

**Correspondence Between
Staff and Applicant
Approval Letter**



**Planning & Development Services Department
Planning and Neighborhood**

7447 East Indian School Road
Scottsdale, Arizona 85251

October 26, 2017

26-DR-2017

Andy Greenwood
The Macerich Company
11411 N Tatum Blvd
Phoenix, AZ 85028

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 26-DR-2017 Fashion Square Renovation-Luxury Entrance

The Development Review Board approved the above referenced case on October 19, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Fire 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



7/13/17

Andy Greenwood
The Macerich Company
11411 N Tatum Blvd
Phoenix, AZ 85028

RE: 26-DR-2017
Fashion Square Renovation-Luxury Entrance

Dear Mr. Greenwood:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 6/6/17. 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 relocate the required bicycle parking spaces so that they are nearer to the public entrance to the building in order that the bicycle parking spaces will be in locations that will be utilized by bicycle commuters and benefit from natural surveillance. The required bicycle racks must be within 50 feet of the main entrance to the building, in accordance with Zoning Ordinance Section 9.106.C.2.
2. At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and/or landscape area, in accordance with the provisions of Zoning Ordinance Section 9.106.A.1.b and Section 10.501.F.c.
3. Please revise the site plan so that all parking lot landscape islands will have a minimum width of seven (7) feet and a minimum area of one hundred twenty (120) square feet, in accordance with Zoning Ordinance Section 10.501.H.2.a.
4. Please provide information and details related to the roof drainage system, which demonstrate compliance with Zoning Ordinance Section 7.105. Roof drainage systems shall be interior to the buildings, except that overflow scuppers are permitted. If overflow scuppers are provided, they

shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations.

5. Please indicate the location and method of screening for all above ground mechanical and utility equipment, as well as any ground and roof mounted mechanical equipment, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Sections 7.105 and 7.200.B. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit.
6. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in accordance with Zoning Ordinance Section 10.200.
7. Please revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in accordance with Zoning Ordinance Section 10.200.
8. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements, in accordance with Zoning Ordinance Sections 10.100 and 10.700.
9. On Sheet L3.00 the Tree Demo & Protection Schedule indicates numerous *Prosopis* sp. trees to be demolished. Please revise the Tree Demo & Protection Schedule so that it will be in compliance with Scottsdale Revised Code, Chapter 46, Article V Protection of Native Plants. Also note that in the Downtown area, all mature trees are subject to the native plant ordinance.

Fire:

10. Please revise the site plan to clearly demonstrate a minimum 24' width for all drive aisles in accordance with Fire Ord. 4045, Section 503.2.1.
11. Please revise the site plan to clearly demonstrate commercial turning radii requirements for all driveways (25' inner, 49' outside, 55' bucket swing), in accordance with the Design Standards & Policies Manual, Section 2-1.802(5)

Drainage:

12. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator 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:

Site Design:

13. Please revise the site plan to show construction of a new 8 foot wide public sidewalk along N. Goldwater Boulevard, where physically possible (not blocked by existing structures or walls), in accordance with the Design Standards & Policies Manual Section 2.1-808 and the Transportation Master Plan, Chapter 7, Section 8. The sidewalk should extend from the existing 8 foot wide sidewalk north of Highland to Camelback Road.
14. Please increase the width of the proposed sidewalk that extends from Goldwater Boulevard into the site so that it is a minimum of 8 feet wide, in accordance with the Design Standards & Policies Manual Section 2.1-808.
15. Please revise the site plan to show the safety triangles and sight distance easements at both intersections along Goldwater Boulevard in accordance with the Design Standards & Policies Manual Section 5-3.119D; Fig. 5.3-26 and 27.
16. At locations where parking spaces overhang the abutting sidewalk, the clear width of the sidewalk appears to be too narrow for the adjacent pedestrian path. Please increase the sidewalk width so that it complies with the Scottsdale Design Standards & Policies Manual, Section 2-1.808.A.
17. Site Plan Keynote 22 refers to 'Bollard'. If bollards are to be used here, please provide information and illustration regarding the design of the 'Bollard' so that it relates to other metal materials and details that are included with this project, and provide a paint color that relates to the building color scheme. Please refer to the Scottsdale Commercial Design Guidelines and Scottsdale Sensitive Design Principle 9.
18. Site Plan Keynote 20 refers to 'New 42" High Guard Rail'. Please provide information and illustration regarding the design of the 'New 42" High Guard Rail' demonstrating that it relates to other metal materials and details that are included with this project, and provide a paint color that relates to the building color scheme. Please refer to the Scottsdale Commercial Design Guidelines and Scottsdale Sensitive Design Principle 9.
19. On Sheet L2.02 the Hardscape Schedule refers to 'Unit Paving Materials' 'UP-01' through 'UP-07'. Please provide information and illustration of the proposed 'Unit Paving Materials'. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Landscape Design:

20. Sheet L2.01 indicates *Pithecellobium flexicaule* (syn. *Ebenopsis ebano*) Texas Ebony as a hedge row along the northern edge of the parking lot. The mature size of the tree is inconsistent with the 4-foot-on-center spacing that is indicated on the landscape plan. Please clarify the height and width size of the plants that are intended for the proposed hedge row. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
21. Please revise the landscape plan so that *Agave ovatifolia* Whale's Tongue Agave, *Agave* spp. Moonshine Agave, *Echinocactus grusonii* Golden Barrel Cactus, *Echinopsis pachanoi* San Pedro Cactus, and *Yucca rostrata*, Beaked Yucca, 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, Sec. 2-1.1001.13.

Circulation:

22. Please revise the site plan to identify new striping (double yellow stripe) on the entry drive in lieu of the raised median.
23. Please revise the site plan so that the 'valet only' text is located in front of the pedestrian crossing so that it is more visible to drivers. Also, please add advanced warning signs for the pedestrian crossings over the valet service drive.

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:

24. Please provide site plan that is a black line drawing, without any gray tones, dots, colors, or landscape symbols so that all copies of the site plan will be easier to read. Please refer to Zoning Ordinance Section 1.303, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications.
25. Site Plan Keynote 22 refers to 'Bollard', however sheet L2.01 Hardscape Schedule note UP-07 refers to 'Truncated Dome' in the same general location. Please clarify which material or device will be utilized to separate the vehicular traffic from the pedestrian traffic at the turn-around area that is north of the new entrance to SFS. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
26. Please clarify the location of the roof line delineated on sheet A-SP3. The building elevations illustrate a large overhang over the sides of the new building entry; however, the roof line shown in plan view appears to be even with the building footprint. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
27. There is an existing pedestrian connection from the below grade garage up to ground level directly in front of the mall entrance. Please clarify the plan for this connection and where it may be replaced or relocated on the site. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.

Landscaping:

28. Notes on the landscape plan 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.
29. Please show the locations of free standing exterior light fixtures on the landscape plan, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
30. Please revise the landscape plan to show the locations of street lights, traffic signals, fire hydrants, overhead utility poles, etc., in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.
31. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan in accordance with the Design Standards & Policies Manual Section 5-3.119.

32. Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces, in accordance with the Design Standards & Policies Manual Sec. 2-1.808 B.

Building Elevations:

33. 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 Zoning Ordinance Section 1.303.

Lighting:

34. 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:

35. Please revise Color & Material Sample Board A-MB.02 so that the textural differences between CP-01, CP-02, and CP-03 will be more clearly illustrated on the elevation graphic. Consider producing the elevation graphic at a larger scale to show more detail. Please refer to Zoning Ordinance Section 1.303.

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

ATTACHMENT A
Resubmittal Checklist

Case Number: **26-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

☒ Site Plan:

8	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Elevations:

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

☒ Landscape Plan:

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

☒ Other Supplemental Materials:

Drainage Report Redlines, Fire Department Redlines (site plan)

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.



Planning and Development Services Division
7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 6/6/17
Contact Name: Kathryn Zmrelk
Firm Name: Meerich
Address: 11411 N. Tatum Blvd.
City, State, Zip: PHX, AZ 85028

RE: Application Accepted for Review.

8 - PA - 2017

Dear MS. Zmrelk:

It has been determined that your Development Application for Scottsdale Fashion Square
has been accepted for review. Luxury Development

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,

SP *Phone for*

Name: Bryan Cluff
Title: Senior Planner
Phone Number: (480) 312 -
Email Address: BCLUFF @ScottsdaleAZ.gov

**SCOTTSDALE FASHION SQUARE
LUX WING ENTRY
26-DR-2017**

Submittal:	DRB 2nd Submittal 08-17-2017	Project Name:	SCOTTSDALE FASHION SQUARE LUX WING ENTRY
DRB Project No.	26-DR-2017	OA Project No.	016-3809
City of Scottsdale:	Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	Civil Design Firm:	Olsson Associates 7250 N 16 th Street, Suite 210 (602) 748-1000 Attn: Cardell Andrews
		Architect of Record:	JPRA Architects 39300 w. Twelve Mile Road, Suite 180 Farmington Hills, MI 48331 (248) 737-0180 Attn: William Beitz or Joseph Slajus
		Landscape Architect:	OJB Landscape Architecture 550 Lomas Santa Fe Suite A Solana Beach, CA 92075 (858) 793-6970 Attn: Judy Lee or Dillon Diers
Action Codes	A= Will Comply B= Designer/Consultant to Evaluate C= City to Evaluate D= Disregard Comment		

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
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ZONING:

Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	1		Please relocate the required bicycle parking spaces so that they are nearer to the public entrance to the building in order that the bicycle parking spaces will be in locations that will be utilized by bicycle commuters and benefit from natural surveillance. The required bicycle racks must be within 50 feet of the main entrance to the building, in accordance with Zoning Ordinance Section 9.106.C.2.	A	CIVIL: Earlier this year a bike audit was conducted for the mall, and passed. Included in this submittal is the bike audit for your review, which outlines the existing bicycle parking spaces located in the purple garage. We would
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**26-DR-2017
08/21/17**

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
					like to maintain this system, due to customer familiarity, and leave the existing bike racks in the same location. Additional racks if any, will also be added to this location.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	2	C101 Preliminary Site Plan	At locations where parking spaces are perpendicular to a sidewalk or landscape area, please modify the length of the parking spaces so that they are sixteen (16) feet long with a two-foot vehicle over hang. Convert the remaining site area into sidewalk width and/or landscape area, in accordance with the provisions of Zoning Ordinance Section 9.106.A.1.b and Section 10.501.F.c.	A	CIVIL: All parking spaces perpendicular to a sidewalk or landscape area have been modified to 16-foot long stall with a 2-foot overhang.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	3	C101 Preliminary Site Plan	Please revise the site plan so that all parking lot landscape islands will have a minimum width of seven (7) feet and a minimum area of one hundred twenty (120) square feet, in accordance with Zoning Ordinance Section 10.501.H.2.a.	A	CIVIL: Per the code, all parking lot landscape islands have been revised to provide a minimum width of seven (7) feet and a minimum area of one hundred twenty (120) square feet. Due to the site is in the Downtown area, landscape islands were spaced up to a maximum ten (10) parking spaces.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	4	A-SP4	Please provide information and details related to the roof drainage system, which demonstrate compliance with Zoning Ordinance Section 7.105. Roof drainage systems shall be interior to the buildings, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed	A	Architect of Record: Per the code, the new entrance roofs drains and overflows will be drained internally to the existing mall roof drainage system which has excess capacity to handle the relatively

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
			and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations.		small areas of actual new roof.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	5	A-SP4 L1.01, L1.02 Landscape Plan	Please indicate the location and method of screening for all above ground mechanical and utility equipment, as well as any ground and roof mounted mechanical equipment, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Sections 7.105 and 7.200.B. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit.	A	Architect of Record: There are no new roof top mounted mechanical or utility equipment. The existing roof screens all equipment will remain. There is no new ground mounted mechanical equipment. Landscape Architect: Above ground utility has been screened with Dodonea viscosa. Hedg is limited due to SRP's clearance requirement.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	6	L1.01, L1.02 Landscape Plan	Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in accordance with Zoning Ordinance Section 10.200.		Landscape Architect: Square footage is noted in Landscape Plan.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	7	L1.01, L1.02 Landscape Plan	Please revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in accordance with Zoning Ordinance Section 10.200.		Landscape Architect: Landscape Legend has been revised to include quantity of proposed plants.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	8		Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of		Landscape Architect: Response noted in 08.08 email.

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
			plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements, in accordance with Zoning Ordinance Sections 10.100 and 10.700.		
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	9		On Sheet L3.00 the Tree Demo & Protection Schedule indicates numerous Prosopis sp. trees to be demolished. Please revise the Tree Demo & Protection Schedule so that it will be in compliance with Scottsdale Revised Code, Chapter 46, Article V Protection of Native Plants. Also, note that in the Downtown area, all mature trees are subject to the native plant ordinance.		Landscape Architect: Prosopis sp. trees to be demo'ed due to weak lateral form from earlier establishment period.

FIRE:

Rick King (480) 312-2372 phone rking@scottsdaleaz.gov	10	C301 Preliminary Fire Access Plan	Please revise the site plan to clearly demonstrate a minimum 24' width for all drive aisles in accordance with Fire Ord. 4045, Section 503.2.1.	A	CIVIL: The Fire Access Plan has been revised and commented and redlined
Rick King (480) 312-2372 phone rking@scottsdaleaz.gov	11	C301 Preliminary Fire Access Plan	Please revise the site plan to clearly demonstrate commercial turning radii requirements for all driveways (25' inner, 49' outside, 55' bucket swing), in accordance with the Design Standards & Policies Manual, Section 2-1.802(5)		CIVIL: The Fire Access Plan has been revised and commented and redlined

DRAINAGE:

Don Gerkin (480) 312-7903 phone dgerkin@scottsdaleaz.gov	12	Drainage Report	Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.	A	CIVIL: Please find attached 2 revised Drainage Reports, as noted.
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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:

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	13	C101 Preliminary Site Plan	Please revise the site plan to show construction of a new 8-foot-wide public sidewalk along N. Goldwater Boulevard, where physically possible (not blocked by existing structures or walls), in accordance with the Design Standards & Policies Manual Section 2.1-808 and the Transportation Master Plan, Chapter 7, Section 8. The sidewalk should extend from the existing 8-foot-wide sidewalk north of Highland to Camelback Road.	A	CIVIL: All public sidewalk along Goldwater Boulevard, from Highland Avenue to the north side of the site, has been modified to be 8-foot-wide as requested. The public sidewalk along Goldwater Boulevard, south of the ingress/egress into the site, will be provided in a separate submittal.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	14	C101 Preliminary Site Plan	Please increase the width of the proposed sidewalk that extends from Goldwater Boulevard into the site so that it is a minimum of 8-feet-wide, in accordance with the Design Standards & Policies Manual Section 2.1-808.	A	CIVIL: The private sidewalk that extends from the public sidewalk at the ingress/egress into the site has been increased to an 8-foot-wide sidewalk as requested.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	15	C101 Preliminary Site Plan	Please revise the site plan to show the safety triangles and sight distance easements at both intersections along Goldwater Boulevard in accordance with the Design Standards & Policies Manual Section 5-3.119D; Fig. 5.3-26 and 27.	A	CIVIL: The SVT's have been clearly denoted on the plan set per DS&PM Figure 5.3-26 and Appendix 5-3C.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	16	C101 Preliminary Site Plan	At locations where parking spaces overhang the abutting sidewalk, the clear width of the sidewalk appears to be too narrow for the adjacent pedestrian path. Please increase the sidewalk width so that it complies with the Scottsdale Design Standards & Policies Manual, Section 2-1.808.A.	A	CIVIL: All spaces have been modified to 16-foot spaces with a 2-foot overhang. The adjacent sidewalk is then designed with a minimum 5-foot sidewalk. Where 16-foot space with a 2-foot overhang is not achievable due to a flush curb

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					condition, a wheel stop is provided per Figure DS&PM 12.1-2. (Please note this area is located near PAD B Lot). Sidewalk adjacent to this curb is a minimum 5-foot-wide.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	17	C101 Preliminary Site Plan	Site Plan Keynote 22 refers to 'Bollard'. If bollards are to be used here, please provide information and illustration regarding the design of the 'Bollard' so that it relates to other metal materials and details that are included with this project, and provide a paint color that relates to the building color scheme. Please refer to the Scottsdale Commercial Design Guidelines and Scottsdale Sensitive Design Principle 9.	A	CIVIL: The bollard height, material, and color, have been provided on the preliminary site plan, Keynote 22, for your use. The detail for the bollard is provided on the landscape architects plan set.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	18	C101 Preliminary Site Plan	Site Plan Keynote 20 refers to 'New 42" High Guard Rail'. Please provide information and illustration regarding the design of the 'New 42" High Guard Rail' demonstrating that it relates to other metal materials and details that are included with this project, and provide a paint color that relates to the building color scheme. Please refer to the Scottsdale Commercial Design Guidelines and Scottsdale Sensitive Design Principle 9.	A	CIVIL: The guard rail has been removed and replaced with a 6-foot tall burnish block wall, color 'THS'. A cut sheet from the manufacture showing the material and color included in this package for your use.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	19	Exhibit A – Paving Exhibit	On Sheet L2.02 the Hardscape Schedule refers to 'Unit Paving Materials' 'UP-01' through UP- 07'. Please provide information and illustration of the proposed Unit Paving Materials'. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.		Landscape Architect: Please refer to Exhibit A Paving Exhibit.
LANDSCAPE DESIGN:					
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax	20		Sheet L2.01 indicates Pithecellobium flexicaule (syn. Ebenopsis ebano] Texas Ebony as a hedge row along the northern edge of the parking lot. The mature size of the tree is inconsistent with		Landscape Architect: In response to 08.01 email we are proposing 15gal.

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bcluff@scottsdaleaz.gov			the 4-foot-on-center spacing that is indicated on the landscape plan. Please clarify the height and width size of the plants that are intended for the proposed hedge row. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.		<i>Dodonea viscosa</i> along northern edge of the parking lot.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	21	L1.02 Landscape Plan	Please revise the landscape plan so that Agave ovatifolio Whale's Tongue Agave, Agave spp. Moonshine Agave, Echinocactus grusonii Golden Barrel Cactus, Echinopsis pachanoi San Pedro Cactus, and Yucca rostrata, Beaked Yucca, 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, Sec. 2-1.1001.13.		Landscape Architect: In response to 08.01 email please refer to Exhibit B

CIRCULATION:

Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	22	C101 Preliminary Site Plan	Please revise the site plan to identify new striping (double yellow stripe) on the entry drive in lieu of the raised median.	A	CIVIL: The striping for the 4" Double Yellow Stripe, has been labeled on the plan as "4DY" striping.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	23	C101 Preliminary Site Plan	Please revise the site plan so that the 'valet only' text is located in front of the pedestrian crossing to that it is more visible to drivers. Also, please add advanced warning signs for the pedestrian crossings over the valet service drive.	A	CIVIL: The "valet only" text has been relocated as requested. A 24" x 24" pedestrian crossing sign with arrow called out at the pedestrian crossing. The final sign location is dependent upon landscaping and sight visibility.

TECHNICAL CORRECTIONS:

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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 timely 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:

Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	24	C101 Preliminary Site Plan	Please provide site plan that is a black line drawing, without any gray tones, dots, colors, or landscape symbols so that all copies of the site plan will be easier to read. Please refer to Zoning Ordinance Section 1.303, the Development Review Board Application Checklist, and the Plan & Report Requirements for Development Applications.	A	CIVIL: All pavement hatching has been removed from the plan per your request.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	25	C101 Preliminary Site Plan	Site Plan Keynote 22 refers to Bollard', however sheet L2.01 Hardscape Schedule note UP-07 refers to Truncated Dome' in the same general location. Please clarify which material or device will be utilized to separate the vehicular traffic from the pedestrian traffic at the turn-around area that is north of the new entrance to SFS. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.	C	CIVIL: The bollard called out will be centered in a truncated dome strip. Please refer to the detail for the bollard and truncated dome strip provided on the landscape architects plan set.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	26	A-SP4 A-11 A-5	Please clarify the location of the roof line delineated on sheet A-SP3. The building elevations illustrate a large overhang over the sides of the new building entry; however, the roof line shown in plan view appears to be even with the building footprint. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.	A	Architect of Record: The roof line outline is shown correctly on all plan sheets. Sheet A-11, Detail 2, captures the full extent of the new entry. The roof canopy extends out beyond the two freestanding columns to the outside perimeter of the new lower entry enclosure. The clerestory

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					is set in and aligns with two freestanding columns. The perspective views on sheet A-5 should clarify, also.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	27		There is an existing pedestrian connection from the below grade garage up to ground level directly in front of the mall entrance. Please clarify the plan for this connection and where it may be replaced or relocated on the site. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.	A	Architect of Record: The existing pedestrian connection into the Park Garage below is not required for egress or ventilation and will be infilled. A new Vertical Circulation Core (VCC) with Escalators and an Elevator serving the two levels of the parking garage and the two levels of the Mall at SFS LUX Wing. This new VCC is located approximately 40' to the south west of the infilled existing pedestrian connection inside the existing mall. It is a small portion of the SFS Lux Wing Renovation and has been submitted for Building Permit at this time.

LANDSCAPING:

Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	28	L1.01, L1.02, L2.01, L2.02, L3.00	Notes on the landscape plan 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.		Landscape Architect: Corrections have been made to all Landscape sheets.
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Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	29	L1.01, L1.02, L2.01, L2.02	Please show the locations of free standing exterior light fixtures on the landscape plan, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.		Landscape Architect: Corrections have been made to all Landscape sheets.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	30	L1.01, L1.02, L2.01, L2.02, L3.00	Please revise the landscape plan to show the locations of street lights, traffic signals, fire hydrants, overhead utility poles, etc., in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.303.		Landscape Architect: Corrections have been made to all Landscape sheets.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	31	L1.01, L1.02, L2.01, L2.02	Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan in accordance with the Design Standards & Policies Manual Section 5-3.119.		Landscape Architect: Corrections have been made to all Landscape sheets.
Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	32		Please utilize a dashed or dotted line to indicate the site area that needs to be allocated as bicycle parking spaces. Modify the location of either the landscape improvements or the bicycle parking spaces and racks if there is a conflict between landscape plants and bicycle parking spaces, in accordance with the Design Standards & Policies Manual Sec. 2-1.808 B.		Landscape Architect: Please refer to Civil comment in Item #1.

BUILDING ELEVATIONS:

Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	33	A-1, A-2, A-3, A-10, A-11 and A-12	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 Zoning Ordinance Section 1.303.	A	Architect of Record: All Building Elevations have had the numbered notations that indicate the differences between planer surfaces added to the work surface. The perspective views may also add some clarity to off-sets.
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LIGHTING:

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Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	34	SL101 SL102 SL201 SL301 SL302 SL303 Preliminary Lighting Sheets	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.	A	CIVIL: The preliminary lighting sheets have been revised to provide 12-point font.

OTHER:

Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax bcluff@scottsdaleaz.gov	35	Color & Material Sample Board A-MB.02	Please revise Color & Material Sample Board A-MB.02 so that the textural differences between CP 01, CP-02, and CP-03 will be more clearly illustrated on the elevation graphic. Consider producing the elevation graphic at a larger scale to show more detail. Please refer to Zoning Ordinance Section 1.303.	A	Architect of Record: Color & Material Sample Board A-MB.02 has been graphically revised.

DRAINAGE REPORT RESUBMITTAL INFORMATION:

The drainage report is not approved. Please address the following issues. Provide a written response to each item listed below. State how the issue was addressed/solved and provide the section and page number in the report where the answers are located. Submit one copy of the revised drainage report, the previous drainage report and a response letter. If a response letter is not provided the drainage report will be returned without a review.

Don Gerkin (480) 312-7903 phone dgerkin@scottsdaleaz.gov	1	Drainage Report	Case and Plan Check No.: Add COS case no. to the cover page of the report. The COS case no. is 26-DR-2017. Reference. <i>COS DS&PM CHAPTER 1, Section 1-2.100.</i>	A	CIVIL: The case number has been added to the cover page of the revised report.
Don Gerkin (480) 312-7903 phone dgerkin@scottsdaleaz.gov	2	Drainage Report	First Flush Volume (FFV): Effective August 5, 2016 the City's stormwater ordinance requires a minimum stormwater storage volume. The minimum required stormwater storage volume is the FFV, which retains the first ½-inch of rainfall. Use the weighted runoff coefficient for the post development site to calculate the FFV. $FFV = (0.5$	A	CIVIL: The pre and post storage values for the project were calculated at the site as well as the first flush volume for the site. The redevelopment will maintain the same

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			<p>inches/12)(C_{weighted post development})(Area disturbed). If the FFV is greater than the pre vs. post volume, then use the FFV. Summarize your method of analysis and results in the drainage report. [Reference: COS Stormwater Ordinance Section 37-51 effective 05 AUG 201 Q 6/30/17 DG</p>		<p>weighted C-coefficient a so as a whole the site w have little to no pre-vs-p differences in storage volume required. This means that the first flush volume will be used to calculated storage required.</p> <p>Section 3.0 (page 4) of t preliminary report addre the topic of storage required and provided.</p>
<p>Don Gerkin (480) 312-7903 phone dgerkin@scottsdaleaz.gov</p>	3	Drainage Report	<p>Redevelopment Stormwater Storage Policy: Will apply to this site. Please calculate the composite pre and post development C values for this site. Calculate any existing stormwater storage volume on site. This volume, if any, shall be preserved, though not in the same form as it exists. It can be combined with other stormwater storage structures. The Redevelopment stormwater storage policy requires projects to provide stormwater storage volume when the post development stormwater runoff exceeds the pre-development runoff rate. In this case, required storage volumes are determined by taking the proposed condition weighted C value and subtracting the existing condition weighted C value and using the difference in the stormwater storage volume formula. Redevelopment stormwater storage policy applies only to those areas or portions of a site that have been previously developed. Areas or portions of a site that have not been previously developed must provide full storage per the standard volume</p>	A	<p>CIVIL:The redevelopment will maintain the same weighted C-coefficient a so as a whole the site w have no pre-vs-post differences in storage volume required. This means that the first flush volume will be used to calculated storage requi for the redevelopment.</p> <p>Section 3.0 (page 4) of t preliminary report addre the topic of storage required and provided.</p>

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			formula. [Reference: COS Stormwater Ordinance: Section 37-50]		
Don Gerkin (480) 312-7903 phone dgerkin@scottsdaleaz.gov	4	Drainage Report	Discuss the existing retention basin in the report and how runoff drains to the basins. Continue to maintain the storage volume provided by the basins.	A	<p>CIVIL: There are currently three, existing small above ground retention basins on-site, B1, B2, and D (see drainage figure 3) that catch localized runoff and or bypass runoff from curbside openings. No direct runoff is directed to these areas.</p> <p>Existing basin D will be cleaned out and maintained throughout the re-development. Existing Basins B1 and B2 will be removed and this volume will be provided in the underground storage tanks in addition to the first-flush volume.</p> <p>Section 3.0 (page 4) of the preliminary report addresses the topic of storage required and provided.</p>
Don Gerkin (480) 312-7903 phone dgerkin@scottsdaleaz.gov	5	Drainage Report	<u>Drainage Easements:</u> Dedicate drainage easements over all the stormwater storage basins, included any drive aisles or parking areas used for stormwater storage. Depth of stored runoff in parking and drive aisles cannot exceed 6 inches. Reference. COS DS&PM CHAPTER 4, Section 4-1.402]	A	<p>CIVIL: The proposed underground storage tanks, and above ground basins will have dedicated drainage easements.</p> <p>Section 3.0 (page 4) of the preliminary report addresses</p>

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					the topic of storage required and provided.
Don Gerkin (480) 312-7903 phone dgerkin@scottsdaleaz.gov	6	Drainage Report	<u>Warning and Disclaimer of Liability" form:</u> Provide a completed, signed, and dated "Warning and Disclaimer of Liability" for, located in appendix 4-1C in the City's Design Standards and Policy Manual (DS&PM). Reference: COS <i>DS&PM CHAPTER 4, Section 4-1.803.</i>	A	CIVIL: The "Warning & Disclaimer of Liability" form has been added to the revised Drainage Report