of Scottsdale & Highland.

Zoning:

2. Please revise the development plan to identify the Gross Floor Area Ratio (GFAR) and density for each property/parcel within the Planned Block Development (PBD) Overlay District as required by Zoning Ordinance Sections 6.1308.B.2. and 6.1308.B.3.
 - a. **Please Note:** If the assignment of GFAR and/or density results in a transfer of development rights between parcels in the PBD, a development agreement will be required to document the transfer of rights in a form acceptable to the City Attorney's office. If applicable, please provide a draft development agreement with the resubmittal.

Response: Based on our discussion with City Staff, a draft Development Agreement is included with the resubmittal addressing this issue.

3. Per the submitted development plan and legislative draft of development standards for the subject property, a building height of 150' is proposed. Building heights up to 150' are only achievable through the use of the bonus provisions as described in Zoning Ordinance Sections 6.1310. and 6.1311. Please revise the development plan to address how the property owner intends to achieve the requested building height through the bonus provisions, specifically Section 6.1310.D., Table 6.1310.F., and Section 6.1311.

25-ZN-2015
04/04/2016

- a. **Please Note:** If the property owner chooses to fulfill the bonus provision requirements through the use of "credit" funds per the settlement agreement outlined in Contract No. 2013-012-COS, the development plan must clearly state how and where the credit will be applied and how the credit meets the requirements of the bonus provisions. Based on the language within the contract, it appears the only bonus regulation the credit may be used toward is the Cultural Improvements Program contribution as identified in Zoning Ordinance Section 6.1311.A.

Response: Macerich is electing to fulfill the bonus provision requirements (towards Cultural Improvements) through the use of credit funds per the settlement agreement. The development plan has been updated accordingly – see page 28.

4. The legislative draft submitted with the zoning application appears to propose additional land uses (Parking Lot & Parking Garage) within the district. Please revise the development plan to address the requirements of Zoning Ordinance Section 6.1304.B.2. regarding additional land uses.

Response: The development plan has been revised.

5. In accordance with Zoning Ordinance Section 6..1309.A., a property within a PBD Overlay District shall comply with the Cultural Improvements Program, providing artwork or payment of an in lieu fee equal to at least one (1) percent of the building valuation of any added floor area. Please revise the development plan to address how the property owner intends to comply with the requirements of the Cultural Improvements Program.

Response: Macerich is electing to fulfill the Cultural Improvements Program requirements through the use of credit funds per the settlement agreement. The development plan has been updated accordingly – see page 28.

6. In accordance with Zoning Ordinance Section 6.1304.B., the Planned Block Development (PBD) district criteria requires demonstration of compliance with the Land Use element of the General Plan. Please revise the Development Plan to more specifically address the following sections of the General Plan:
 - a. Land Use Element, Goal 3, and Bullets 1, 2, 4 and 6 regarding how the proposed development transitions to the adjacent land uses and development patterns, in particular, the proposed height in the northwest section of the site.
 - b. Land Use Element, Goal 4, Bullets 3 and 4 regarding jobs/housing balance and the integration of employment and housing in a mixed use center, and how the proposed development will provide a variety of housing types and densities that will result in greater housing affordability - potentially for site employees.
 - c. Land Use Element, Goal 5, and Bullets 2, 3, 4 and 6 to provide additional information on how the proposed development will encourage non-motorized transportation access; provide a balance of live, work, and play land uses; opportunities for pedestrian oriented development; and provide meaningful open space.
 - d. Land Use Element, Goal 7, Bullets 2 and 3 regarding how the proposed development will sensitively integrate land uses into the surrounding physical environment and neighborhood setting, including the adjacent neighborhoods and major

transportation network – such as Scottsdale and Camelback Roads, as well as Goldwater Boulevard and Highland Avenue.

- e. Land Use Element, Goal 9 and related bullets regarding how the proposed development will provide a broad variety of land uses and will create synergy, invigorate the area, respect surrounding development, and encourage the use of alternative modes of mobility.

Response: The development plan has been revised to address the goals and policies above.

- 7. In accordance with Zoning Ordinance Section 6.1304.B., the Planned Block Development (PBD) district criteria requires demonstration of compliance with the Land Use element of the Downtown Plan. Please revise the Development Plan to more specifically address the following sections of the Downtown Plan:

- a. Goal LU 5 and Policies 5.1, 5.3, and 5.6, providing additional information on the proposed open space and public realm improvements. The Landscape Design Guidelines detail a number of potential elements, but the plans and guidelines submitted do not provide substantial detail or specificity for when and where these elements would be used.
- b. Goal LU 7 and Policy 7.1, regarding possible provision of a vertical mix of uses.

Response: The development plan has been revised to address the goals and policies above.

- 8. In accordance with Zoning Ordinance Section 6.1304.A.2.a., the Planned Block Development (PBD) district criteria requires demonstration of compliance with the Character & Design element of the Downtown Plan. Please revise the Development Plan to specifically address the goals and policies of the Character & Design element of the Downtown Plan.

Response: The development plan has been revised to address the goals and policies above.

- 9. In accordance with Zoning Ordinance Section 6.1304.A.2.b., the Planned Block Development (PBD) district criteria requires demonstration that the proposed development standards are in conformance with the Downtown Plan Urban Design Guidelines. Please revise the Development Plan to specifically address how the proposed development standards are consistent with the Downtown Plan Urban Design Guidelines.

Response: The development plan has been revised to address the goals and policies above.

Citizen Involvement:

- 10. With the resubmittal please provide an update to the Citizen Review Plan outlining any further citizen involvement or outreach efforts including but not limited to public comment received, response to public comment received, and any additional notification efforts.

Response: An updated Citizen Review Plan is provided with the resubmittal.

Circulation:

11. Based on City records, it appears some portions of public streets fronting the development plan area are in the form of a Roadway Easement rather than fee title City ownership. In accordance with Scottsdale Revised Code Section 47-10, public right-of-way shall be dedicated to replace any existing roadway easement sections along the public street frontages.
12. The submitted Traffic Impact and Mitigation Analysis has not yet been accepted by the Transportation Department. Please coordinate with Transportation and Planning staff to schedule a meeting to discuss the methodology of the analysis as it relates to the increase in entitlements requested by the zoning application.

Response: Based on conversations with Transportation Staff, an updated TIMA will be provided following the resubmittal of the development plan.

Drainage:

13. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. There are significant comments that need to be addressed.

Response: Updated Drainage Report provided.

Water and Waste Water:

14. Please provide a preliminary water/sewer design report showing the historic site demands, the adjacent site demands, and the proposed demands for the full entitlements of the zoning request. Reference DS+PM Sec. 6-1.200 and 7-1.200 and request a meeting with Water Resources to discuss an approach to analyzing the capacity of the existing master planned public infrastructure.

Response: Updated Water/Sewer Report provided.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While 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:

General Plan:

15. Please revise the Development Plan to respond to the General Plan, Character and Design Element, Goal 1, Bullets 1, 2, 3 and 4, regarding the appropriateness of the proposed development in terms of surrounding development and neighborhood context, in particular, the height proposed in the northwest section of the site.

Response: The development plan has been revised to address the goals and policies above.

16. Please respond to the General Plan, Character and Design Element, Goal 5, Bullets 8 and 11, regarding public art and its placement in the built environment. Please provide an exhibit

that details future sites for placement of public art – consider aligning public art opportunities with open space/plaza opportunities and gateway nodes denoted on page 50 of the Development Plan (Open Space and Pedestrian Circulation Plan).

Response: The development plan has been revised to address the goals and policies above.

17. Please respond to the General Plan, Character and Design Element, Goal 6, Bullets 1, 2, 3 and 5, addressing landscaping with the proposed development and its ability to reinforce the character of the city and reduce the effects of heat, glare, and the urban heat island effect.

Response: The development plan has been revised to address the goals and policies above.

18. Please respond to the General Plan, Housing Element, Goal 2, Bullets 2 and 5, addressing how the proposed development will promote neighborhood vitality while still complementing the surrounding neighborhood in context. Please provide dialogue regarding the setbacks, setbacks, massing, access points, and landscaping in close proximity to the NW portion of the site adjacent to single family homes.

Response: The development plan has been revised to address the goals and policies above.

19. Please respond to the General Plan, Housing Element, Goal 4, and related bullets, addressing how the proposed development will provide for live, work and play relationships, increase housing intensity, and provide a mix of housing options for a broad range of incomes to live and work in close proximity.

Response: The development plan has been revised to address the goals and policies above.

20. The subject site is located within a designated Growth Area, as identified by the General Plan. Please respond to the following General Plan sections:

- a) Growth Areas Element, Goals 1 and 7, detailing public infrastructure that will be provided as a result of the request;
- b) Growth Areas Element, Goal 2, providing information on how the site will have efficient multimodal opportunities; and
- c) Similar to the public art above, Growth Areas Element, Goal 6.

Response: The development plan has been revised to address the goals and policies above.

Downtown Plan:

21. Please respond to Downtown Plan, Goal M1 and Policies M 1.2, 1.3, and 1.9, addressing how the proposed project will provide greater connectivity for various transportation modes, potentially through smaller blocks, pedestrian and bicycle connections, increased transit access, or upgraded sidewalks and pedestrian crossing facilities.

Response: The development plan has been revised to address the goals and policies above.

22. Please respond to Downtown Plan, Goal M2, Policies M 2.1, and 2.2, detailing how the proposed development will provide a complete pedestrian circulation system.

Response: The development plan has been revised to address the goals and policies above.

23. Please respond to Downtown Plan, Goal 4, Policy 4.1, regarding how the proposed development will provide a convenient and adequate parking supply that encourages a "park once environment".

Response: The development plan has been revised to address the goals and policies above.

Circulation:

24. Please revise the development plan to provide a more detailed pedestrian circulation plan showing existing and proposed sidewalk widths along all public street frontages. In conformance with the Transportation Master Plan: Ch.7 and the Design Standards & Policies Manual Section 5-3.100, all sidewalks along public street frontages shall be a minimum of 8 feet in width through new construction or widening of existing sidewalks. Sidewalks less than 10 feet in width shall be separated from back of curb where possible.

Response: The development plan has been revised.

25. Please update the pedestrian circulation plan to provide an enhanced pedestrian crossing on Highland Avenue at the existing pedestrian corridor west of Scottsdale Road.

Response: The development plan has been revised.

26. Based on the proposed development plan and submitted Traffic Impact and Mitigation Analysis, the following items may be included as stipulations to the zoning request:

- a. The developer shall improve Highland Avenue to provide additional capacity and left-turn lane vehicle storage at the Scottsdale Road intersection. A conceptual plan shall be provided to the Transportation Department for review and approval prior to any development on the three redevelopment areas along the Highland corridor.
- b. The developer shall improve Highland Avenue to provide a controlled pedestrian crossing at the Goldwater Boulevard intersection. This may be accomplished by additional traffic control and/or pedestrian improvement as approved by the Transportation Department.
- c. No new site driveways from public streets shall be permitted without a separate site plan approval by City Council.

Response: Based on conversations with Transportation Staff, an updated TIMA will be provided following the resubmittal of the development plan.

Other:

27. In addition to the comments above, please review and respond to the attached redlined copy of the development plan.

If you have any questions regarding the revised Development Plan and proposed Development Agreement please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Michele Hammond". The signature is written in a cursive, flowing style.

Michele Hammond
Principal Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **25-ZN-2015**

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

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised legislative draft of proposed development standards
- ☒ Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)
- ☒ Two copies of the Development Agreement for transfer of development rights
- ☒ Two copies of the Development Agreement for Special Improvements (If applicable)

☒ Development Plan "Plan" sheets:

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

☒ Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color 3 11" x 17" 1 8 ½" x 11"

☒ Other Supplemental Materials:

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:
- ☒ 3 copies of Preliminary Water Design Report:
- ☒ 3 copies of Preliminary Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

Case review comments pick up for:

Case 25-ZN-2016 (118th/Jomax)

Picked up by (Please Print) Michelle Hammond.

Signature Michelle Hammond

Firm Berry Piddell

Date 12/6/2016

Staff Steve Perore S Perore

Date 12/6/2016

Once packet is picked up and signed for this document to be scanned in case folder.

Case review comments pick up for:

Case 25-ZN-2015

Picked up by Michelle Hammond

Firm Berry Riddell

Date 1/26/15

Staff CLIFF

Date 1/26/15

Once packet is picked up and signed for this document to be scanned in case folder.



1/26/16

John Berry
John Berry/ Michele Hammond
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 25-ZN-2015
Scottsdale Fashion Square

Dear Mr. Berry,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/21/15. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Process:

1. The proposed development standards as illustrated in the submitted legislative draft and development plan do not appear to comply with the building stepback standards adjacent to the Downtown boundary as required by Zoning Ordinance Section 6.1308.E, Examples 6.1308.E.1 and 6.1308.E.2. Please revise the proposed standards to comply with the required stepback standards, or consider submitting an Infill Incentive application with a request to amend the standards as appropriate.
 - a. If the property owner chooses to submit for an Infill Incentive application, additional neighborhood notification will be required to inform the public of the new application.

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- a. **Please Note:** If the assignment of GFAR and/or density results in a transfer of development rights between parcels in the PBD, a development agreement will be required to document the transfer of rights in a form acceptable to the City Attorney's office. If applicable, please provide a draft development agreement with the resubmittal.
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4. The legislative draft submitted with the zoning application appears to propose additional land uses (Parking Lot & Parking Garage) within the district. Please revise the development plan to address the requirements of Zoning Ordinance Section 6.1304.B.2. regarding additional land uses.
5. In accordance with Zoning Ordinance Section 6..1309.A., a property within a PBD Overlay District shall comply with the Cultural Improvements Program, providing artwork or payment of an in lieu fee equal to at least one (1) percent of the building valuation of any added floor area. Please revise the development plan to address how the property owner intends to comply with the requirements of the Cultural Improvements Program.
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8. In accordance with Zoning Ordinance Section 6.1304.A.2.a., the Planned Block Development (PBD) district criteria requires demonstration of compliance with the Character & Design element of the Downtown Plan. Please revise the Development Plan to specifically address the goals and policies of the Character & Design element of the Downtown Plan.
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10. With the resubmittal please provide an update to the Citizen Review Plan outlining any further citizen involvement or outreach efforts including but not limited to public comment received, response to public comment received, and any additional notification efforts.

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Drainage:

12. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. There are significant comments that need to be addressed.

Water and Waste Water:

13. Please provide a preliminary water/sewer design report showing the historic site demands, the adjacent site demands, and the proposed demands for the full entitlements of the zoning request. Reference DS+PM Sec. 6-1.200 and 7-1.200 and request a meeting with Water Resources to discuss an approach to analyzing the capacity of the existing master planned public infrastructure.

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General Plan:

14. Please revise the Development Plan to respond to the General Plan, Character and Design Element, Goal 1, Bullets 1, 2, 3 and 4, regarding the appropriateness of the proposed development in terms of surrounding development and neighborhood context, in particular, the height proposed in the northwest section of the site.
15. Please respond to the General Plan, Character and Design Element, Goal 5, Bullets 8 and 11, regarding public art and its placement in the built environment. Please provide an exhibit that details future sites for placement of public art – consider aligning public art opportunities with open space/plaza opportunities and gateway nodes denoted on page 50 of the Development Plan (Open Space and Pedestrian Circulation Plan).
16. Please respond to the General Plan, Character and Design Element, Goal 6, Bullets 1, 2, 3 and 5, addressing landscaping with the proposed development and its ability to reinforce the character of the city and reduce the effects of heat, glare, and the urban heat island effect.
17. Please respond to the General Plan, Housing Element, Goal 2, Bullets 2 and 5, addressing how the proposed development will promote neighborhood vitality while still complementing the surrounding neighborhood in context. Please provide dialogue regarding the stepbacks, setbacks, massing, access points, and landscaping in close proximity to the NW portion of the site adjacent to single family homes.
18. Please respond to the General Plan, Housing Element, Goal 4, and related bullets, addressing how the proposed development will provide for live, work and play relationships, increase housing intensity, and provide a mix of housing options for a broad range of incomes to live and work in close proximity.
19. The subject site is located within a designated Growth Area, as identified by the General Plan. Please respond to the following General Plan sections:

- a) Growth Areas Element, Goals 1 and 7, detailing public infrastructure that will be provided as a result of the request;
- b) Growth Areas Element, Goal 2, providing information on how the site will have efficient multimodal opportunities; and
- c) Similar to the public art above, Growth Areas Element, Goal 6.

Downtown Plan:

- 20. Please respond to Downtown Plan, Goal M1 and Policies M 1.2, 1.3, and 1.9, addressing how the proposed project will provide greater connectivity for various transportation modes, potentially through smaller blocks, pedestrian and bicycle connections, increased transit access, or upgraded sidewalks and pedestrian crossing facilities.
- 21. Please respond to Downtown Plan, Goal M2, Policies M 2.1, and 2.2, detailing how the proposed development will provide a complete pedestrian circulation system.
- 22. Please respond to Downtown Plan, Goal 4, Policy 4.1, regarding how the proposed development will provide a convenient and adequate parking supply that encourages a "park once environment".

Circulation:

- 23. Please revise the development plan to provide a more detailed pedestrian circulation plan showing existing and proposed sidewalk widths along all public street frontages. In conformance with the Transportation Master Plan: Ch.7 and the Design Standards & Policies Manual Section 5-3.100, all sidewalks along public street frontages shall be a minimum of 8 feet in width through new construction or widening of existing sidewalks. Sidewalks less than 10 feet in width shall be separated from back of curb where possible.
- 24. Please update the pedestrian circulation plan to provide an enhanced pedestrian crossing on Highland Avenue at the existing pedestrian corridor west of Scottsdale Road.
- 25. Based on the proposed development plan and submitted Traffic Impact and Mitigation Analysis, the following items may be included as stipulations to the zoning request:
 - a. The developer shall improve Highland Avenue to provide additional capacity and left-turn lane vehicle storage at the Scottsdale Road intersection. A conceptual plan shall be provided to the Transportation Department for review and approval prior to any development on the three redevelopment areas along the Highland corridor.
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 - c. No new site driveways from public streets shall be permitted without a separate site plan approval by City Council.

Other:

- 26. In addition to the comments above, please review and respond to the attached redlined copy of the development plan.

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

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 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in green ink, appearing to read 'Bryan Cluff', with a long horizontal flourish extending to the right.

Bryan Cluff
Senior Planner

cc: Property owner

ATTACHMENT A
Resubmittal Checklist

Case Number: **25-ZN-2015**

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☒ Other Supplemental Materials:

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:
- ☒ 3 copies of Preliminary Water Design Report:
- ☒ 3 copies of Preliminary Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



9/30/15

Michele Hammond
John Berry/ Michele Hammond
6750 E. Camelback Road, Suite
Scottsdale, AZ 85251

RE: 817-PA-2015
Scottsdale Fashion Square Mall

Dear Ms. Hammond:

On September 24, 2015, City staff and representatives of your office and Scottsdale Fashion Square met to discuss the above referenced pre-application submittal. Due to the complex history and multiple moving parts associated with this project, staff has prepared this letter to document the matters that were discussed at the pre-application meeting. The following items have been identified during the review of the pre-application. Additional items may be identified upon receipt of additional information and a complete application submittal.

1. Application requirements.
 - a. Based on the information that was provided with the pre-application submittal and items discussed at the pre-application meeting, two (2) separate applications may be required. These are:
 - i. Zoning District Map Amendment (ZDMA). A ZDMA is required to rezone the property from Downtown Regional Commercial Type 2 Planned Block Development Downtown Overlay (D/RCO-2 PBD DO) to Downtown Regional Use Type 2 Planned Block Development Downtown Overlay (D/DRU-2 PBD DO).
 - ii. Infill Incentive.
 - 1) An infill incentive application will be required if the proposed development does not comply with the stepback requirements of Section 6.1308, Examples 6.1308.E.1 and 6.1308.E.2. adjacent to the Downtown Boundary.
 - 2) An infill incentive may be utilized to amend the off-street parking setback requirements as set forth in Section 5.3006.L.2.
2. Please be advised that prior to scheduling the proposed application to be heard by the Planning Commission, a separate City Council meeting shall occur to provide direction to the

staff and applicant with regard to the applicant's method of applying any proposed public benefits and associated amounts resulting from requested bonuses.

3. The project boundary as identified on the "Potential Future Development" plan submitted with the application includes multiple parcels and multiple ownership interests. The proposed application of development standards on the site may result in the transfer of development rights between parcels within the development. Any transfer of development rights within the project shall be documented through the zoning application (City Council approval), as well as legal documentation in a form acceptable to the City Attorney's office and recorded against all involved parcels.
4. According to City GIS maps, the Nordstrom garage at the far south end of the project boundary is on its own parcel. Currently, the Zoning Ordinance does not allow a parking lot and or parking structure as a standalone use. This will need to be addressed with this application through either a re-plot of the existing parcels to combine the parking structure parcel with the adjacent mall parcel, or adding "parking lot/garage" as a permitted use through the proposed PBD use list.
5. As discussed in the pre-application meeting, construction of the proposed 150 foot tall buildings in the areas identified on the "Potential Future Development" plan may block emergency radio signals that are broadcast to and across the site. The property owner will be responsible for any mitigation measures necessary so as not to disrupt signal coverage.
6. The proposed rezoning request will result in an increase in Gross Floor Area Ratio and density over the current entitlements of the property. This increase in intensity will require preparation and submittal of a Traffic Impact Mitigation Analysis for review by our transportation staff. Due to the conceptual nature of the proposal, please work closely with the city transportation staff and planning coordination staff to determine the parameters of the analysis prior to submittal of the zoning application.

If you have any questions, or need further assistance please contact me at 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,



Bryan Cluff, LEED AP
Senior Planner

cc: Macerich
Scott Nelson
11411 N Tatum Boulevard
Phoenix, AZ 85028
(Via Email)



COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

CLIENT:	Macrich	DATE:	2/18/2016
PROJECT:	Scottsdale Fashion Square	REFERENCE:	25-ZN-2015 zoning review comments

No.	Sheet No	Reviewer	COMMENT	Responsible Party	RESPONSE
The following comments are from:				Stormwater Division	
1		Mohammad Rahman	Please provide Exhibit 'A' (Pre-development Runoff Coefficients) on an 11 "X17" paper in the drainage report so that it's more legible. [Reference: COS DS&PM: Section 4-1.900 & 4-1 B]	SEG	11" x 17' provided
2		Mohammad Rahman	Apparently, some of the existing dirt/landscape areas were left out from including into the pre-development runoff coefficient calculations based on Exhibit 'A' as well as from the historical aerials available on the City's Land Information System (LIS). Please refer to the redline Exhibit 'A' in the redline Case Drainage Report as well as the attached 11 "X 17" LIS printout to see the suggested left out areas (marked by red- hatched polygons). Please revisit the pre-development runoff coefficient calculations. [Reference: COS DS&PM: Section 4-1.-102 & Section 4-1. 800]	SEG	The text / calculations are accurate and include the "missing" areas. The pre-development plan has been updated to include these areas.



COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

3	Mohammad Rahman	<p>It is understandable based on the calculations shown in the drainage report that that the pre- vs. post-development stormwater runoff volume is not much significant and retention basins can be provided at convenient locations throughout the site such as the proposed basin locations 'Basin A' through 'Basin F'. However, please note that any retention basins which store more than 6" depth of runoff water must be demonstrated to have the sub-surface soil condition which will allow these basins to be drained out within 36 hours by means of performing percolation test of the sub-surface soil by a registered Geotechnical Engineer or firm. Alternatively, drywells maybe provided in appropriate numbers as required during the construction. The drainage report says that the retention basins will store up to 1.0' of runoff water which requires percolation test of the sub-surface soil. Therefore, please revise Section 4.5 of the Case Drainage Report to address this comment. [Reference: COS DS&PA1: Section .:f.-1.-102 & Section -1-1.800]</p>	SEG	<p>Sections 4.1 and 4.5 have been updated to address the storage depth.</p>
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COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

4		Mohammad Rahman	Instead of providing retention basins which is discussed above in Comment #3 which requires percolation test of the sub-surface soil and/or installation of drywells, the Engineer may provide detention basins at strategic locations, which can be drained out into the existing 42" public storm drain pipe along Highland Ave by means of small bleed-off pipes. Please note that any proposed detention basins cannot be drained out into the existing 15" private storm drain pipe located on the south property which runs parallel to the south property line for the current project and is closely located without having a consent letter from the owner(s) of the south parcel. [Reference: COS Stormwater Ordinance: Section 37-32(c) & Section 37-32(d); COS DS&PM: Section 4-1.-102 & Section 4-1.800]	SEG	Section 4.5 has been updated (under "Storage Discharge") to address discharge options.
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COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

5		Mohammad Rahman	The client is required to show the existing (historical)/pre-development and the proposed/post-development runoff patterns, runoff quantities, hydrologic divides (sub-watershed boundaries), etc. on 11 "X17" exhibits in the Case Drainage Report at the DR Case level to demonstrate 'no adverse impact' upon obtaining the survey topo for the project site. [Reference: COS Stormwater Ordinance: Section 37-32(c) & Section 37-32(d); COS DS&PM: Section 4-1.900 & 4-1 B]	SEG	Noted. Enhanced drainage report will be provided at DR level.
6		Mohammad Rahman	The client is required to show the exact locations of the retention/detention basins along with the approximate limits of the proposed Drainage Easement (D.E.) or 'Drainage Tract' encompassing all retention/detention basins on all relevant exhibits in the Case Drainage Report at the DR Case level. [Reference: COS DS&PM: Section 4-1.700 & 4-1 B]	SEG	Noted. Enhanced drainage report will be provided at DR level.
The following comments are from:				Planning - Letter dated 01/26/2016	



COMMENT TRACKING LOG

"LEED®ing and Developing Smart Projects"

12		Bryan Cluff	Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. There are significant comments that need to be addressed.	SEG	Updated report provided
13		Bryan Cluff	Please provide a preliminary water/sewer design report showing the historic site demands, the adjacent site demands, and the proposed demands for the full entitlements of the zoning request. Reference DS+PM Sect. 6-1.200 and 7-1.200 and request a meeting with Water Resources to discuss an approach to analyzing the capacity of the existing master planned public infrastructure.	SEG	Per coordination with Doug Mann, the sewer and water reports are deferred until submittal of improvement plans. See email provided with this submittal.

Steve Counsell

From: Ali Fakih
Sent: Tuesday, March 01, 2016 10:38 AM
To: Mann, Doug; Steve Counsell
Cc: Cluff, Bryan
Subject: RE: Scottsdale Fashion Square 25-ZN-2015

Doug,
We do concur with the below.

Regards,
Ali
480 516 5514

From: Mann, Doug [mailto:DMANN@SCOTTSDALEAZ.GOV]
Sent: Thursday, February 25, 2016 10:29 AM
To: Steve Counsell <Steve@azseg.com>
Cc: Ali Fakih <ALI@azseg.com>; Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Subject: RE: Scottsdale Fashion Square 25-ZN-2015

So the plan is to install a new 8-inch sewer at segments 2 and 3 and a new 12-inch sewer at segments 4 thru 12? I recommend including segments 4 thru 6 as 12-inch to clean things up. This all seems to work with the demands calculated by Olsson. Hopefully they are in agreement with the requested zoning entitlements. With your concurrence of this we can defer the stipulation for a final water/sewer basis of design report to be accepted prior to the submittal of improvement plans.

Doug Mann
9379 E San Salvador Drive
Scottsdale, AZ 85258
480.312.5636



"Water Sustainability through Stewardship, Innovation and People"

From: Steve Counsell [mailto:Steve@azseg.com]
Sent: Wednesday, February 24, 2016 10:19 AM
To: Mann, Doug
Cc: Ali Fakih
Subject: RE: Scottsdale Fashion Square 25-ZN-2015

Doug,
Please find attached sewer assessment excerpts from the draft infrastructure investigation report prepared by Olsson Associates.
Does this satisfy the request for the sewer capacity evaluation for you?

Thank you,
Steve

From: Steve Counsell
Sent: Monday, February 22, 2016 10:55 AM
To: 'Mann, Doug' <DMANN@SCOTTSDALEAZ.GOV>
Cc: Ali Fakhri <ALI@azseg.com>
Subject: Scottsdale Fashion Square 25-ZN-2015

Hi Doug,

According to the zoning 1st review comments, item 13, asks for the following:

Water and Waste Water:

13. Please provide a preliminary water/sewer design report showing the historic site demands, the adjacent site demands, and the proposed demands for the full entitlements of the zoning request. Reference DS+PM Sec. 6-1.200 and 7-1.200 and request a meeting with Water Resources to discuss an approach to analyzing the capacity of the existing master planned public infrastructure.

We involvement for this phase was to provide preliminary layout plans, which were submitted. Is this request for the DR phase?

Please give me a call to discuss.

Regards,



Steve Counsell
Entitlement Manager

Steve@azSEG.com | www.azSEG.com
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