

**Correspondence Between
Staff and Applicant
Approval Letter**



Planning & Development Services Department
Planning and Neighborhood

7447 East Indian School Road
Scottsdale, Arizona 85251

September 8, 2017

21-DR-2017

Gwen Jarick

Nelsen Partners

15210 N Scottsdale Rd Ste 300

Scottsdale, AZ 85254

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 21-DR-2017 Scottsdale Quarter - Block L

The Development Review Board approved the above referenced case on September 7, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Accepted Case Drainage Report
- 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, Bryan Cluff, 480-312-2258.
- 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,

Bryan Cluff
Senior Planner
bcluff@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



5/25/17

Gwen Jarick
Nelsen Partners
15210 N Scottsdale Rd Ste 300
Scottsdale, AZ 85254

RE: 21-DR-2017
Scottsdale Quarter - Block L

Dear Ms. Jarick:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 4/18/17. 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:

Zoning:

1. Please revise the Project Narrative to specifically address the criteria set forth in Sec. 1.904 of the Zoning Ordinance which was amended in December 2012.
2. Please identify the property line on the open space plan for Block L, as it appears some landscaping in the right-of-way is hatched as "open space". In addition, please provide the minimum amount of open space as required by the PRC zoning district (including 5% additional per bonuses) as useable ground level open space. As approved with 18-ZN-2013, all required open space is to be provided at grade.
3. Please remove the mechanical yard at the southeast corner of the building from the area included in the required open space, in accordance with Zoning Ordinance Section 3.100.
4. Please provide additional information as to how the building height is being measured, mainly how the benchmark for TOC +1 is being established in accordance with Zoning Ordinance Section 3.100.
5. Site Sections Sheet A 109 appears to identify a portion of the building which is projecting beyond the PRC stepback plane as required by Zoning Ordinance Section 5.2608.D. Please revise the building location and/or height to comply with the stepback requirements.

6. Please revise the west end of the site plan (valet area) to be consistent with the City Council approved site plan with regard to the location of the valet drop-off on the east side of 73rd Place only, and the extension of the quad on the west side of 73rd Place.
7. The proposed driveway locations along 73rd Street are not consistent with the locations that are shown on the City Council approved site plan (18-ZN-2013#2). Please revise the driveway locations and number of driveways to be consistent with the approved site plan.
8. Please clarify the building height and add dimensions to the building elevations to the highest part of the structure, including mechanical equipment and elevator bulk heads. In accordance with the stipulations of 18-ZN-2013#2, the maximum building height is 90 feet, inclusive of mechanical equipment and rooftop appurtenances.
9. Please revise the site plan to show construction of a new 8 feet wide sidewalk for the full length of 73rd Street in front of Block L, in accordance with the stipulations of 18-ZN-2013#2. The proposed site plan appears to have a 6 feet wide sidewalk along the southeast end of the site.
10. Case 18-ZN-2013 #2 requires that a detailed plan for the design of the proposed on-street parking spaces be submitted for review and approval, which was not included with the submittal. Please provide this detailed plan with the resubmittal, demonstrating the parking spaces are offset a minimum distance of 4 feet from the 73rd Street curb face and are not located within the safety triangles or sight distance easements at intersections.
11. Please revise the site plan to indicate dedication of a Public Non-Motorized Access Easement over portions of the sidewalk that are not within the public right-of-way.
12. Please provide information and details related to the roof drainage systems, demonstrating compliance with Zoning Ordinance Section 7.105.C.
13. Please provide additional information regarding the dimensions and materials of the screening for the mechanical yard located at the southeast corner of the building, demonstrating compliance with Zoning Ordinance Section 7.105.
14. Please Note: Case 18-ZN-2013#2 requires the developer to install left turn arrows at the Greenway-Hayden and 73rd Street intersection, and the Butherus and 73rd Street intersection. These arrows will serve the east-west traffic on both streets, not the 73rd Street approaches. A traffic signal plan will need to be submitted with the final plans to show how the left-turn arrows will be installed.

Fire:

15. Please revise the site plan to demonstrate the commercial turning radii (25' inner/49' Outside /55' Bucket Swing) in conformance with the Design Standards & policies Manual Section 1.802(5).
16. Please revise the site plan to show the locations of FDC and demonstrate compliance with the spacing requirements of Fire Ordinance 4045, 912.
17. Please revise the site plan to demonstrate minimum hydrant spacing, existing and proposed in conformance with Fire Ordinance 4045, 507.5.1.2.
18. Please clearly identify the location of the Fire Riser Room on the site plan in accordance with the Design Standards & Policies Manual Section 6-1.504(1).

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:

Site Design:

19. Please provide additional information regarding the solid waste disposal plan for the new building, demonstrating compliance with the Design Standards & Policies Manual, or as approved by the Solid Waste Department.

Building Elevation Design:

20. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context, in accordance with the Scottsdale Sensitive Design Principle 9.
21. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
22. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
23. Please provide section drawings of all proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Lighting Design:

24. Please provide illustrations and details regarding the proposed light fixtures A-1, A-4, A-6, A-7, A-8, A-12, A-14, and A-16. These light fixtures appear to be inconsistent with the City of Scottsdale Zoning Ordinance Section 7.600 and the City of Scottsdale lighting Design Guidelines, due to exposed light source and light directed upward. Provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated, in accordance with the Design Standards & Policies Manual Section 2-1.1202.A.

Circulation:

25. Please revise the site plan to show the required sight distance easements at the proposed driveway locations on 73rd Street, in accordance with the Design Standards & Policies Manual Section 5-3.11D, Fig. 5.3-26.
26. Please revise the site plan to show the existing traffic safety triangle and sight distance easement at the intersection of 73rd Street and South Street.
27. Please provide details for proposed sidewalk ramps at the street and driveway intersection along the side frontage. These ramps should be per City Standard details unless an alternative ramp design is approved by the City's ADA Coordinator.

28. Please revise the site plan to show sidewalks extended across all service driveways and site driveways along North Street and 73rd Street.

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. Please revise the site plan sheet A102 to include project data and all site plan information as required by the Plan & Report Requirements for Development Applications, including labels and/or key notes for all existing and proposed improvements.

Landscaping:

30. Notes on the Sheet L0.01 General Notes & Material Legend, the hardscape plans, and the landscape plans appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
31. The 'Landscape Legend' indicates *Agave vilmoriniana* Octopus Agave, however the respective symbol is not shown on the landscape plans. Please clarify where this plant will be installed on this project site, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
32. Please revise the landscape plans to show that *A. vilmoriniana* will be installed a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, due to the thorny spines on these plants, in accordance with the Design Standards & Policies Manual Section 2-1.1001.13.

Building Elevations:

33. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
34. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
35. Please provide building elevations that are black line drawings, without any gray tones, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
36. On the 'Materials Legend' please clarify the name of the paint color noted as 'P-2', in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Lighting:

37. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Other:

38. Please revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board. This helps prevent heavier samples from falling off and makes the boards easier to scan.

39. The material board identifies several “Synthetic Stucco Finishing System” materials with corresponding colors. There is not however, a sample of these materials or colors on the board. Please provide samples of these materials and colors with the resubmittal in accordance with the Development Review Development Application Checklist, Part III – Samples & Models.

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 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.

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,



Bryan Cluff
Senior Planner

cc: OWNER

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **21-DR-2017**

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 1st Review Comment Letter
- One copy: Revised Narrative for Project

Context Aerial with the proposed Site Plan superimposed

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

Site Plan:

 8 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Open Space Plan:

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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"

Perspective(s):

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

Streetscape Elevation(s):

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

Landscape Plan:

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"

Lighting Site Plan(s):

 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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"

Site Cross Sections:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"



5/25/17

Gwen Jarick
Nelsen Partners
15210 N Scottsdale Rd Ste 300
Scottsdale, AZ 85254

RE: 21-DR-2017
Scottsdale Quarter - Block L

Dear Ms. Jarick:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 4/18/17. 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:

Zoning:

1. Please revise the Project Narrative to specifically address the criteria set forth in Sec. 1.904 of the Zoning Ordinance which was amended in December 2012.
2. Please identify the property line on the open space plan for Block L, as it appears some landscaping in the right-of-way is hatched as "open space". In addition, please provide the minimum amount of open space as required by the PRC zoning district (including 5% additional per bonuses) as useable ground level open space. As approved with 18-ZN-2013, all required open space is to be provided at grade.
3. Please remove the mechanical yard at the southeast corner of the building from the area included in the required open space, in accordance with Zoning Ordinance Section 3.100.
4. Please provide additional information as to how the building height is being measured, mainly how the benchmark for TOC +1 is being established in accordance with Zoning Ordinance Section 3.100.
5. Site Sections Sheet A 109 appears to identify a portion of the building which is projecting beyond the PRC stepback plane as required by Zoning Ordinance Section 5.2608.D. Please revise the building location and/or height to comply with the stepback requirements.

6. Please revise the west end of the site plan (valet area) to be consistent with the City Council approved site plan with regard to the location of the valet drop-off on the east side of 73rd Place only, and the extension of the quad on the west side of 73rd Place.
7. The proposed driveway locations along 73rd Street are not consistent with the locations that are shown on the City Council approved site plan (18-ZN-2013#2). Please revise the driveway locations and number of driveways to be consistent with the approved site plan.
8. Please clarify the building height and add dimensions to the building elevations to the highest part of the structure, including mechanical equipment and elevator bulk heads. In accordance with the stipulations of 18-ZN-2013#2, the maximum building height is 90 feet, inclusive of mechanical equipment and rooftop appurtenances.
9. Please revise the site plan to show construction of a new 8 feet wide sidewalk for the full length of 73rd Street in front of Block L, in accordance with the stipulations of 18-ZN-2013#2. The proposed site plan appears to have a 6 feet wide sidewalk along the southeast end of the site.
10. Case 18-ZN-2013 #2 requires that a detailed plan for the design of the proposed on-street parking spaces be submitted for review and approval, which was not included with the submittal. Please provide this detailed plan with the resubmittal, demonstrating the parking spaces are offset a minimum distance of 4 feet from the 73rd Street curb face and are not located within the safety triangles or sight distance easements at intersections.
11. Please revise the site plan to indicate dedication of a Public Non-Motorized Access Easement over portions of the sidewalk that are not within the public right-of-way.
12. Please provide information and details related to the roof drainage systems, demonstrating compliance with Zoning Ordinance Section 7.105.C.
13. Please provide additional information regarding the dimensions and materials of the screening for the mechanical yard located at the southeast corner of the building, demonstrating compliance with Zoning Ordinance Section 7.105.
14. Please Note: Case 18-ZN-2013#2 requires the developer to install left turn arrows at the Greenway-Hayden and 73rd Street intersection, and the Butherus and 73rd Street intersection. These arrows will serve the east-west traffic on both streets, not the 73rd Street approaches. A traffic signal plan will need to be submitted with the final plans to show how the left-turn arrows will be installed.

Fire:

15. Please revise the site plan to demonstrate the commercial turning radii (25' inner/49' Outside /55' Bucket Swing) in conformance with the Design Standards & policies Manual Section 1.802(5).
16. Please revise the site plan to show the locations of FDC and demonstrate compliance with the spacing requirements of Fire Ordinance 4045, 912.
17. Please revise the site plan to demonstrate minimum hydrant spacing, existing and proposed in conformance with Fire Ordinance 4045, 507.5.1.2.
18. Please clearly identify the location of the Fire Riser Room on the site plan in accordance with the Design Standards & Policies Manual Section 6-1.504(1).

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:

Site Design:

19. Please provide additional information regarding the solid waste disposal plan for the new building, demonstrating compliance with the Design Standards & Policies Manual, or as approved by the Solid Waste Department.

Building Elevation Design:

20. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context, in accordance with the Scottsdale Sensitive Design Principle 9.
21. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
22. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.
23. Please provide section drawings of all proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Lighting Design:

24. Please provide illustrations and details regarding the proposed light fixtures A-1, A-4, A-6, A-7, A-8, A-12, A-14, and A-16. These light fixtures appear to be inconsistent with the City of Scottsdale Zoning Ordinance Section 7.600 and the City of Scottsdale lighting Design Guidelines, due to exposed light source and light directed upward. Provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated, in accordance with the Design Standards & Policies Manual Section 2-1.1202.A.

Circulation:

25. Please revise the site plan to show the required sight distance easements at the proposed driveway locations on 73rd Street, in accordance with the Design Standards & Policies Manual Section 5-3.11D, Fig. 5.3-26.
26. Please revise the site plan to show the existing traffic safety triangle and sight distance easement at the intersection of 73rd Street and South Street.
27. Please provide details for proposed sidewalk ramps at the street and driveway intersection along the side frontage. These ramps should be per City Standard details unless an alternative ramp design is approved by the City's ADA Coordinator.

28. Please revise the site plan to show sidewalks extended across all service driveways and site driveways along North Street and 73rd Street.

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. Please revise the site plan sheet A102 to include project data and all site plan information as required by the Plan & Report Requirements for Development Applications, including labels and/or key notes for all existing and proposed improvements.

Landscaping:

30. Notes on the Sheet L0.01 General Notes & Material Legend, the hardscape plans, and the landscape plans appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
31. The 'Landscape Legend' indicates *Agave vilmoriniana* Octopus Agave, however the respective symbol is not shown on the landscape plans. Please clarify where this plant will be installed on this project site, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
32. Please revise the landscape plans to show that *A. vilmoriniana* will be installed a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, due to the thorny spines on these plants, in accordance with the Design Standards & Policies Manual Section 2-1.1001.13.

Building Elevations:

33. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
34. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
35. Please provide building elevations that are black line drawings, without any gray tones, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
36. On the 'Materials Legend' please clarify the name of the paint color noted as 'P-2', in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Lighting:

37. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Other:

38. Please revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board. This helps prevent heavier samples from falling off and makes the boards easier to scan.
39. The material board identifies several “Synthetic Stucco Finishing System” materials with corresponding colors. There is not however, a sample of these materials or colors on the board. Please provide samples of these materials and colors with the resubmittal in accordance with the Development Review Development Application Checklist, Part III – Samples & Models.

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 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.

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,



Bryan Cluff
Senior Planner

cc: **OWNER**

**ATTACHMENT A
Resubmittal Checklist**

Case Number: **21-DR-2017**

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 1st Review Comment Letter
- One copy: Revised Narrative for Project

Context Aerial with the proposed Site Plan superimposed

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

Site Plan:

8 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Open Space Plan:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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"

Perspective(s):

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

Streetscape Elevation(s):

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

Landscape Plan:

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"

Lighting Site Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"



Photometric Analysis Plan(s):

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"



Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"



Site Cross Sections:

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

MATERIAL BOARDS



6/19/17

Gwen Jarick
Nelsen Partners
15210 N Scottsdale Rd Ste 300
Scottsdale, AZ 85254

RE: 21-DR-2017
Scottsdale Quarter - Block L

Mr. Bryan Cluff: Please see our responses in red.

Dear Ms. Jarick:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 4/18/17. 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:

Zoning:

1. Please revise the Project Narrative to specifically address the criteria set forth in Sec. 1.904 of the Zoning Ordinance which was amended in December 2012.

Please see updated Project Narrative dated June 19, 2017.

2. Please identify the property line on the open space plan for Block L, as it appears some landscaping in the right-of-way is hatched as "open space". In addition, please provide the minimum amount of open space as required by the PRC zoning district (including 5% additional per bonuses) as useable ground level open space. As approved with 18-ZN-2013, all required open space is to be provided at grade.

Please see revised sheets A107 and A108 with open space identified only within project property lines. The quantity of useable ground level open space is derived from the 18-ZN-2013 Development Information table for both Blocks L & M.

3. Please remove the mechanical yard at the southeast corner of the building from the area included in the required open space, in accordance with Zoning Ordinance Section 3.100.

Please see revised sheets A107 and A108.

4. Please provide additional information as to how the building height is being measured, mainly

how the benchmark for TOC +1 is being established in accordance with Zoning Ordinance Section 3.100.

Please see revised sheet A109. The building height datum is set per 18-ZN-2013 Sheet A401 to 1473.00' TOC at northeast corner of Block L +1.00' = 1474.00.

5. Site Sections Sheet A 109 appears to identify a portion of the building which is projecting beyond the PRC stepback plane as required by Zoning Ordinance Section 5.2608.D. Please revise the building location and/or height to comply with the stepback requirement

Please see revised sheet A109 for building projection adjusted within the stepback.

6. Please revise the west end of the site plan (valet area) to be consistent with the City Council approved site plan with regard to the location of the valet drop-off on the east side of 73rd Place only, and the extension of the quad on the west side of 73rd Place.

As subsequently discussed with the Senior Planner, the valet drop-off is shown on both sides of 73rd Place per the valet operator's functional requirements.

7. The proposed driveway locations along 73rd Street are not consistent with the locations that are shown on the City Council approved site plan (18-ZN-2013#2). Please revise the driveway locations and number of driveways to be consistent with the approved site plan.

As subsequently discussed with the Senior Planner, it is understood that the driveway locations and configurations along 73rd St. are acceptable as designed.

8. Please clarify the building height and add dimensions to the building elevations to the highest part of the structure, including mechanical equipment and elevator bulk heads. In accordance with the stipulations of 18-ZN-2013#2, the maximum building height is 90 feet, inclusive of mechanical equipment and rooftop appurtenances.

Please see revised elevation sheets A303 through A335. An equipment louver screen wall will be the highest feature of the building.

9. Please revise the site plan to show construction of a new 8 feet wide sidewalk for the full length of 73rd Street in front of Block L, in accordance with the stipulations of 18-ZN-2013#2. The proposed site plan appears to have a 6 feet wide sidewalk along the southeast end of the site.

Please see revised site plans for corrected sidewalk width.

10. Case 18-ZN-2013 #2 requires that a detailed plan for the design of the proposed on-street parking spaces be submitted for review and approval, which was not included with the submittal. Please provide this detailed plan with the resubmittal, demonstrating the parking spaces are offset a minimum distance of 4 feet from the 73rd Street curb face and are not located within the safety triangles or sight distance easements at intersections.

On-street parking on 73rd Street has subsequently been removed from the project. A 9'-0" wide loading-only zone remains, offset 2'6" from the 73rd Street curb face. Safety triangles and sight distance triangles are shown on the revised Concept Grading & Drainage plan.

11. Please revise the site plan to indicate dedication of a Public Non-Motorized Access Easement over portions of the sidewalk that are not within the public right-of-way.

Please see revised Concept Grading & Drainage plan for requested easement.

12. Please provide information and details related to the roof drainage systems, demonstrating compliance with Zoning Ordinance Section 7.105.C.

Drainage will be as labelled on the Roof Plan, sheet A200. All roof drains will be internal to the building. All deck drains at the 3rd floor perimeter building setbacks and the 3rd floor amenity deck will also be internally drained.

13. Please provide additional information regarding the dimensions and materials of the screening for the mechanical yard located at the southeast corner of the building, demonstrating compliance with Zoning Ordinance Section 7.105.

Architectural screen walls are being provided on the south side of the yard –Please see elevation sheet A306. At the southeast corner the screening transitions to closely spaced Wax Leaf Ligustrum hedge plants, which continue along the east side of the yard fronting 73rd street. The Wax Leaf Ligustrum should attain mature height of 8'-10'.

14. Please Note: Case 18-ZN-2013#2 requires the developer to install left turn arrows at the Greenway-Hayden and 73rd Street intersection, and the Butherus and 73rd Street intersection. These arrows will serve the east-west traffic on both streets, not the 73rd Street approaches. A traffic signal plan will need to be submitted with the final plans to show how the left-turn arrows will be installed.

Left turn arrows were previously installed with other projects.

Fire:

15. Please revise the site plan to demonstrate the commercial turning radii (25' inner/49' Outside /55' Bucket Swing) in conformance with the Design Standards & policies Manual Section 1.802(5).

Existing Streets are not wide enough for traditional fire truck turning radii, please see Fire Site Plan for Fire truck pathing around site. This has been coordinated with Ricky King of the Scottsdale Fire Dept. Please see attached correspondence dated Aug. 3, 2016.

16. Please revise the site plan to show the locations of FDC and demonstrate compliance with the spacing requirements of Fire Ordinance 4045, 912.

Please see revised site plan sheet A102 for location of FDC and compliance notes & dimensions.

17. Please revise the site plan to demonstrate minimum hydrant spacing, existing and proposed in conformance with Fire Ordinance 4045, 507.5.1.2.

Please see Concept Water and Sewer plans for existing fire hydrant locations and spacing.

18. Please clearly identify the location of the Fire Riser Room on the site plan in accordance with the Design Standards & Policies Manual Section 6-1.504(1).

Please see revised site plan sheets for location of Fire Riser Room relative to the FDC.

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:

Site Design:

19. Please provide additional information regarding the solid waste disposal plan for the new building, demonstrating compliance with the Design Standards & Policies Manual, or as approved by the Solid Waste Department.

Solid waste and recycling containers will be provided in separate, dedicated rooms for the residential and commercial occupancies in the building. The containers are located in enclosed, mechanically ventilated spaces. Both residential and commercial management will contract with a private company to provide the containers, compactors and scheduled removal.

The residential and commercial containers are accessed behind full height coiling garage doors, angled approx. 30°(residential) and 45° (commercial) to the street. No other functions or building operations will be accessed from these doorways.

Separate grease interceptors will be provided in the North and South (private) Streets to accommodate any potential combination of restaurant tenants in the retail lease areas.

Building Elevation Design:

20. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context, in accordance with the Scottsdale Sensitive Design Principle 9.

The colors of the existing surrounding buildings are white, grey, and in block K some additional colors such as red and orange and block F (across the street) has black granite. In response to the surrounding buildings and their character we have chosen colors that complement the surrounding buildings and the development as requested in the Sensitive Design Principles. We have changed the color of the metal panel to be lighter and more of a muted color. (please see material board) The majority of the ground level stone assortment is muted (Alabama stone and limestone that are facing public ways) and the black stone is the same stone that is on the neighbor building (block F) and is only facing private streets.

21. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

Please see typical exterior window detail on sheet A600.

22. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9.

Please see typical door section detail on sheet A600.

23. Please provide section drawings of all proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

Please see typical pedestrian canopy detail on sheet A600.

Lighting Design:

24. Please provide illustrations and details regarding the proposed light fixtures A-1, A-4, A-6, A-7, A-8, A-12, A-14, and A-16. These light fixtures appear to be inconsistent with the City of Scottsdale Zoning Ordinance Section 7.600 and the City of Scottsdale lighting Design Guidelines, due to exposed light source and light directed upward. Provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated, in accordance with the Design Standards & Policies Manual Section 2-1.1202.A.

A-1. Is a modified luminaire. There is no top light as seen in the photo. There are only side lights. OK

A-4. Includes a diffuse acrylic lens. 4300 LUMENS - FULL CUT-OFF

A-6. Includes a diffuse acrylic lens. It is installed under each cabana. OK

A-7. Is installed under each planter and appears as a toe kick light. There is no visible light bulb. OK

A-8. Includes a diffuse acrylic lens. NEED MORE

A-12. Includes a diffuse acrylic lens. It is installed inside of the 1st floor Garage. OK

A-16. Is recessed in the handle of the rail. There is no visible light bulb. NEED MORE

A-14 NEED ILLUMINATION DETAIL SO FIXTURE NOT VISIBLE.

Circulation:

25. Please revise the site plan to show the required sight distance easements at the proposed driveway locations on 73rd Street, in accordance with the Design Standards & Policies Manual Section 5-3.11D, Fig. 5.3-26.

Please see revised Concept Grading & Drainage Plans showing the sight distance triangle.

26. Please revise the site plan to show the existing traffic safety triangle and sight distance easement at the intersection of 73rd Street and South Street.

Please see revised Concept G & D Plans showing the existing safety triangle and sight distance triangle.

27. Please provide details for proposed sidewalk ramps at the street and driveway intersection along the side frontage. These ramps should be per City Standard details unless an alternative ramp design is approved by the City's ADA Coordinator.

Please see sheet L4.01 which has been added to the hardscape/landscape set showing the Scottsdale standard details for the ramp types in use on the site.

28. Please revise the site plan to show sidewalks extended across all service driveways and site driveways along North Street and 73rd Street.

The hardscape plans have been updated to show the sidewalk extending across the drives along the North and East sides of the site.

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. Please revise the site plan sheet A102 to include project data and all site plan information as required by the Plan & Report Requirements for Development Applications, including labels and/or key notes for all existing and proposed improvements.

Please see revised sheet A102 for information added as required.

Landscaping:

30. Notes on the Sheet L0.01 General Notes & Material Legend, the hardscape plans, and the landscape plans appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Font size has been revised per comments.

31. The 'Landscape Legend' indicates *Agave vilmoriniana* Octopus Agave, however the respective symbol is not shown on the landscape plans. Please clarify where this plant will be installed on this project site, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

This plant has been removed from the plant list.

32. Please revise the landscape plans to show that *A. vilmoriniana* will be installed a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, due to the thorny spines on these plants, in accordance with the Design Standards & Policies Manual Section 2-1.1001.13.

This plant has been removed from the plant list.

Building Elevations:

33. Notes and dimensions on the building elevations appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Please see sheets A303 through A335 for revised font sizes.

34. In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Please see sheets A303 through A335 for requested notations.

35. Please provide building elevations that are black line drawings, without any gray tones, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Please see sheets A323 through A335 for revised black line drawings without gray tones.

36. On the 'Materials Legend' please clarify the name of the paint color noted as 'P-2', in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Please see sheets A303 through A335 for corrected typo.

Lighting:

37. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Font size has been revised per comments.

Other:

38. Please revise the Color & Material Sample Board per the Development Review Development Application Checklist, Part III – Samples & Models. It may be necessary to provide two boards. Please consider using a thicker foam core board, or multiple-layered foam core board so that heavier samples can be recessed into the board. This helps prevent heavier samples from falling off and makes the boards easier to scan.

Please see revised Color & Material Sample Boards for requested revisions.

39. The material board identifies several "Synthetic Stucco Finishing System" materials with corresponding colors. There is not however, a sample of these materials or colors on the board. Please provide samples of these materials and colors with the resubmittal in accordance with the Development Review Development Application Checklist, Part III – Samples & Models.

Please see revised Color & Material Sample Board for requested material and color samples.

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 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.

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 blue ink, appearing to be 'Bryan Cluff', with a stylized flourish at the end.

Bryan Cluff
Senior Planner

cc: **OWNER**

ATTACHMENT A
Resubmittal Checklist

Case Number: **21-DR-2017**

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 1st Review Comment Letter
- One copy: Revised Narrative for Project

Context Aerial with the proposed Site Plan superimposed

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

Site Plan:

8 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Open Space Plan:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

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"

Perspective(s):

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

Streetscape Elevation(s):

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

Landscape Plan:

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"

Lighting Site Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Photometric Analysis Plan(s):

1 24" x 36"

1 11" x 17"

1 8 1/2" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36"

1 11" x 17"

1 8 1/2" x 11"

Site Cross Sections:

1 24" x 36"

1 11" x 17"

1 8 1/2" x 11"



7/6/17

Gwen Jarick
Nelsen Partners
15210 N Scottsdale Rd Ste 300
Scottsdale, AZ 85254

RE: 21-DR-2017
Scottsdale Quarter - Block L

Dear Ms. Jarick:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/19/17. The following **2nd 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:

Zoning:

1. Please provide additional information and details related to the roof drainage systems, demonstrating compliance with Zoning Ordinance Section 7.105.C.
2. Regarding comment #13 from the 1st review letter, the response references an architectural screen wall on the south side of the yard as shown on Sheet A306. This sheet does not identify an architectural screen wall in this area. Please provide additional information on the elevations and in plan. Also, please provide a small setback between the public sidewalk and the proposed landscape hedge to avoid encroachment onto the sidewalk.

Fire:

3. Please revise the site plan to clearly demonstrate all fire lanes (with dimensions) for commercial / multi-family in accordance with Fire Ord. 4045, 503.3.
4. Please revise the site plan to demonstrate the commercial turning radii (25' inner/49' Outside /55' Bucket Swing) in conformance with the Design Standards & policies Manual Section 1.802(5).

5. Please revise the site plan to show the locations of FDC and demonstrate compliance with the spacing requirements of Fire Ordinance 4045, 912.
6. Please revise the site plan to demonstrate minimum hydrant spacing, existing and proposed in conformance with Fire Ordinance 4045, 507.5.1.2.
7. Please clearly identify the location of the Fire Riser Room on the site plan in accordance with the Design Standards & Policies Manual Section 6-1.504(1).

Drainage:

8. 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.

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:

Building Elevation Design:

9. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context, in accordance with the Scottsdale Sensitive Design Principle 9:

Lighting Design:

10. Please address the following items regarding specific light fixtures included with the proposal, in accordance with Zoning Ordinance Section 7.600. and the City of Scottsdale Lighting Design Guidelines:
 - a. A-4: Per the lighting schedule, this fixture is 4,300 lumens. In accordance with Zoning Ordinance Section 7.600., any fixture that is more than 3,050 lumens must be full cut-off. Please provide an alternative fixture that meets these requirements.
 - b. A-8 & A-14: Please provide additional information as to where this fixture is located on the building and how it is mounted. Building mounted string lights (façade lights) should be recessed so that the fixture (light source) is not visible. The light may wash over the architectural element that is being highlighted.
 - c. A-16: Please provide additional information as to where the railings are located on the site and what type of railings this fixture will be mounted on. Railings on upper levels near the perimeter of the building may be visible from below. Also, railings on staircases may expose the light source due to the upward angle of the railing.

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:

11. Please revise the site plan sheet A102 to include project data and all site plan information as required by the Plan & Report Requirements for Development Applications, including labels and/or key notes for all existing and proposed improvements. Due to the size of the site, it may be necessary to break the plan into multiple sheets to have the plan at a large enough scale to show detail and labels of all improvements and easements.

Lighting:

12. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Other:

13. Please revise the Color & Material Sample Board so that all material manufacturer names and material identification names and numbers will be keynoted on the individual materials and the elevation per the Development Review Development Application Checklist, Part III – Samples & Models.

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 a decision regarding the application may be made, 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 RETURN TO THE APPLICANT.

These 2nd 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,



Bryan Cluff
Senior Planner

cc: OWNER

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 21-DR-2017

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.

Site Plan:

6 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Elevations:

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
B/W	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"

Lighting Site 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"

Other Supplemental Materials:

Material Board(s)

Technical Reports:

2 copies of Revised Drainage 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.

Ron Deitrick

From: Ron Deitrick
Sent: Friday, June 16, 2017 10:49 AM
To: Steve Roberts
Cc: Gwen Jarick; Michael Masengarb
Subject: FW: SQ-L : Turning Radius
Attachments: EC-HY-01-GLIR0004-OPT2-LAYOUT.PDF

Ron Deitrick
Architect | Senior Project Manager

602.577.7171 cell
RDeitrick@nelsonpartners.com

NELSEN PARTNERS

ARCHITECTS & PLANNERS
15210 N. Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
nelsonpartners.com

This email is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and is legally privileged. If the reader of this email is not the intended recipient, you are hereby notified that distribution or copying is strictly prohibited. If you have received this in error please notify us and destroy the original message. Thank you.

From: King, Ricky [mailto:RKing@scottsdaleaz.gov]
Sent: Wednesday, August 03, 2016 3:54 PM
To: Ron Deitrick <RDeitrick@nelsonpartners.com>
Subject: RE: SQ-L : Turning Radius

Ron,

I would modify to meet the detail attached that was used on Block "M" on all 4 corners.

Not much I can do concerning the street width...

Ricky King

Engineering Review Coordinator
Scottsdale Fire Dept. / Fire & Life Safety
480-312-2372 / Rking@scottsdaleaz.gov



21-DR-2017
6/19/17

From: Ron Deitrick [mailto:RDeitrick@nelsonpartners.com]

Sent: Wednesday, August 03, 2016 2:02 PM

To: King, Ricky

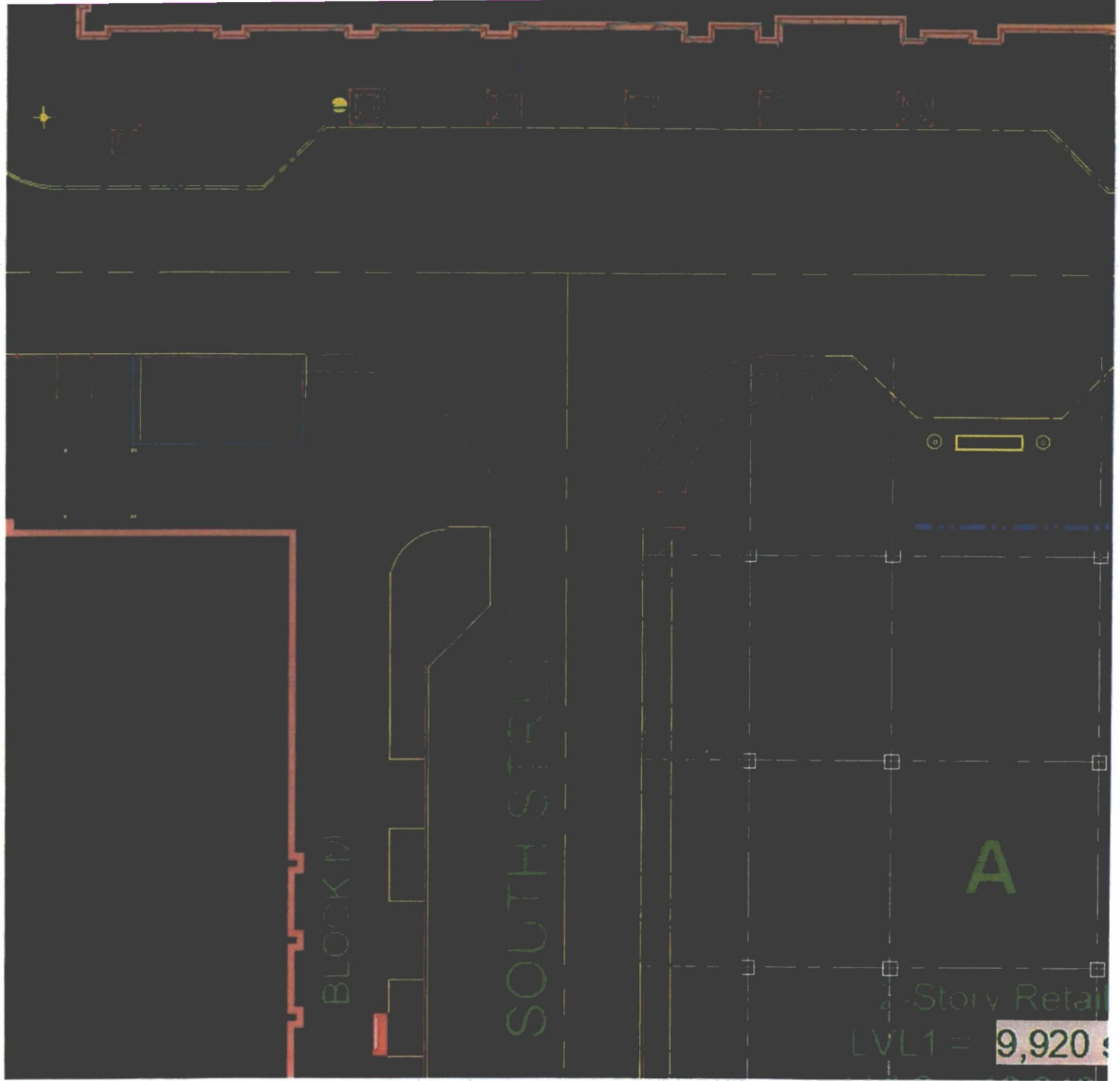
Subject: RE: SQ-L : Turning Radius

Ricky,

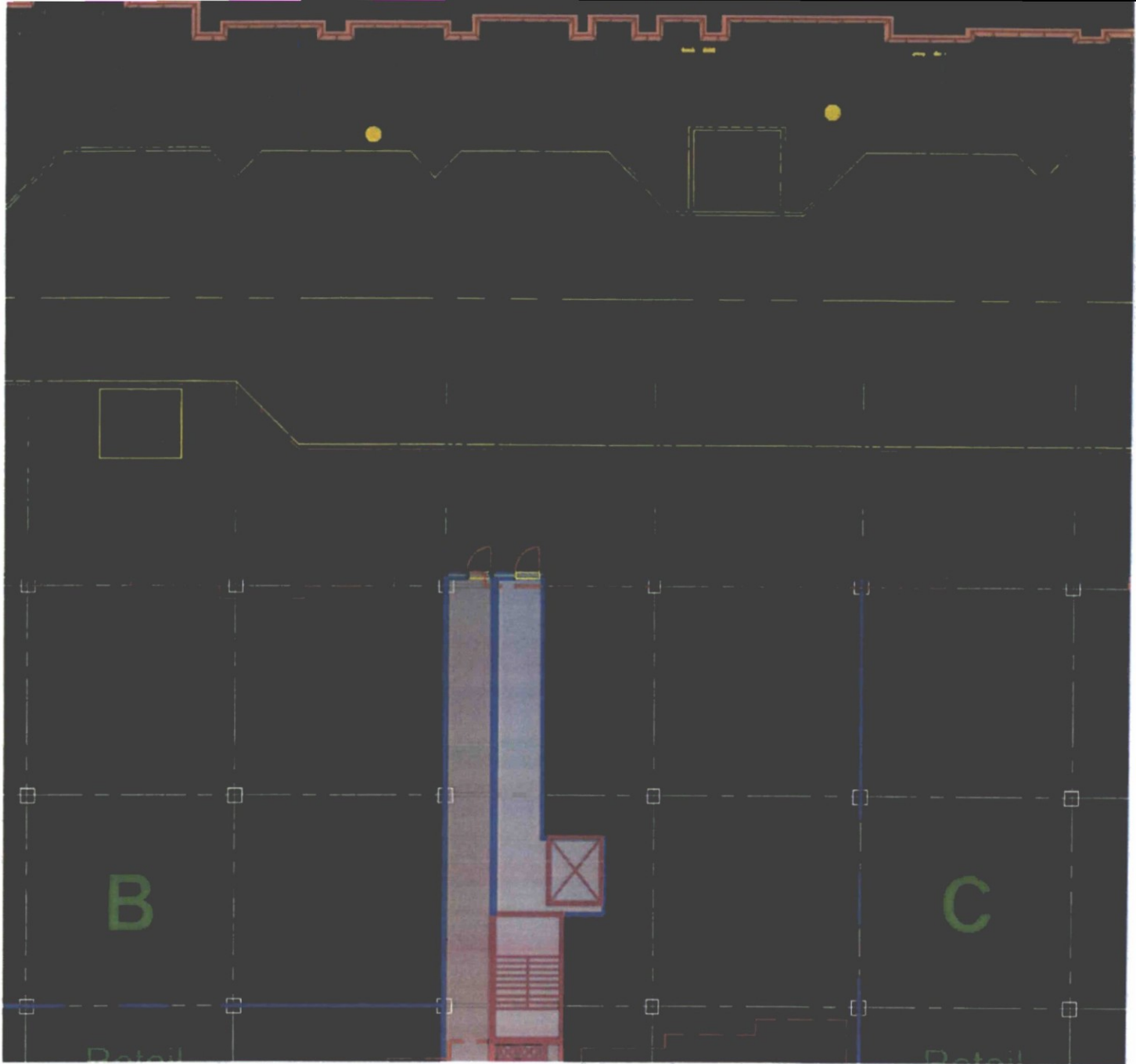
Correct – they are existing. But if they need to be modified, I'd rather have that accounted for and in the plan earlier than later.

Also, 73rd Place is 24 ft wide, while North and South streets are 22 ft wide.

The figure below is the condition between block K (Crescent) on the right, and block L on the left. The dashed blue arcs are the 25' and 49' radius'.



The figure below is the condition between block L on the left, and block K (Crescent) on the right.



Ron Deitrick
Architect | Project Manager

NELSEN PARTNERS

ARCHITECTS & PLANNERS

15210 N. Scottsdale Road

Suite #300

Scottsdale, Arizona 85254

t 480.949.6800

d 480.621.4827

c 602.577.7171

nelsenpartners.com

This email is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and is legally privileged. If the reader of this email is not the intended recipient, you are hereby notified that distribution or copying is strictly prohibited. If you have received this in error please notify us and destroy the original message. Thank you.

From: King, Ricky [<mailto:RKing@scottsdaleaz.gov>]
Sent: Wednesday, August 03, 2016 11:04 AM
To: Ron Deitrick <RDeitrick@nelsenpartners.com>
Subject: RE: SQ-L : Turning Radius

Ron,

If I am understanding the photos, all the corners for block "L" is existing correct?

Ricky King

Engineering Review Coordinator
Scottsdale Fire Dept. / Fire & Life Safety
480-312-2372 / Rking@scottsdaleaz.gov



From: Ron Deitrick [<mailto:RDeitrick@nelsenpartners.com>]
Sent: Wednesday, August 03, 2016 10:00 AM
To: Stanek, Scott
Cc: King, Ricky
Subject: SQ-L : Turning Radius

Scott,

I left a voicemail for you. I spoke with Ricky this morning regarding the comment during the pre-app meeting last week about not driving over the truncated domes on the ADA ramps. Attached are photos of the existing conditions.

On the north side of block L across from Crescent there is an existing vertical curb with a 15' outside radius and curb ramps on either side. On the south side there an existing 20' outside radius driveable ADA ramp with truncated domes matching the ones on block M.

After the meeting I asked Bryan Cluff if we needed to reconstruct both of those curbs on the block L side for the 25' inside radius and he though yes - we would need to.

I'd like to schedule a time to sit down with you to review. I see your schedule is 6am-4:30pm. I can do early morning 6:30 or 7:00 before I head up to the office if that works better for you.

I'm on vacation next week and back in the office Tuesday Aug 16, but I will be checking email.

Thanks,

Ron Deitrick
Architect | Project Manager

NELSEN PARTNERS
ARCHITECTS & PLANNERS



7/6/17

Gwen Jarick
Nelsen Partners
15210 N Scottsdale Rd Ste 300
Scottsdale, AZ 85254

RE: 21-DR-2017
Scottsdale Quarter - Block L

Dear Ms. Jarick:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/19/17. The following **2nd 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:

Zoning:

1. Please provide additional information and details related to the roof drainage systems, demonstrating compliance with Zoning Ordinance Section 7.105.C.
2. Regarding comment #13 from the 1st review letter, the response references an architectural screen wall on the south side of the yard as shown on Sheet A306. This sheet does not identify an architectural screen wall in this area. Please provide additional information on the elevations and in plan. Also, please provide a small setback between the public sidewalk and the proposed landscape hedge to avoid encroachment onto the sidewalk.

Fire:

3. Please revise the site plan to clearly demonstrate all fire lanes (with dimensions) for commercial / multi-family in accordance with Fire Ord. 4045, 503.3.
4. Please revise the site plan to demonstrate the commercial turning radii (25' inner/49' Outside /55' Bucket Swing) in conformance with the Design Standards & policies Manual Section 1.802(5).

5. Please revise the site plan to show the locations of FDC and demonstrate compliance with the spacing requirements of Fire Ordinance 4045, 912.
6. Please revise the site plan to demonstrate minimum hydrant spacing, existing and proposed in conformance with Fire Ordinance 4045, 507.5.1.2.
7. Please clearly identify the location of the Fire Riser Room on the site plan in accordance with the Design Standards & Policies Manual Section 6-1.504(1).

Drainage:

8. 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.

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:

Building Elevation Design:

9. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context, in accordance with the Scottsdale Sensitive Design Principle 9:

Lighting Design:

10. Please address the following items regarding specific light fixtures included with the proposal, in accordance with Zoning Ordinance Section 7.600. and the City of Scottsdale Lighting Design Guidelines:
 - a. A-4: Per the lighting schedule, this fixture is 4,300 lumens. In accordance with Zoning Ordinance Section 7.600., any fixture that is more than 3,050 lumens must be full cut-off. Please provide an alternative fixture that meets these requirements.
 - b. A-8 & A-14: Please provide additional information as to where this fixture is located on the building and how it is mounted. Building mounted string lights (façade lights) should be recessed so that the fixture (light source) is not visible. The light may wash over the architectural element that is being highlighted.
 - c. A-16: Please provide additional information as to where the railings are located on the site and what type of railings this fixture will be mounted on. Railings on upper levels near the perimeter of the building may be visible from below. Also, railings on staircases may expose the light source due to the upward angle of the railing.

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:

11. Please revise the site plan sheet A102 to include project data and all site plan information as required by the Plan & Report Requirements for Development Applications, including labels and/or key notes for all existing and proposed improvements. Due to the size of the site, it may be necessary to break the plan into multiple sheets to have the plan at a large enough scale to show detail and labels of all improvements and easements.

Lighting:

12. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Other:

13. Please revise the Color & Material Sample Board so that all material manufacturer names and material identification names and numbers will be keynoted on the individual materials and the elevation per the Development Review Development Application Checklist, Part III – Samples & Models.

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 a decision regarding the application may be made, 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 RETURN TO THE APPLICANT.

These 2nd 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,



Bryan Cluff
Senior Planner

cc: OWNER

ATTACHMENT A
Resubmittal Checklist

Case Number: 21-DR-2017

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2" x 11" shall be folded):

One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.

Site Plan:

6 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Elevations:

Color 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"
B/W 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Lighting Site Plan(s):

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

Other Supplemental Materials:

Material Board(s)

Technical Reports:

2 copies of Revised Drainage 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.



7/6/17

Gwen Jarick
Nelsen Partners
15210N Scottsdale Rd Ste 300
Scottsdale, AZ 85254

RE: 2 1-DR-2017
Scottsdale Quarter - Block L

Dear Ms. Jarick:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/19/17. The following 2" 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:

Zoning:

1. Please provide additional information and details related to the roof drainage systems, demonstrating compliance with Zoning Ordinance Section 7.105.C.

Please see a composite building roof plan, sheet A201.1, showing all roof, patio and amenity deck drains at levels 3, 4, 5, 6, 8 and roof. All drains tie into the Scottsdale Quarter storm drain system below grade except for the emergency overflow drains. Please see site/building sections sheet A109 for a diagrammatic illustration of drains inside the building.

2. Regarding comment #13 from the 1st review letter, the response references an architectural screen wall on the south side of the yard as shown on Sheet A306. This sheet does not identify an architectural screen wall in this area. Please provide additional information on the elevations and in plan. Also, please provide a small setback between the public sidewalk and the proposed landscape hedge to avoid encroachment onto the sidewalk.

Please see updated Sheet A306. The label for the screen wall material has been corrected to material M-4. Please see Sheet A102.2 for revised landscape hedge layout.

Please see updated site plan sheets A102.1 and A102.2 for annotated and dimensioned fire lanes.

4. Please revise the site plan to demonstrate the commercial turning radii (25' inner/49' Outside /55' Bucket Swing) in conformance with the Design Standards & policies Manual Section 1.802(5).

Please see updated site plan sheets A102.1 and A102.2 for fire truck turning radii.

5. Please revise the site plan to show the locations of FDC and demonstrate compliance with the spacing requirements of Fire Ordinance 4045, 912.

Please see site plan sheet A102.2 for location of the wall mounted FDC conforming with Section 912.

6. Please revise the site plan to demonstrate minimum hydrant spacing, existing and proposed in conformance with Fire Ordinance 4045, 507.5.1.2.

Please see site plan sheets A102.1 and A102.2 for dimensions between hydrants.

7. Please clearly identify the location of the Fire Riser Room on the site plan in accordance with the Design Standards & Policies Manual Section 6-1.504(1).

Please see site plan sheet A102.2 for location of the Fire Riser Room in conformance with the referenced Design Standards.

Drainage:

8. 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.

Please see site plan sheet A102.2 for location of the Fire Riser Room

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:

Building Elevation Design:

9. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context, in accordance with the Scottsdale Sensitive Design Principle 9.

In accordance with the Scottsdale Commercial Design Guidelines Character and Context Statement we have provided a high value of architectural approaches that recognize the projects contextual setting and the scale of the development. Block L, being the last piece in this development, is surrounded by buildings with like massing, color, and architectural features which are in line with the Scottsdale sensitive design principles and guidelines.

We have provided 3 exhibits showing the neighboring buildings as well as the color palette. These exhibits show that the intent of Block L will be complimentary to these buildings in both massing and color and will fit within and contribute to the established architectural character and context of this specific site.

Under Scottsdale's Character and Context Design Guidelines it reads that the design of a building that occupies a portion of a site within a planned development should share similar design characteristics and design vocabulary as the surrounding buildings utilizing similar colors,

and a variety of material is desirable on both the wall planes and roofs and ground plane. Block L has 4 different types of stone, 3 different types of tile and different stucco colors on the pedestrian level as well as a wood composite material and glass. Building elements have been highlighted with canopies, large covers for the residents and garage entry that has a deep decorative entry.

Building colors are consistent with the surrounding buildings. The metal panels have been changed to a lighter bronze which complies to your muted desert palette. Two stones that are being used are warm, desert colors. (see S-1 and S- 4) The wood composite material provides another type of warm material that is being used extensively on the East side (Public street side).

Lighting Design:

10. Please address the following items regarding specific light fixtures included with the proposal, in accordance with Zoning Ordinance Section 7.600. and the City of Scottsdale Lighting Design Guidelines:

- a. A-4: Per the lighting schedule, this fixture is 4,300 lumens. In accordance with Zoning Ordinance Section 7.600., any fixture that is more than 3,050 lumens must be full cut-off. Please provide an alternative fixture that meets these requirements.

The A-4 fixture has been changed to a new wall sconce. See sheet LT-7

- b. A-8 & A-14: Please provide additional information as to where this fixture is located on the building and how it is mounted. Building mounted string lights (facade lights) should be recessed so that the fixture (light source) is not visible. The light may wash over the architectural element that is being highlighted.

See detail sketches on sheet LT-4

- c. A-16: Please provide additional information as to where the railings are located on the site and what type of railings this fixture will be mounted on. Railings on upper levels near the perimeter of the building may be visible from below. Also, railings on staircases may expose the light source due to the upward angle of the railing.

The handrail light has been changed to a tow kick light. See sketch on sheet LT-3

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:

11. Please revise the site plan sheet A102 to include project data and all site plan information as required by the Plan & Report Requirements for Development Applications, including labels and/or key notes for all existing and proposed improvements. Due to the size of the site, it may be necessary to break the plan into multiple sheets to have the plan at a large enough scale to show detail and labels of all improvements and easements.

Please see enlarged site plan sheets A102.1 & A102.2 at 1"=20' scale with added information and

Lighting:

12. Notes on the lighting plan and cut sheets appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

The font size has been increased to 12 point.

Other:

13. Please revise the Color & Material Sample Board so that all material manufacturer names and material identification names and numbers will be keynoted on the individual materials and the elevation per the Development Review Development Application Checklist, Part III — Samples & Models.

Please see keynoted elevations mounted on boards matching the size of the sample boards.

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 a decision regarding the application may be made, 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 RETURN TO THE APPLICANT.

These 2" 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 480-3 12-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,



Bryan Cluff Senior
Planner



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 04/18/17
Contact Name: ~~PAUL GIBBERT~~ GWEN JARICK
Firm name: ~~BEES GIBBERT~~ NELSEN PARTNERS
Address: ~~701 N. GILBERT ST.~~ 15210 N. SCOTTSDALE RD STE. 300
City, State Zip: ~~AVONDALE, AZ 85015~~ SCOTTSDALE, AZ 85254

RE: Application Accepted for Review.
579 - PA- 216

Dear GWEN JARICK
~~PAUL GIBBERT~~:

It has been determined that your Development Application for SCOTTSDALE QUARTER. BLOCK L 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: BRYAN CLUFF
Title: SENIOR PLANNER
Phone number: 480-312-2258
Email address: bcluff@scottsdaleaz.gov

Acevedo, Alex

From: Dennis Haley <DHaley@azdot.gov>
Sent: Thursday, April 27, 2017 1:55 PM
To: Projectinput
Cc: Vanessa Nunez
Subject: 21-DR-2017 Scottsdale Quarter - Block L

RE: 21-DR-2017
Scottsdale Quarter - Block L
15125 N. Scottsdale Rd.

Attn: Bryan Cluff:

Thank you for your notice for the above-referenced development.
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S. 17th Ave MD: 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV



Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.