

**Marked Agendas
Approved Minutes
Approved Reports**

**The August 2, 2018
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 2, 2018 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Toca Madera
12-DR-2018

Location: 4736 North Goldwater Boulevard

Request: Request approval of the site plan, landscape plan, and building elevations for a new restaurant building with 8,000 square feet of building area on Pad B, in the northwest portion of Scottsdale Fashion Square.

OWNER

The Madera Group
(323) 645-7800

ARCHITECT/DESIGNER

Neptune Design Group
6501 E. Greenway Pkwy.
Scottsdale, AZ 85254

APPLICANT CONTACT

Neptune Design Group
Chris Neal
(480) 297-5577

BACKGROUND

Zoning

This site is zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO), which allows large-scale development of office, commercial, retail, and residential uses in a mixed-use format. Scottsdale Fashion Square recently received approval from the City Council for a zoning district map amendment to the current D/DRU-2 PBD DO zoning district, which included a master development plan for the property.

Context

Located near the southwest corner of the intersection of North Goldwater Boulevard and East Highland Avenue, the surrounding developments include single-family residential, multi-family residential and other retail uses associated with the mall.

Adjacent Uses and Zoning

- North Restaurant (Fashion Square), zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).
- South Retail (Fashion Square), zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).
- East Retail and vacant land (Fashion Square), zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).
- West Parking structure (Fashion Square), zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new restaurant building which will be located on a pad site recently approved by the Development Review Board (26-DR-2017). The requested approval is limited to the pad area, since all access, parking, and pedestrian circulation was approved with 26-DR-2017.

Neighborhood Communication

Surrounding property owners within 750 feet have been notified and the site has been posted. City staff has received a number of general inquiries, including comments from a resident in the Optima Camelview development who had concerns regarding visibility of roof top mechanical equipment, and potential noise generated from music within the establishment. These emails have been included in Attachment #13 to this report. In response to these concerns, a stipulation has been added regarding screening of mechanical equipment (stipulation #2) and a response from the restaurant owner has been provided regarding music (see Attachment #14).

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed improvements include a new restaurant building along with a small amount of hardscape and landscape within the pad area. The proposed restaurant is a single-story building with a contemporary design style, featuring a large partially enclosed patio. The material palette includes natural stone, woodstone, laser cut metal screening, and a large living wall on the south elevation. The building will highlight the main entrance into the new Luxury Entrance of Scottsdale Fashion Square (SFS), and the contemporary architectural style and modern material palette will complement the proposed redevelopment of this portion of the SFS. The proposal will be an enhancement of SFS and conforms to the development standards approved for the mall, as well as the Downtown Plan and Urban Design and Architectural Guidelines.

As approved with 26-DR-2017, the existing vehicular circulation pattern with main access through North Goldwater Boulevard is being maintained and the driveway access to East Highland Avenue at the north end of the site will be removed and replaced with a screen wall and landscaping to provide a buffer to the single-family homes and reduce traffic on Highland. A new 8-foot-wide sidewalk detached from the curb will be provided along North Goldwater Boulevard bringing pedestrians to the new SFS entrance. The new restaurant proposes to tie in with this new sidewalk.

Development Information

- | | |
|--------------------------------|---|
| • Existing Use: | Vacant Pad |
| • Proposed Use: | Restaurant |
| • Parcel Size: | 2.48 gross acres
1.81 net acres |
| • Building / Commercial space: | 8,000 square feet |
| • Building Height Allowed: | 150 feet, including rooftop appurtenances |
| • Building Height Proposed: | 26 feet, including rooftop appurtenances |
| • Parking Required: | 6,100 spaces (entire mall) |
| • Parking Provided: | 8,158 spaces, plus 350 in-lieu spaces (entire mall) |

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Toca Madera per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

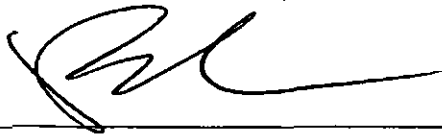
Bryan Cluff

Senior Planner

480-312-2258

E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

7/19/18

Date

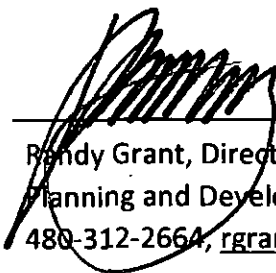


Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

7/19/18

Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

7/20/19

Date

ATTACHMENTS

- A. Stipulations
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations
 - 7. Perspective
 - 8. Streetscape Elevations
 - 9. Material and Color Board
 - 10. Landscape Plans
 - 11. Electrical Site Plan
 - 12. Exterior Lighting Cutsheets
 - 13. Public Comment
 - 14. Applicant Music Response

**Stipulations for the
Development Review Board Application:
Toca Madera
Case Number: 12-DR-2018**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Nelsen Partners, Inc., with a city staff date of 6/25/18.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Nelsen Partners, Inc., with a city staff date of 6/25/18.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Nelsen Partners, Inc., with a city staff date of 5/11/18.
 - d. The case drainage report submitted by Olsson Associates accepted in concept by the Stormwater Management Department of the Planning and Development Services.

RELEVANT CASES:

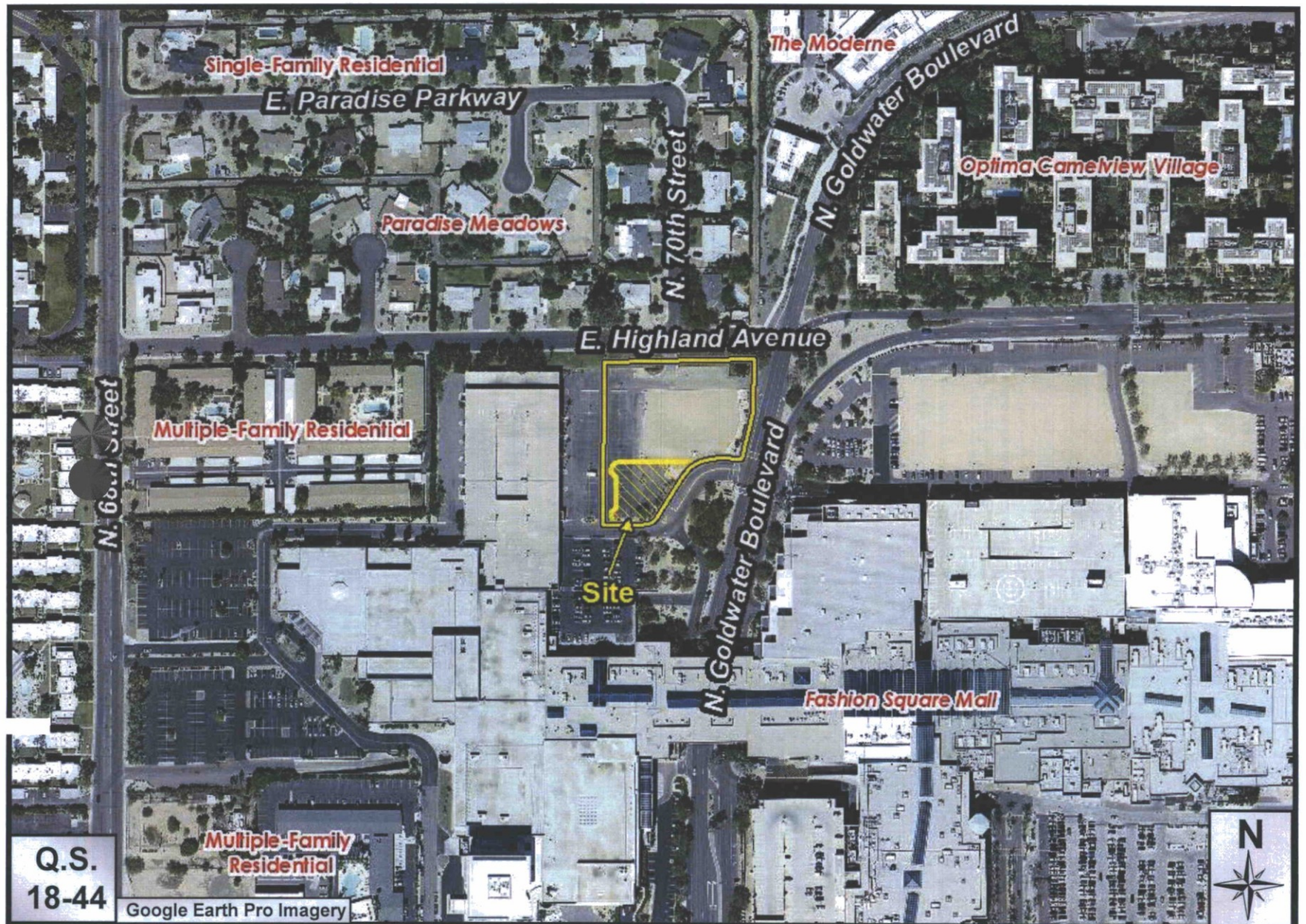
Ordinance

- A. At the time of review, the applicable Zoning and DRB case(s) for the site were: 25-ZN-2015 and 26-DR-2017.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. With the final plan submittal, the applicant shall provide plans that clearly demonstrate that all roof mounted equipment will be fully screened from off-site view, including views from adjacent taller residential buildings.
3. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.



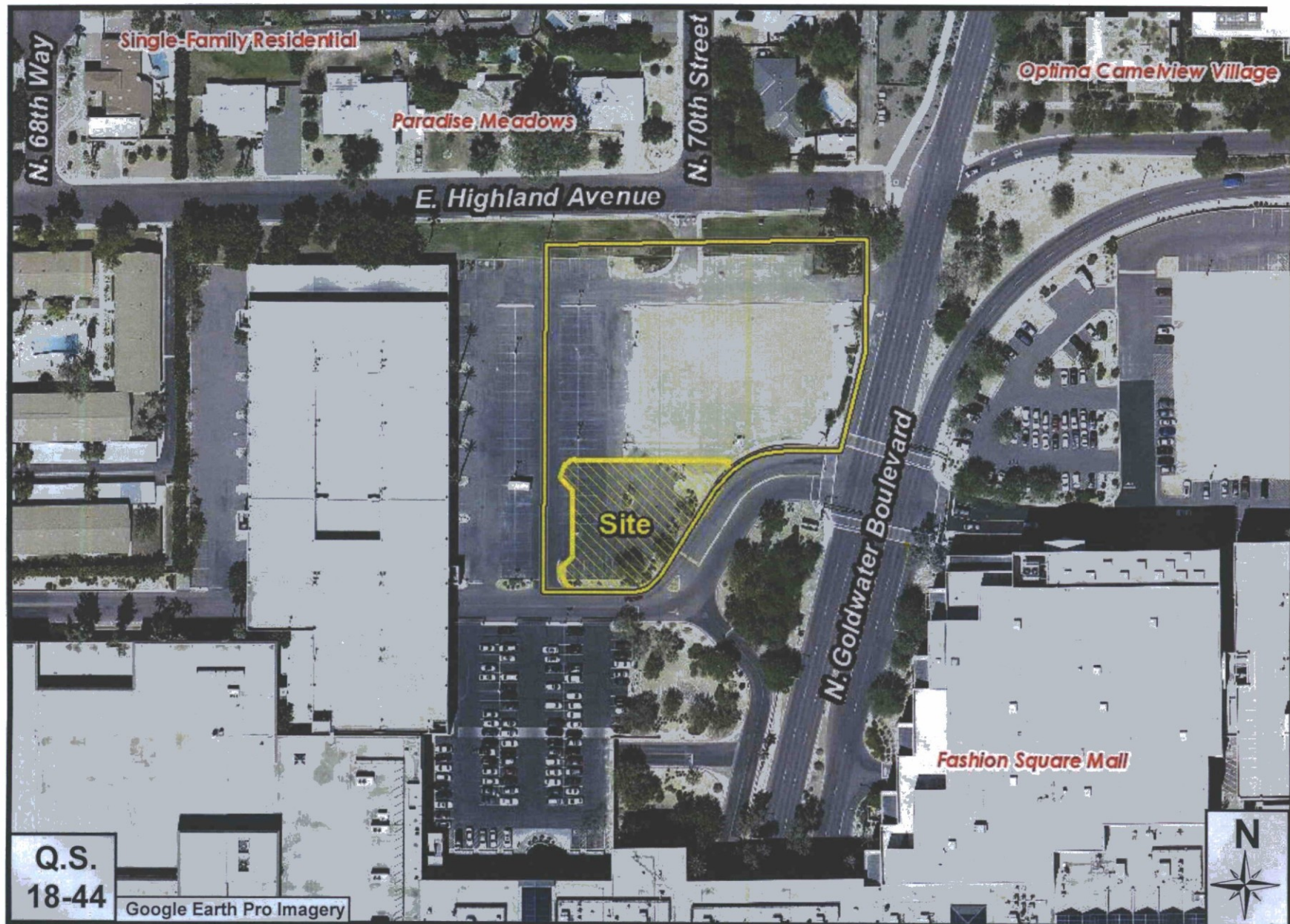
Q.S.
18-44

Google Earth Pro Imagery

Toca Madera

ATTACHMENT 1

12-DR-2018



Toca Madera

ATTACHMENT 1A

12-DR-2018



Toca Madera

ATTACHMENT 2

12-DR-2018

February 12, 2018

Mr. Bryan Cluff

Planning Department Coordinator

City of Scottsdale Planning and Development Services

7447 East Indian School Road, suite 105

Scottsdale, AZ 85251

Subject: Application Narrative

Toca Madera Restaurant – Scottsdale Fashion Square – Lot B 769-PA-2017

The Toca Madera restaurant is located within the Scottsdale Fashion Square “Deluxe Wing” on a building pad just east of the Dillards parking structure, and will be one of a few new restaurants being developed on new pads in this area.

The exterior elevations blend a combination of warm, earth-tone colors with a material palette of concrete, wood, stone and steel that wrap the exterior. The main exterior feature are ornate metal screens, reminiscent of early Moorish architecture that hang in front of the façade, above the pedestrian walkways, screening clerestory windows into the main dining room and a patio/lounge that opens to the sky. The screen with cut-outs appear semi-transparent and will be back-lit providing additional texture to the building in the evening. Thru-wall fireplaces adorn the north elevation, providing a glimpse inside the Bar/Lounge, while giving a human scale to the stone façade. With limited perimeter landscaping, we are proposing that the exterior building edges become the structure for creeping vines and greenery. In addition, the open-air lounge is generously landscaped with hanging planters and a specimen tree in the center. The main dining room opens via a moveable glass wall to the open-air lounge. The landscape palette is from the City approved plant list.

As part of the Scottsdale Fashion shopping center the restaurant is easily accessible from all directions and will have new parking that surrounds the restaurant. Accessible parking and path of travel is right outside the front doors. An accessible and landscaped pedestrian walkway winds around the entire building.

With low sloped roofs surrounded by stepped parapets, the mechanical equipment shall be fully screened within the building structure. Utilities are grouped at the back of the house. Meters are to be installed within landscaped areas or within underground vaults with access panels flush with grade or concrete flatwork. Service doors are to be concealed by covering with adjacent exterior finishes.

Overall, the Toca Madera restaurant with its undulating massing, screening elements, and Sonoran Desert inspired colors and material palette reflects the historic and contemporary design features that are familiar to the Scottsdale Fashion square and Downtown Scottsdale.

Please feel free to contact me with any questions regarding this proposal at (623) 237-0825.

Sincerely,

Scott Neiss, Architect

OLSSON
ASSOCIATES

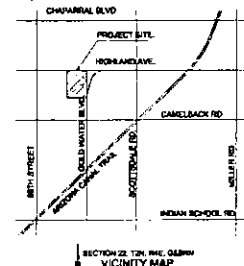


CONTEXT AERIAL WITH SUPERIMPOSED SITE

SCOTTSDALE FASHION SQUARE

C050
18 of

PRELIMINARY SITE PLAN FOR SCOTTSDALE FASHION SQUARE LUXURY WING ENTRY-PAD B SCOTTSDALE, ARIZONA 85251



OWNER
MADDERICH
1611 NORTH TATUM BLVD
PHOENIX, AZ 85028
PHONE: (602) 853-6336
FAX: (602) 853-1884
ATTN: ANDY GREENWOOD

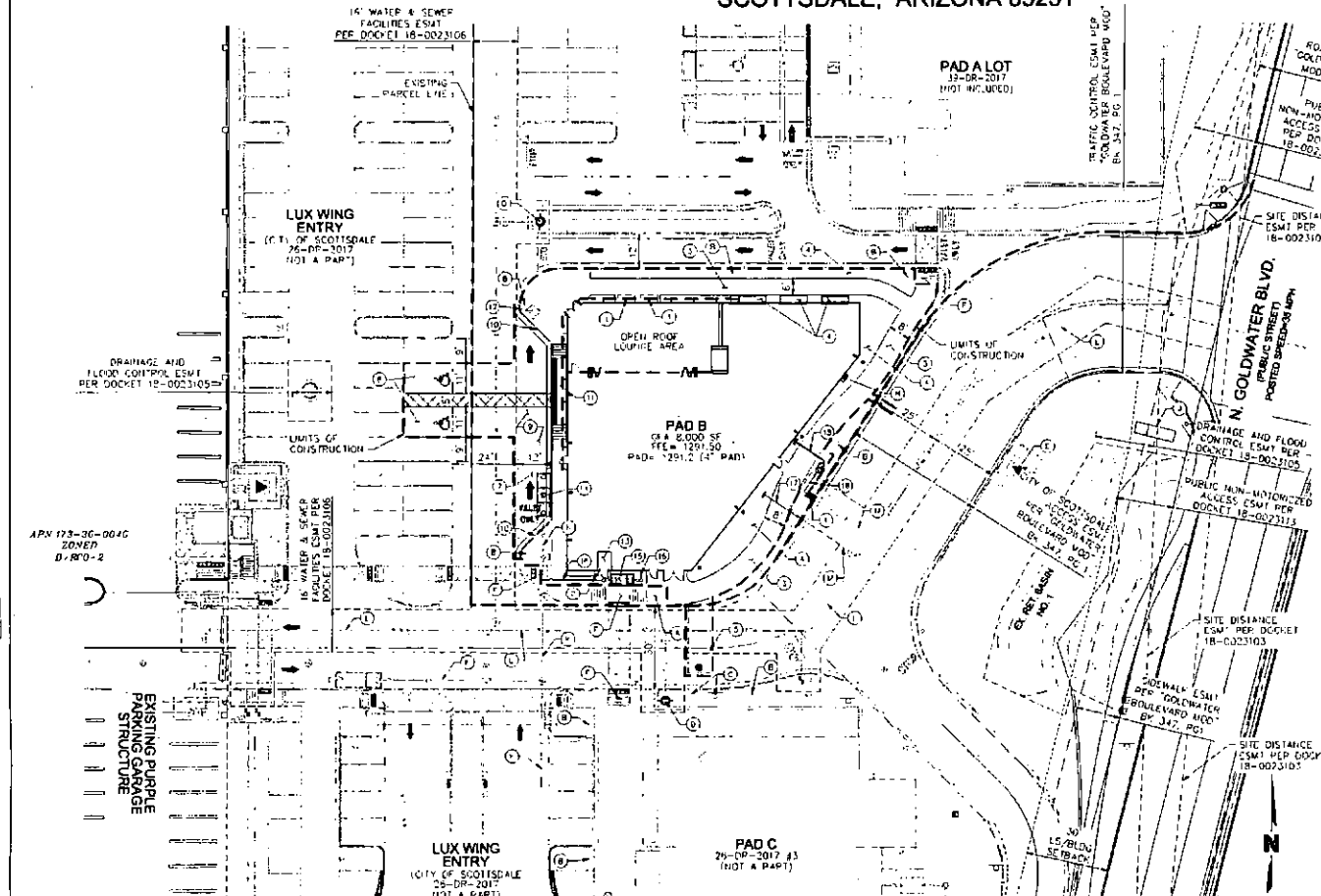
DEVELOPER
NEPTUNE DESIGN GROUP, LLC
8801 EAST GREENWAY PARKWAY,
#100-107
SCOTTSDALE, AZ 85254
PHONE: (480) 767-6677
FAX: (480) 807-8193
ATTN: CHRIS NEAL

ENGINEER
OLSSON ASSOCIATES
7250 NORTH 18TH STREET, SUITE 210
PHOENIX, ARIZONA 85028
PHONE: (602) 744-1000
FAX: (602) 744-1001
ATTN: CARDELL ANDREWS

SITE DATA TABLE (THIS PROJECT)	
GROSS LOT AREA (PARCELS 123-16-0006 and CONSTRUCTION LIMITS)	552,570 SF OR 0.09 ACRES 15,038 SF OR 0.35 ACRES
PARCEL ZONING	D/C/O: PRO DO (DOWNTOWN DISTRICT REGIONAL COMMERCIAL OFFICE SUBDISTRICT WITHIN THE PLANNED BLOCK DEVELOPMENT AND DOWNTOWN OVERLAY)
LAND USE	RESTAURANT
GROSS FLOOR LEASE AREA (GFLA)	8,000
GROSS FLOOR AREA RATIO (GFAR)	ALLOWED= 1.3 (WITHOUT BONUS) PROVIDED= 0.53 (12,352 GBA)
MAXIMUM BUILDING HEIGHT (DBU-2)	ALLOWED= 64' MAX PROVIDED= 30' 6"
BUILDING SETBACK (ADIACENT TO PUBLIC STREET)	REQUIRED= 30' MIN (NORTH GOLDWATER BLVD) PROVIDED= 14'1" (NORTH GOLDWATER BLVD)
PREVAILING SETBACK (FACADE LENGTH OF 200' +)	REQUIRED= BETWEEN 35' TO 45' (NORTH GOLDWATER BLVD.) PROVIDED= 14'1" (NORTH GOLDWATER BLVD.)
LANDSCAPE BUFFER	REQUIRED= 30' (NORTH GOLDWATER BLVD.) PROVIDED= N/A (PROVIDED WITH 26-DR-2037)
OPEN SPACE	REQUIRED= 10% MIN PROVIDED= N/A (PROVIDED WITH 26-DR-2037)
OFF-STREET PARKING (ENTIRE MALL)	REQUIRED= 47,703 PROVIDED= 87,833
ACCESSIBLE PARKING	REQUIRED= N/A (PROVIDED WITH LUX IMPROVEMENTS) PROVIDED= N/A (PROVIDED WITH 26-DR-2037)
BICYCLE PARKING	REQUIRED= N/A (PROVIDED WITH LUX IMPROVEMENTS) PROVIDED= 2 SPACES (ALSO PROVIDED WITH 26-DR- 2037)

* A TOTAL OF 133 PARKING SPACES ARE BEING ADDED WITH THE RE-DEVELOPMENT.
THEREFORE THIS CALCULATION IS BASED ON 133 PARKING SPACES.
CROSS PARKING IS PROVIDED WITHIN THE REGIONAL SHOPPING CENTER TO SATISFY
OFF STREET PARKING. PLEASE SEE PARKING PLAN EXHIBIT F FOR BREAKDOWN OF
REQUIRED SPACES

SITE PLAN NOTES
1. SITE PLAN IS INTENDED TO BE USED FOR PLANNING
PURPOSES ONLY AND IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.
2. SEE LANDSCAPE PLANS FOR REMOVAL/SALVAGE
SPECIFICATIONS OF TREES AND VEGETATION.
3. SEE CONSTRUCTION PLANS FOR FACE SPECIFICATIONS.
ALL CURB DOWNSLOPES ARE TO FADE OF CURB UNLESS
OTHERWISE NOTED.
4. FOR TRASH ENCLOSURE AND ON CONTAINMENT SYSTEM
SEE SHEET C100



- SITE PLAN KEYNOTES**
1. BRK RACK, SEE DETAIL D, SHEET C102
 2. FIRE DEPARTMENT CONNECTION (FDC)
 3. 4" CONCRETE SIDEWALK, WIDTH PER PLAN SEE DETAIL A, SHEET C102
 4. LANDSCAPE AREA (SEE LANDSCAPE PLAN)
 5. 2" MINIMUM SAWCUT
 6. 6" THICK CONCRETE (REINFORCED) SEE DETAIL B, SHEET C102
 7. 12 VALET LANE
 8. HANDICAP PARKING SEE DETAIL G, SHEET C102
 9. ASPHALT PAVING SEE DETAIL C, SHEET C102
 10. 6" CURB AND GUTTER, PER MAG STD DTL 220-1, TYPE 'A'
 11. ACCESSIBLE ACCESS RAMP, SEE DETAIL F, SHEET PC102
 12. CONCRETE VALET PAD (4' X 4')
 13. FIRE RISER ROOM PER MECHANICAL PLANS
 14. 2,000 GALLON GREASE INTERCEPTOR, SEE UTILITY PLAN, SHEET C301 FOR INFORMATION
 15. 150 GALLON SAND OIL SEPARATOR, SEE UTILITY PLAN, SHEET C301 FOR INFORMATION
 16. 8" PVC SD335 SERVICE LINE, SEE UTILITY PLAN, SHEET C301 FOR INFORMATION
 17. 8" CLASS 350 DUCTILE IRON PIPE SERVICE LINE, SEE UTILITY PLAN, SHEET C301 FOR INFORMATION
 18. 2" TYPE L-HARD COPPER SERVICE LINE, SEE UTILITY PLAN, SHEET C301 FOR INFORMATION

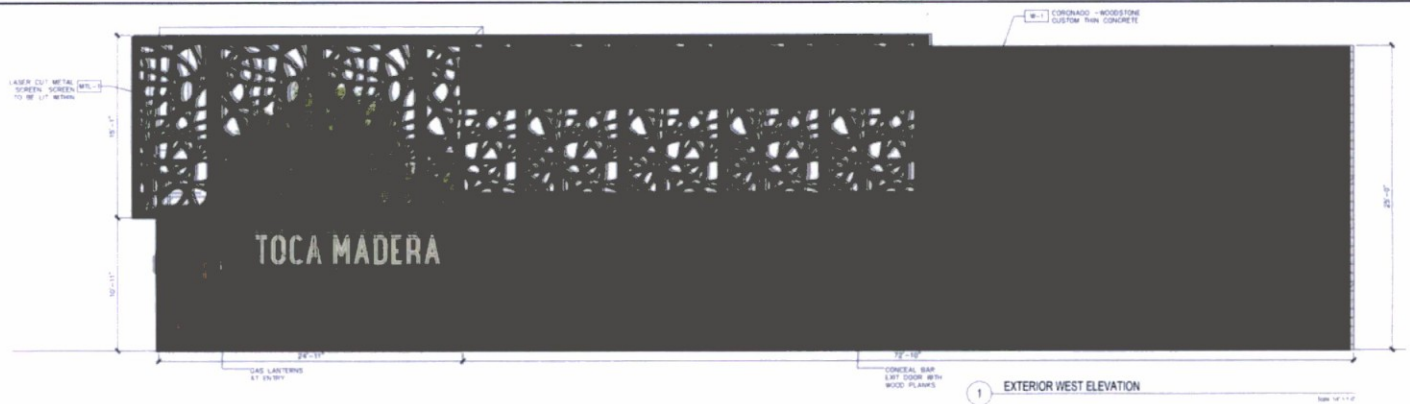
- EXISTING KEYNOTES**
1. EXISTING 8" RIDEWALK (PER 26-DR-2042017)
 2. EXISTING LIGHTING TO REMAIN (PER 26-DR-2017)
 3. EXISTING SIGN TO REMAIN
 4. EXISTING FIRE HYDRANT (PER 26-DR-2017)
 5. EXISTING TRANSFORMER PAD (PER 26-DR-2017)
 6. EXISTING ACCESSIBLE RAMP (PER 26-DR-2017)
 7. EXISTING ACCESSIBLE PARKING (PER 26-DR-2017) SEE DETAIL E, SHEET C102
 8. EXISTING GAS METER STUB (PER 26-DR-2017)
 9. EXISTING WATER METER BOX (PER 26-DR-2017)

1. EXISTING MONUMENT SIGN
2. EXISTING 8" PVC SD335 SEWER SERVICE LINE
3. EXISTING 8" CLASS 350 DUCTILE IRON WATER MAIN
4. EXISTING 8" CLASS 300 DUCTILE IRON PIPE SERVICE LINE
5. EXISTING 2" TYPE L-HARD COPPER WATER SERVICE LINE

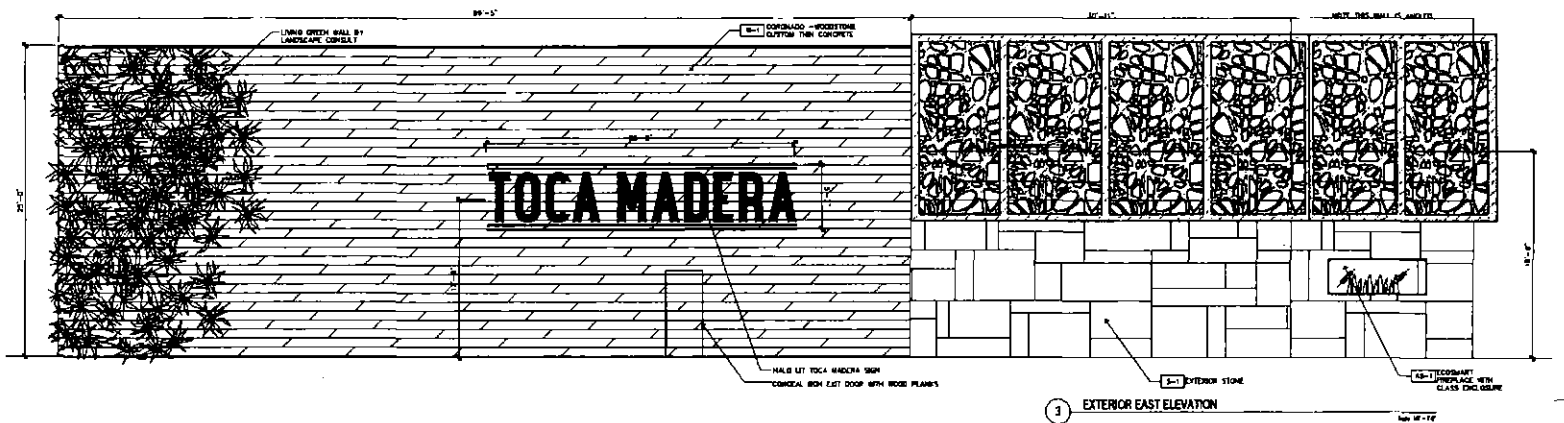
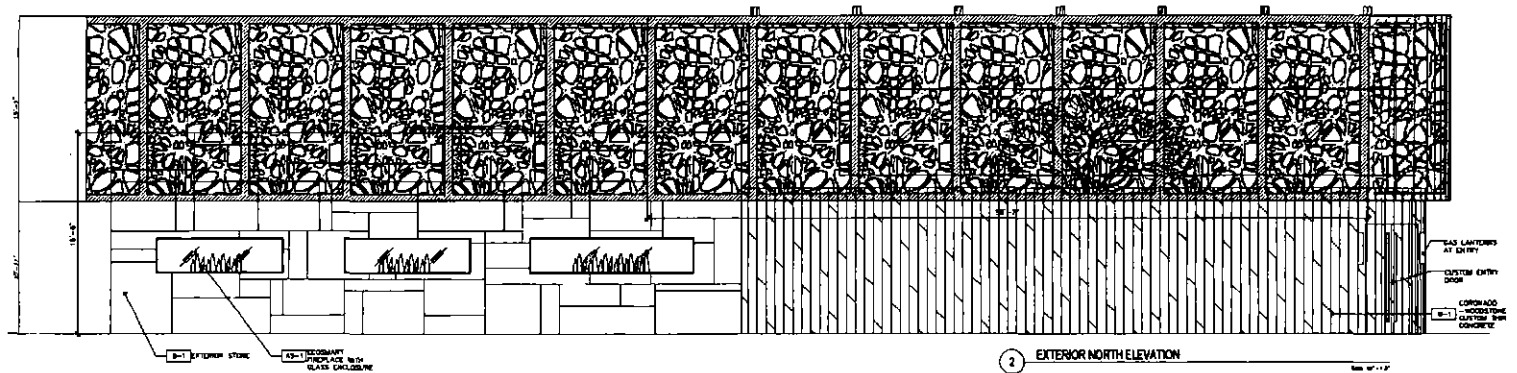
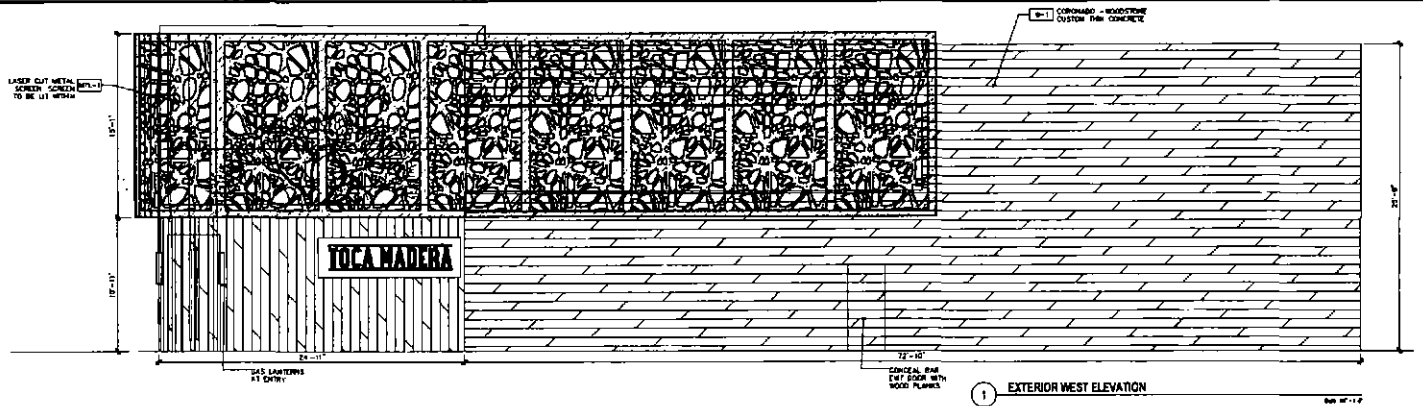
OLSSON ASSOCIATES

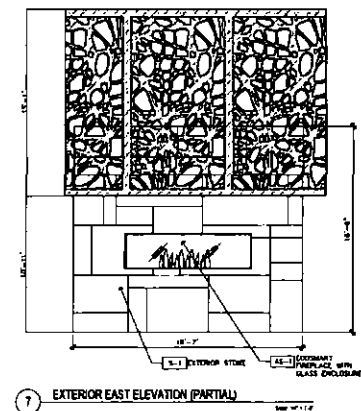
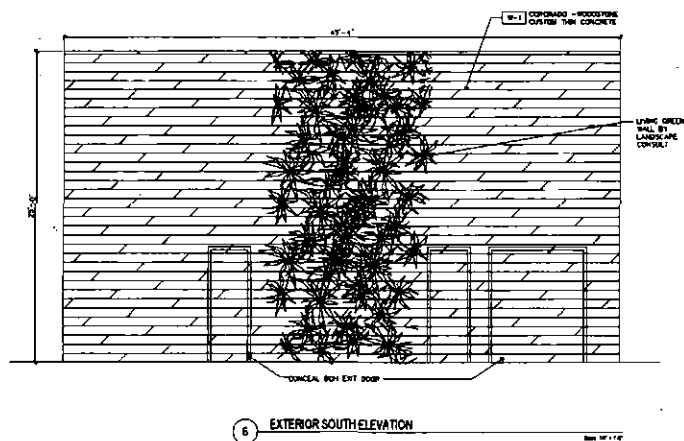
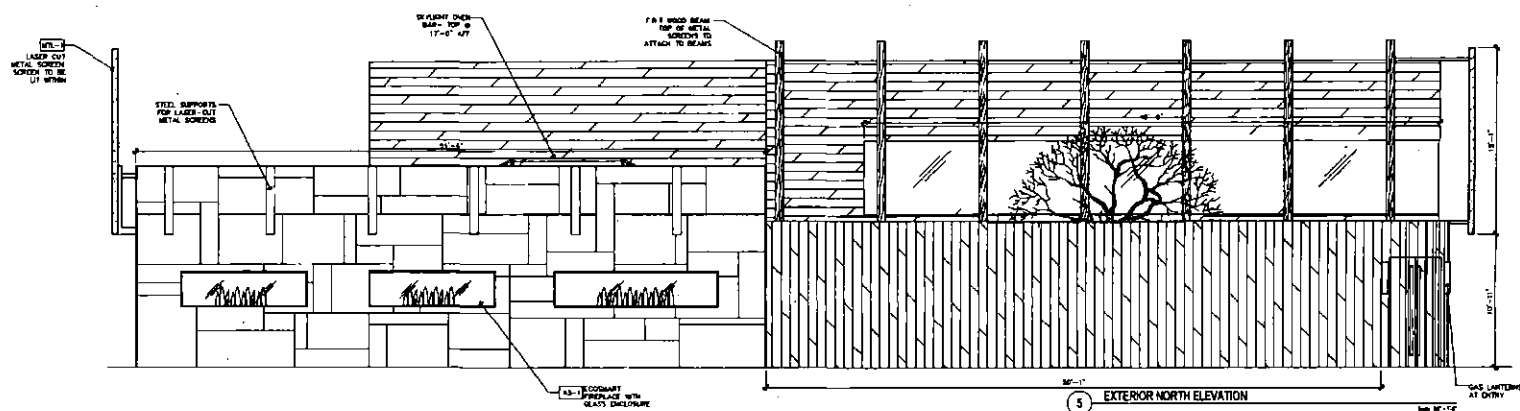
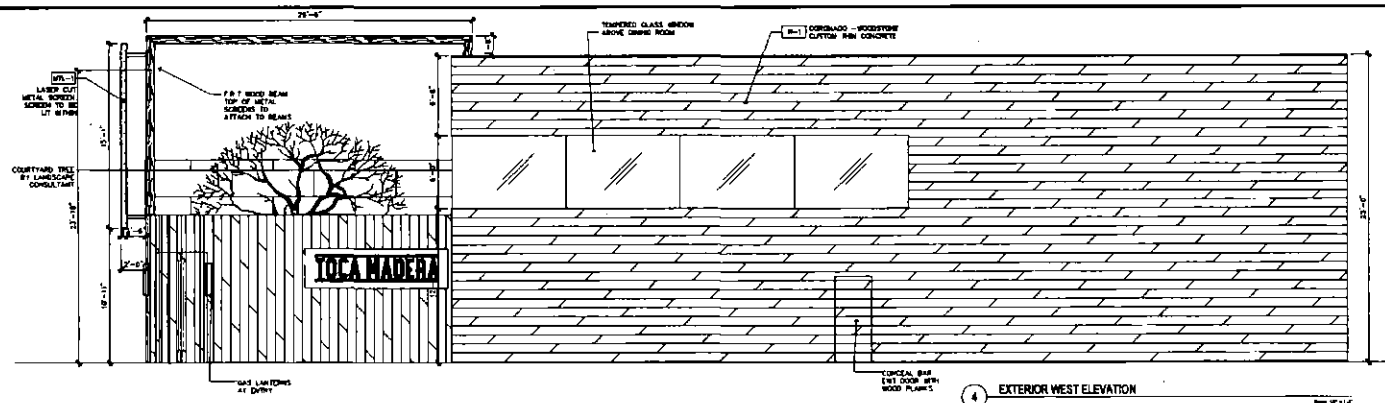
PRELIMINARY SITE PLAN SET
REVIEW
08/14/17

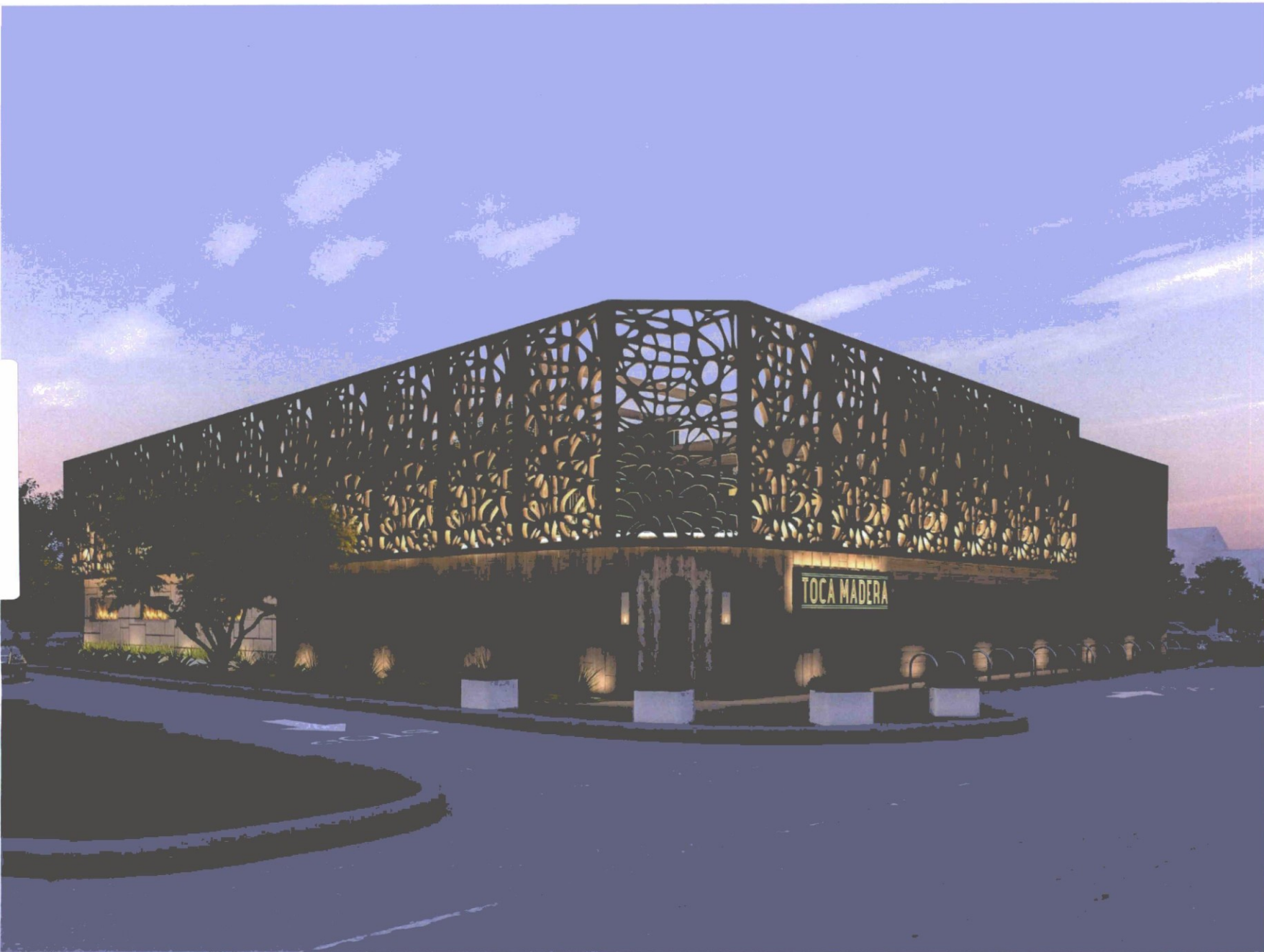
PRELIMINARY SITE PLAN
SCOTTSDALE FASHION SQUARE



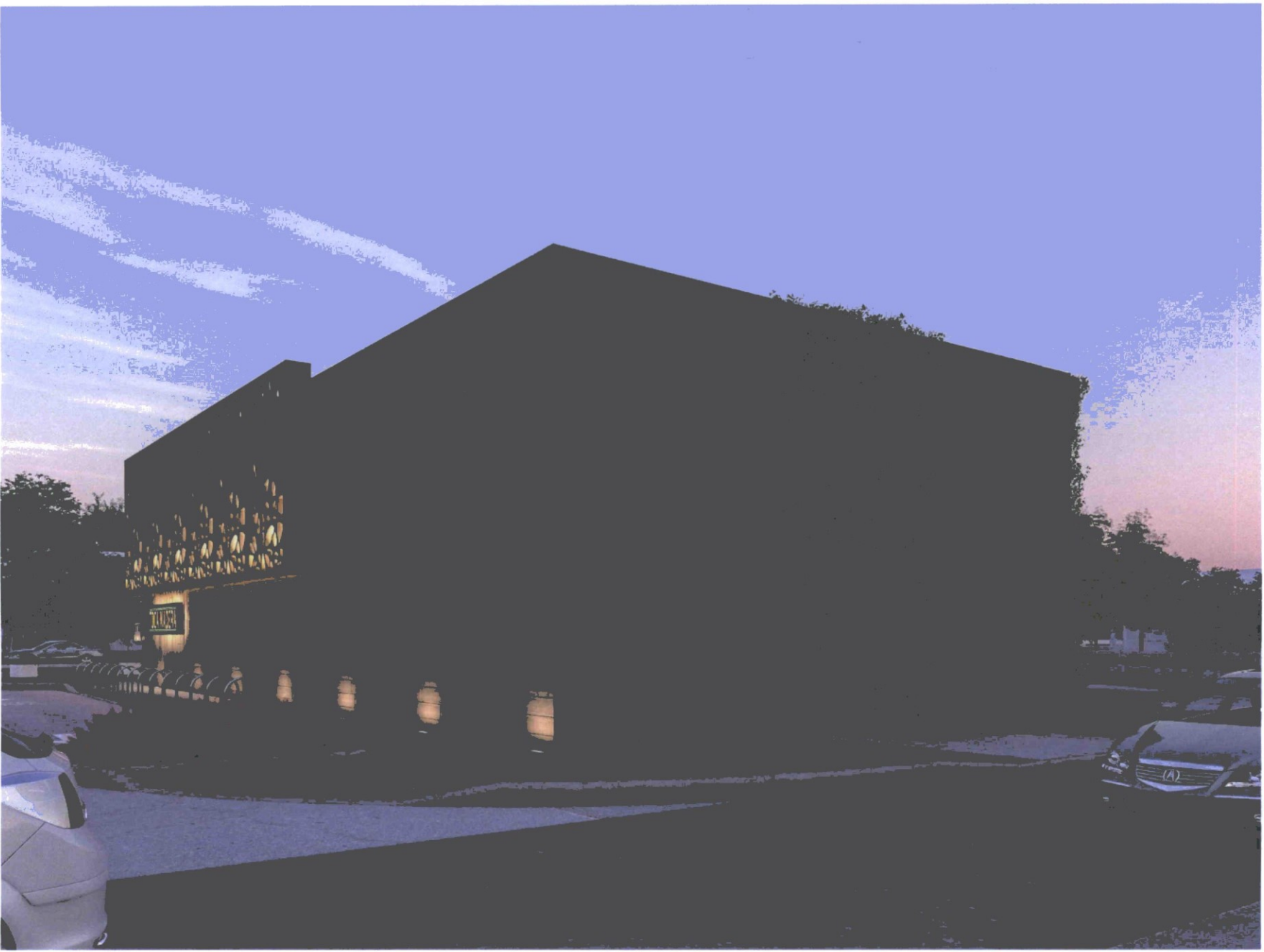


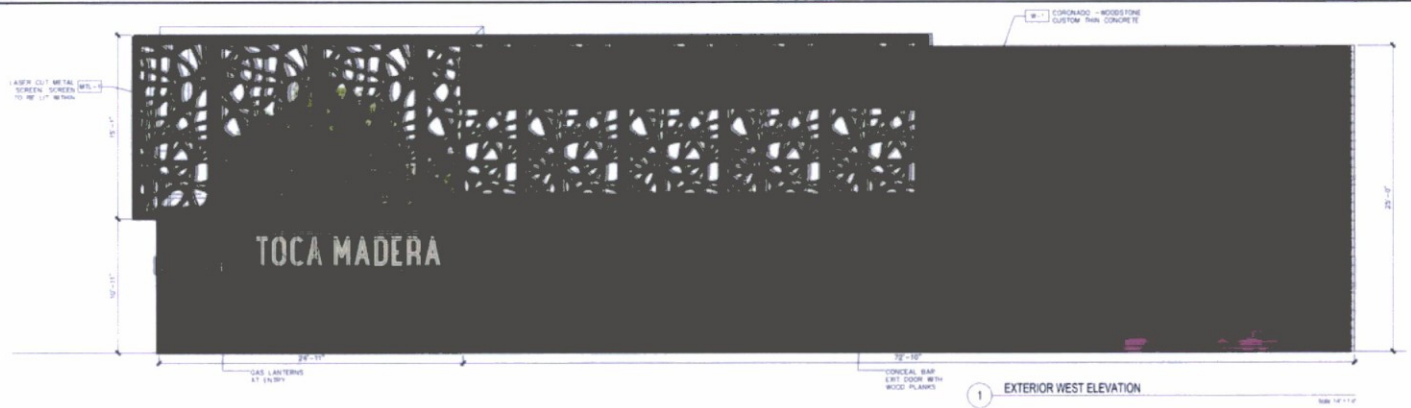


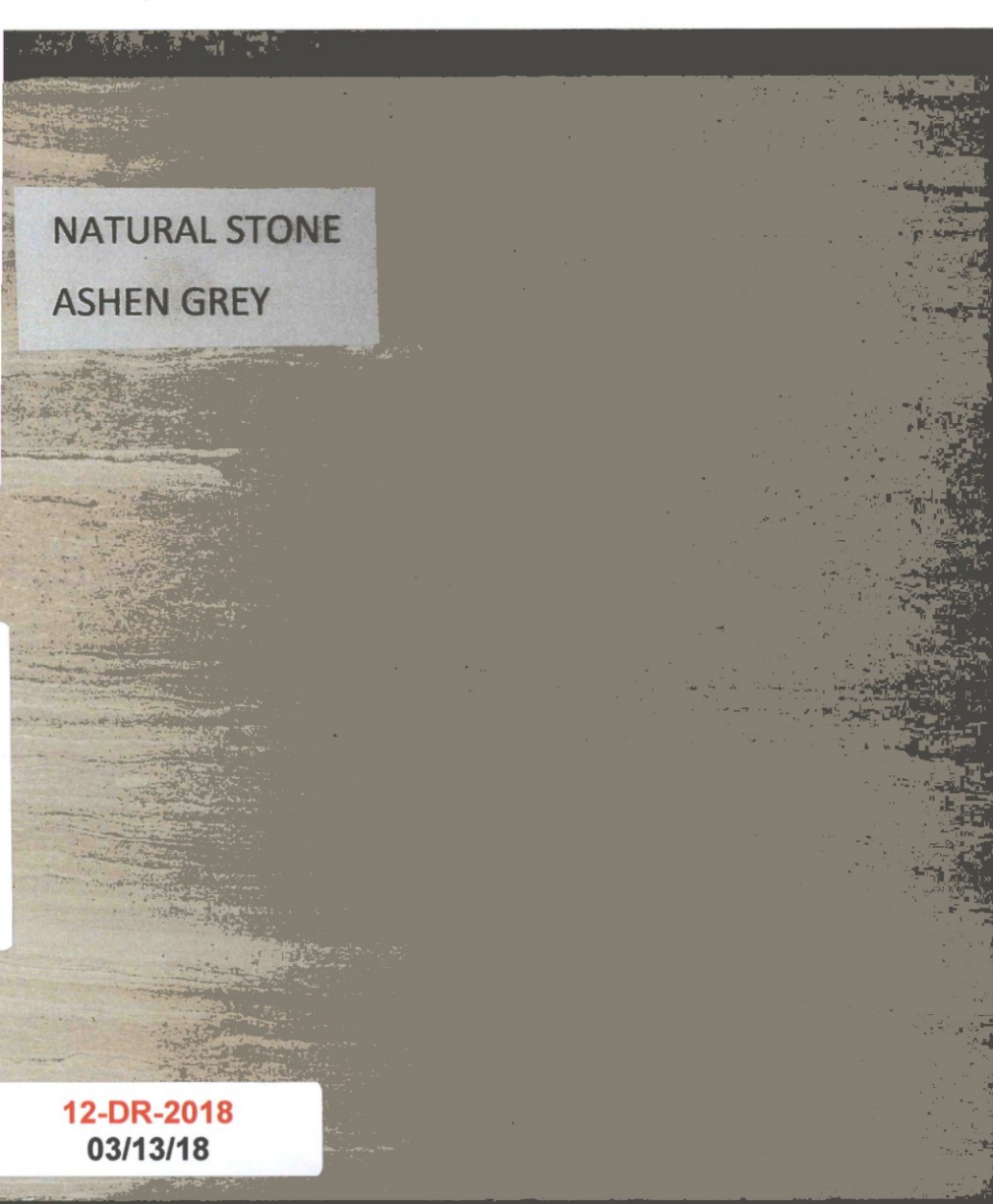






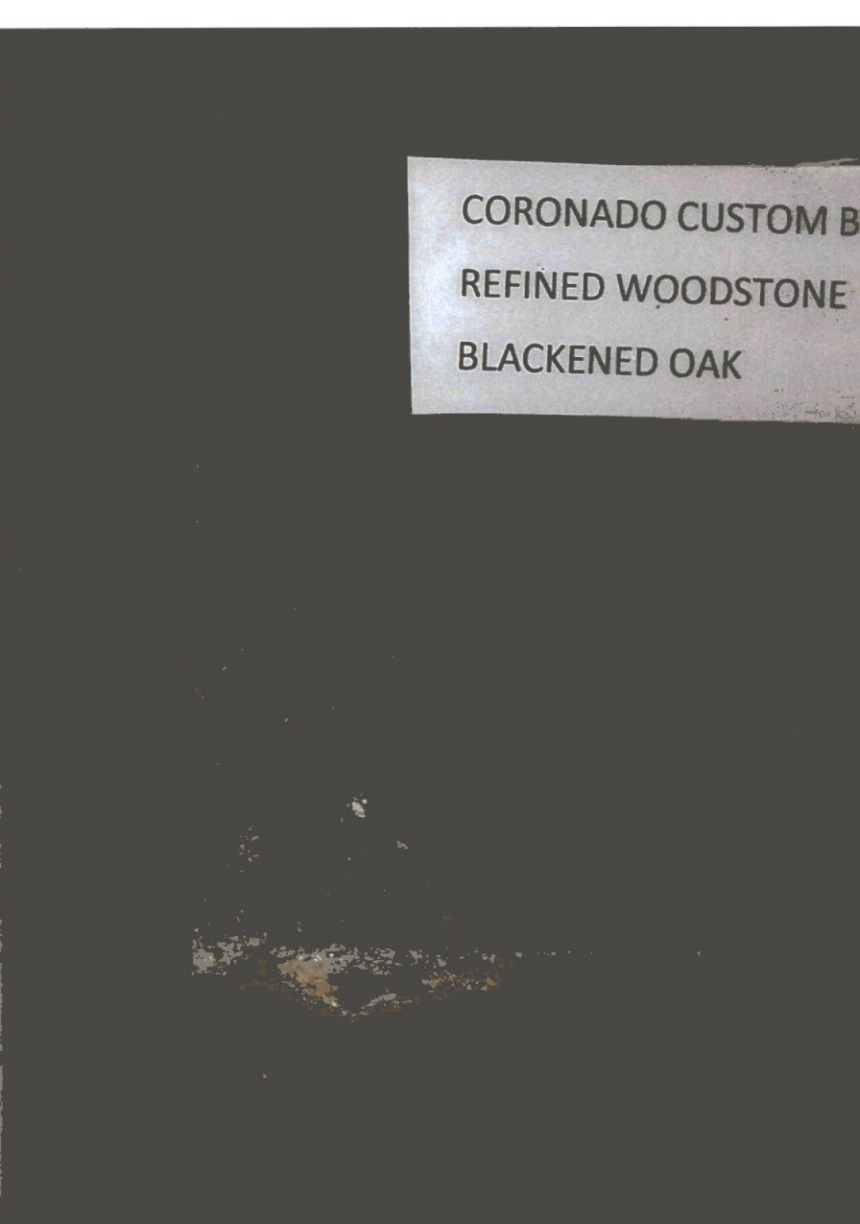




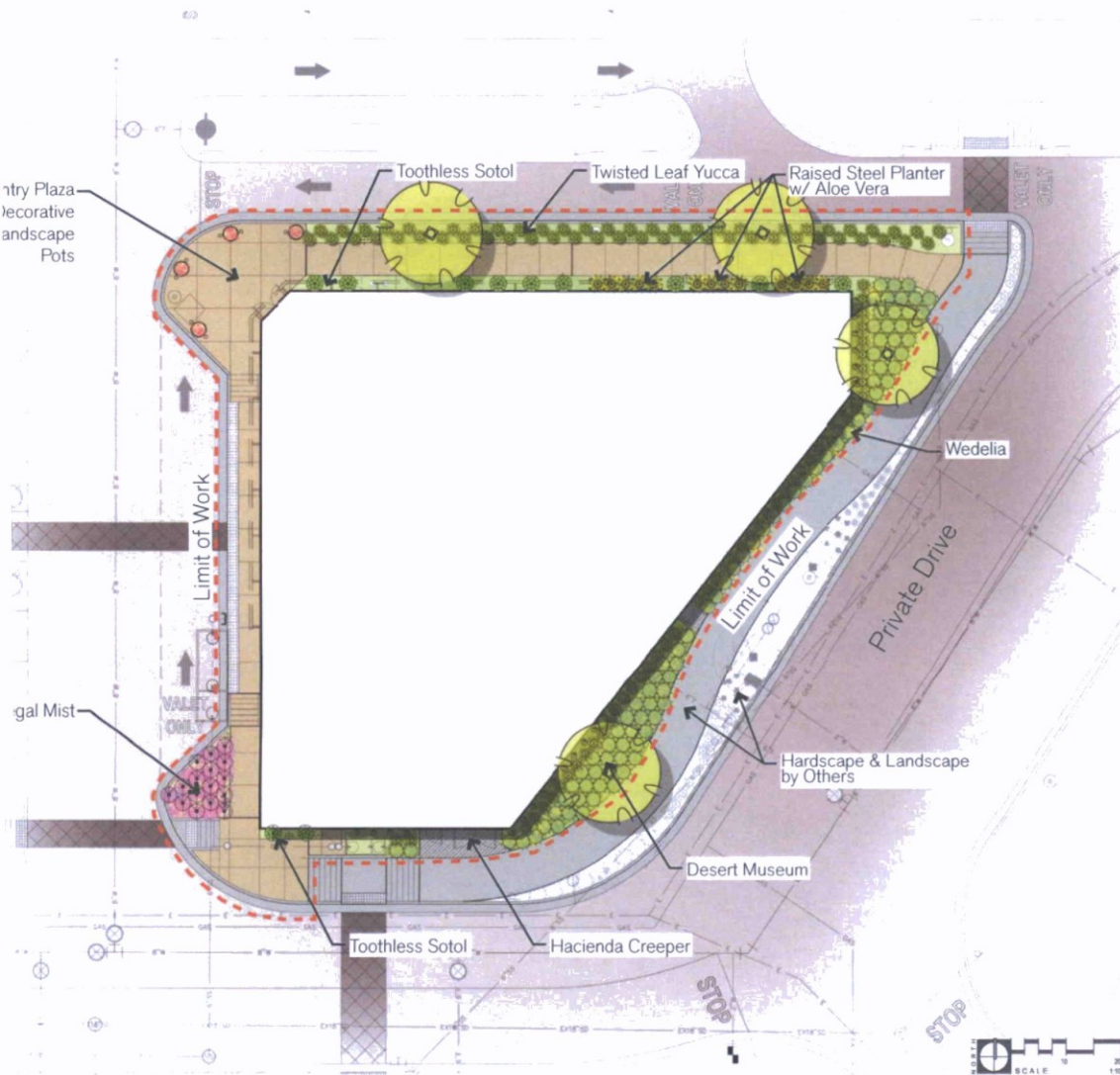


NATURAL STONE
ASHEN GREY

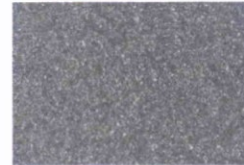
12-DR-2018
03/13/18



CORONADO CUSTOM B
REFINED WOODSTONE
BLACKENED OAK



Hardscape Materials



Acid Etched Concrete



Raised Steel Planter



Precast Concrete Pot

Landscape Materials



Twisted Leaf Yucca
Yucca rupicola



Aloe Vera
Aloe barbadensis



Desert Museum
Parkinsonia x 'Desert Museum'



Regal Mist
Muhlenbergia capillaris



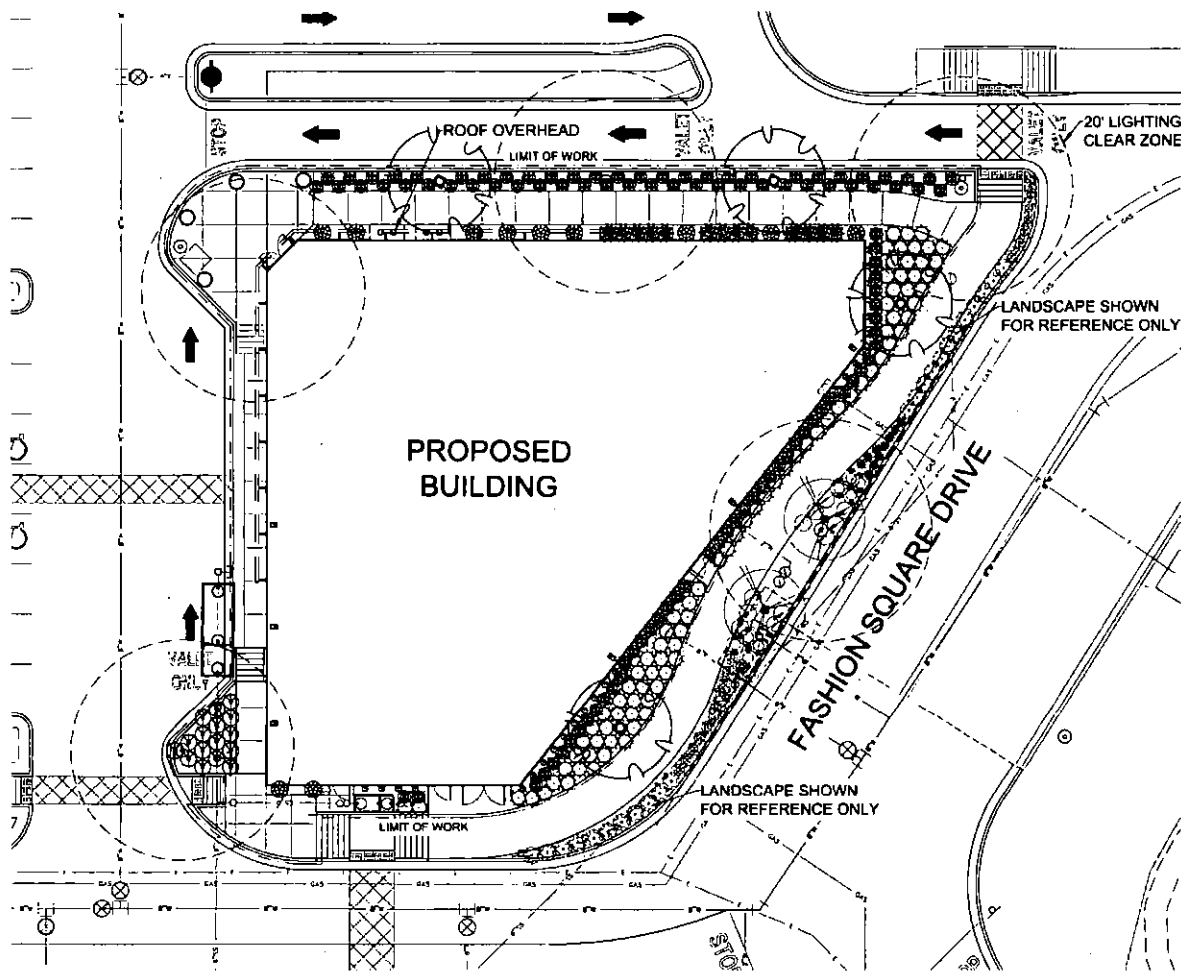
Toothless Sotol
Dasylirion quadrangulatum



Parthenocissus x
Hacienda Creeper



Wedelia
Wedelia texana Devil's River



PLANT LEGEND

SYMBOL	BOTANICAL NAME	SIZE	MIN. GAL	BY L.W.	QTY.
	TREES				
	PAISONROOT X	48" BOX	3.57 GAL	1.25" X 1.25"	4
	DESERT MUSEUM				
	ACCENTS				
	ATLAS BARRACONDIS	5 GAL			13
	MEDICAL ALICE	5 GAL			11
	DASYLIRION QUADRANGULATUM	5 GAL			105
	YUCCA RUPICOLA	5 GAL			
	YUCCA RUPICOLA	5 GAL			
	VINES				
	PARITHEMOIDES X	5 GAL			24
	MAGENTA CREEPER	5 GAL			
	GRASSES				
	MULLENBERGIA CAPILLARIS	6 GAL			18
	REGAL WIST	6 GAL			
	GROUNDCOVER				
	WEDELIA TEXANA	6 GAL			87
	DEVIL'S ROVER	6 GAL			
	LANDSCAPE POT				
	DASYLIRION QUADRANGULATUM	5 GAL			1 (PER POT)
	LANTANA X NEW GOLD	1 GAL			3 (PER POT)
	TOPDRESS / DUST CONTROL				
	MATCH PROPOSED SITE AGGREGATE				1,800 S.F.

TOTAL LANDSCAPE AREA

ON-SITE LANDSCAPE	1,800 S.F.
RIGHT-OF-WAY LANDSCAPE	0 S.F.
PARKING LOT LANDSCAPE	0 S.F.

FLOOR
ASSOCIATES
1425 N. First Street
Second Floor
Phoenix, AZ 85004
402.462.1425
402.462.1427

OWNER
THE MADERA GROUP
6702 BIRCH BLVD.
WEST HOLLYWOOD, CA 90049
CONSULTANTS
ARCHITECT
WESTERN DESIGN GROUP
4500 E. GRIFFINWAY PARKWAY
#100
SCOTTSDALE, AZ 85254

CERTIFICATION



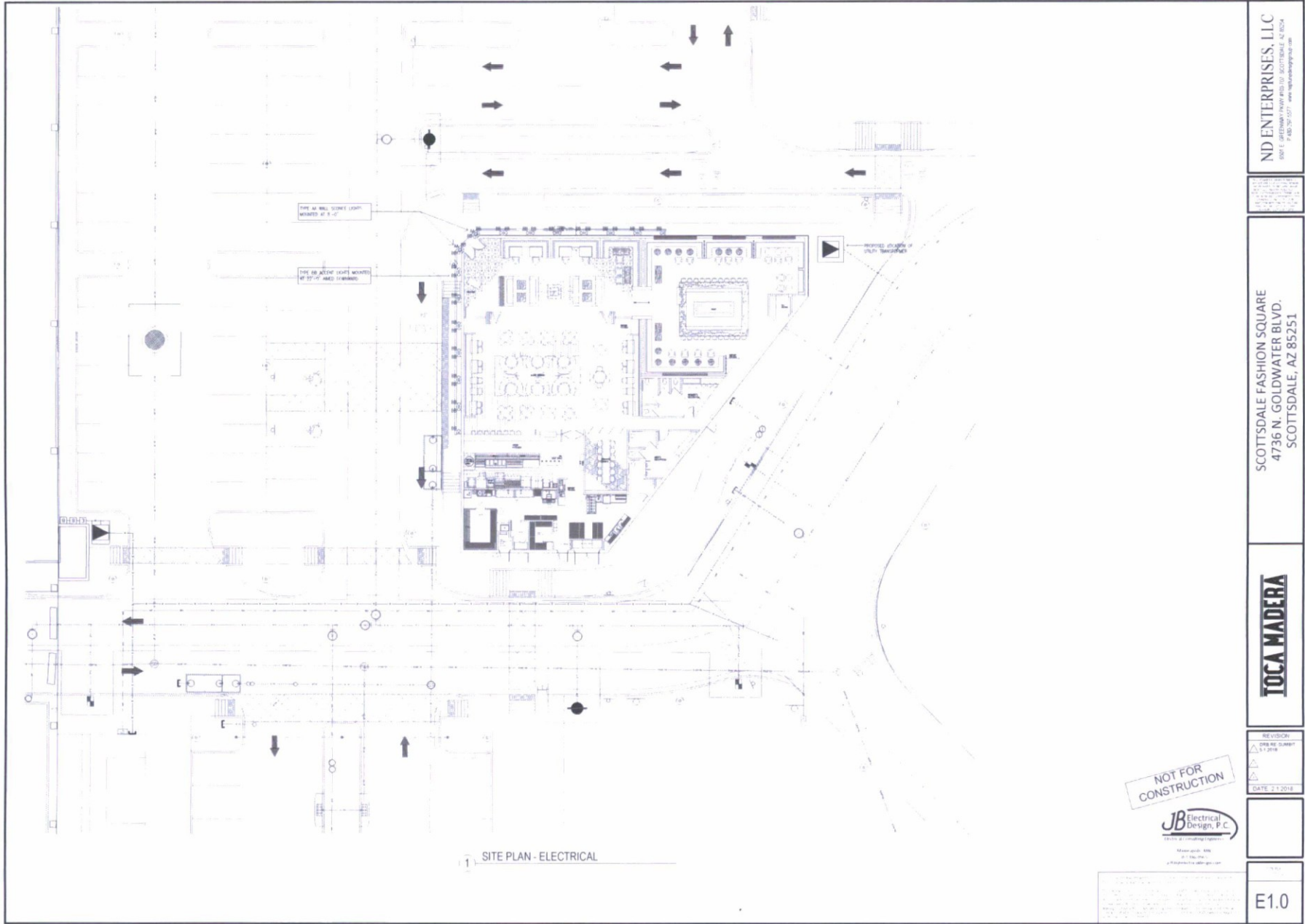
TOCA MADERA
4736 N. GOLDWATER BLVD.
SCOTTSDALE, AZ 85251

PROJECT NO. _____
DATE _____
SUBMITTAL NO. DATE ISSUED FOR REVIEW _____
DATE _____

ISSUED FOR
CITY REVIEW

LANDSCAPE PLAN
L-10





ND ENTERPRISES, LLC
8001 E. GREENWAY PARK RD. SCOTTSDALE, AZ 85264
P: 480.251.1077 www.ndenterprises.com

SCOTTSDALE FASHION SQUARE
4736 N. GOLDWATER BLVD.
SCOTTSDALE, AZ 85251

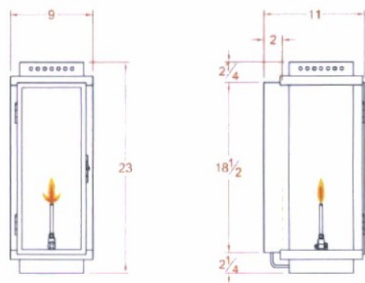
TUCA MADERA

REVISION
DATE: 3/1/2018

NOT FOR
CONSTRUCTION

JB Electrical
Design, P.C.
Electrical Engineering
Mason, AZ 85201
P: 480.444.1111
jbelectrical@comcast.net


E1.0



LINE DRAWING
APPROVED
RESUBMIT W/ CHANGES

YOUR INITIALS DATE

Type AA- Gas lantern



4640 SERIES

Knuckle Mount

White LED Accent Light

DESCRIPTION
The 4640 knuckle mount accent light is uniquely designed with rugged knuckle steel case construction and an offset base for balance. A wide range of photometric performances are available with interior and/or exterior glass control.

EXAMPLE 4640-16LED-WHT30K-MVOLT-WFL-KM-WMSLA-EAT2-1H-B1

Order	Qty	Part No.	Description	Quantity	Part No.	Description
4640	10.00	4640	Knuckle Mount	10.00	4640	Knuckle Mount
16LED	10.00	16LED	16 LED	10.00	16LED	16 LED
WHT30K	10.00	WHT30K	3000K White	10.00	WHT30K	3000K White
MVOLT	10.00	MVOLT	120V	10.00	MVOLT	120V
WFL	10.00	WFL	White Finish	10.00	WFL	White Finish
KM	10.00	KM	Knuckle Mount	10.00	KM	Knuckle Mount
WMSLA	10.00	WMSLA	White Mounting Bracket	10.00	WMSLA	White Mounting Bracket
EAT2	10.00	EAT2	2" x 1/2" x 1/2" x 1/2"	10.00	EAT2	2" x 1/2" x 1/2" x 1/2"
1H	10.00	1H	1" x 1/2" x 1/2" x 1/2"	10.00	1H	1" x 1/2" x 1/2" x 1/2"

PERFORMANCE DATA

LUMEN OUTPUT

Order	Qty	Part No.	Description	Quantity	Part No.	Description
4640	10.00	4640	Knuckle Mount	10.00	4640	Knuckle Mount
16LED	10.00	16LED	16 LED	10.00	16LED	16 LED
WHT30K	10.00	WHT30K	3000K White	10.00	WHT30K	3000K White
MVOLT	10.00	MVOLT	120V	10.00	MVOLT	120V
WFL	10.00	WFL	White Finish	10.00	WFL	White Finish
KM	10.00	KM	Knuckle Mount	10.00	KM	Knuckle Mount
WMSLA	10.00	WMSLA	White Mounting Bracket	10.00	WMSLA	White Mounting Bracket
EAT2	10.00	EAT2	2" x 1/2" x 1/2" x 1/2"	10.00	EAT2	2" x 1/2" x 1/2" x 1/2"
1H	10.00	1H	1" x 1/2" x 1/2" x 1/2"	10.00	1H	1" x 1/2" x 1/2" x 1/2"

Lumen Ambient Temperature (SAT) Multiplier

Order	Qty	Part No.	Description	Quantity	Part No.	Description
4640	10.00	4640	Knuckle Mount	10.00	4640	Knuckle Mount
16LED	10.00	16LED	16 LED	10.00	16LED	16 LED
WHT30K	10.00	WHT30K	3000K White	10.00	WHT30K	3000K White
MVOLT	10.00	MVOLT	120V	10.00	MVOLT	120V
WFL	10.00	WFL	White Finish	10.00	WFL	White Finish
KM	10.00	KM	Knuckle Mount	10.00	KM	Knuckle Mount
WMSLA	10.00	WMSLA	White Mounting Bracket	10.00	WMSLA	White Mounting Bracket
EAT2	10.00	EAT2	2" x 1/2" x 1/2" x 1/2"	10.00	EAT2	2" x 1/2" x 1/2" x 1/2"
1H	10.00	1H	1" x 1/2" x 1/2" x 1/2"	10.00	1H	1" x 1/2" x 1/2" x 1/2"

Projected LED Lumen Maintenance

Order	Qty	Part No.	Description	Quantity	Part No.	Description
4640	10.00	4640	Knuckle Mount	10.00	4640	Knuckle Mount
16LED	10.00	16LED	16 LED	10.00	16LED	16 LED
WHT30K	10.00	WHT30K	3000K White	10.00	WHT30K	3000K White
MVOLT	10.00	MVOLT	120V	10.00	MVOLT	120V
WFL	10.00	WFL	White Finish	10.00	WFL	White Finish
KM	10.00	KM	Knuckle Mount	10.00	KM	Knuckle Mount
WMSLA	10.00	WMSLA	White Mounting Bracket	10.00	WMSLA	White Mounting Bracket
EAT2	10.00	EAT2	2" x 1/2" x 1/2" x 1/2"	10.00	EAT2	2" x 1/2" x 1/2" x 1/2"
1H	10.00	1H	1" x 1/2" x 1/2" x 1/2"	10.00	1H	1" x 1/2" x 1/2" x 1/2"

LED LIFE: 175,000 Hours

OPERATING TEMPERATURE: -30°C Through 47°C

Type BB- landscape lighting at building

LIGHT FIXTURE CUTSHEETS

Cluff, Bryan

From: Mark Winkleman <mw@mgsrealty.com>
Sent: Thursday, March 29, 2018 11:49 AM
To: Cluff, Bryan
Subject: RE: Fashion Square

Hi Bryan,

Thanks for the response. The Macerich guys told me that they would screen their buildings from above. The Ocean 44 guy met with me and said that he thinks that the 7-foot walls along the exterior will substantially screen the mechanical equipment, but if it doesn't they would install sails or some other type of screening structure.

Regarding the Dillard's sign, yes I was referring to the rendering. It shows a sign above where the temporary banner sign was recently hung. I am mostly concerned that it not be bright red like the Harkins' sign. Is it possible for the public to see the new Comprehensive Sign Plan?

Lastly, I see that the Toca Madera building is in the permitting process. I think it will largely be screened by the Ocean 44 building. Some of the residents here have questioned whether Toca Madera will have loud music that will be disturbing. Their building application describes a significant outdoor lounge. Does outdoor music (either live or a DJ) require a special use permit? How can we determine whether this would be an issue?

Thank you for your help!

Mark Winkleman
MGS Realty Partners
7117 E. Rancho Vista Drive
Suite 6003
Scottsdale, Arizona 85251
(602) 432-5955

From: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Sent: Wednesday, March 28, 2018 3:12 PM
To: Mark Winkleman <mw@mgsrealty.com>
Subject: RE: Fashion Square

Mark,

The plans have been reviewed and permits issued for the Ocean 44 restaurant. The mechanical units are screened in accordance with what is required by the Zoning Ordinance and DRB approval, but that does not mean they will be completely unseen from above. I will be following closely as the building is constructed, and the applicant has stated they are willing to provide additional screening if necessary. Have you had any further communication with Macerich or the Ocean 44 team?

With regard to the Dillard's signage – Are you referring to the sign in the rendering? If so, that is just conceptual and does not necessarily represent what the sign will look like or where it will be located. I am not aware of any current proposals to relocate that sign. However, Fashion Square is working on an update to their Comprehensive Sign Plan for the entire mall property. These design details will be worked out through that proposal.

Thank you,

Cluff, Bryan

From: Mark Winkleman <mw@mgsrealty.com>
Sent: Monday, May 07, 2018 5:33 PM
To: Cluff, Bryan
Subject: RE: Fashion Square

Hi Bryan,

Thank you for your responses below. Regarding the outdoor music, I found the following in a letter from them addressed to you:

February 12, 2018

Mr. Bryan Cluff

Planning Department Coordinator

City of Scottsdale Planning and Development Services

7447 East Indian School Road, suite 105

Scottsdale, AZ 85251

Subject: Application Narrative

Toca Madera Restaurant – Scottsdale Fashion Square – Lot B 769-PA-2017

The Toca Madera restaurant is located within the Scottsdale Fashion Square "Deluxe Wing" on a building pad just east of the Dillards parking structure, and will be one of a few new restaurants being developed on new pads in this area.

The exterior elevations blend a combination of warm, earth-tone colors with a material palette of concrete, wood, stone and steel that wrap the exterior. The main exterior feature are ornate metal screens, reminiscent of early Moorish architecture that hang in front of the façade, above the pedestrian walkways, screening clerestory windows into the main dining room and a patio/lounge that opens to the sky. The screen with cut-outs appear semi-transparent and will be back-lit providing additional texture to the building in the evening. Thru-wall fireplaces adorn the north elevation, providing a glimpse inside the Bar/Lounge, while giving a human scale to the stone façade. With limited perimeter landscaping, we are proposing that the exterior building edges become the structure for creeping vines and greenery. In addition, the open-air lounge is generously landscaped with hanging planters and a specimen tree in the center. The main dining room opens via a moveable glass wall to the open-air lounge. The landscape palette is from the City approved plant list.

As you can see there are references to an "open-air lounge". If you go online and see the information there are many references to "it's like a club", "the DJ is great", etc. We have no problem for this type of activity as long as the music is kept indoors. Their hours show that they are open until midnight, and we are concerned that their "open-air lounge" will cause loud music to be broadcast throughout the adjoining neighborhood. Can you investigate this issue for us?

Thank you,

Cluff, Bryan

From: Mark Winkleman <mw@mgsrealty.com>
Sent: Wednesday, June 06, 2018 10:02 AM
To: Cluff, Bryan
Subject: RE: Fashion Square Follow Up

Hi Bryan,

Thanks for the update. I would appreciate another update when you hear back from the applicant about their music plans.

Thanks,

Mark Winkleman
MGS Realty Partners
7117 E. Rancho Vista Drive
Suite 6003
Scottsdale, Arizona 85251
(602) 432-5955

From: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Sent: Wednesday, June 6, 2018 9:58 AM
To: Mark Winkleman <mw@mgsrealty.com>
Subject: RE: Fashion Square Follow Up

Mark,

I am waiting for a response from the applicant regarding how they intend to operate the DJ booth. They would not need a Conditional Use Permit unless they have live entertainment, which is defined as live performers with amplified music and/or a DJ that is interacting with the crowd and/or patron dancing. If they have a DJ that is playing recorded music, but is not interacting with the patrons, that does not qualify as live entertainment and does not need a Conditional Use Permit. Based on the floor plan I am assuming they will be doing the latter. I will let you know after I hear back from them.

They will need to comply with the noise ordinance, which requires that any noise/music not be louder than 68 decibels when at least 100 feet away from the business and in a residential district. Your units in Optima are not protected by the noise ordinance because the zoning is not residential, however, the single-family homes north of Highland are protected and I believe are even closer to Toca Madera than the Optima. So if you are bothered they would likely be bothered as well.

Thank you,

Bryan D. Cluff, LEED AP
Senior Planner
City of Scottsdale
Planning & Development
Phone: 480-312-2258
Fax: 480-312-7088
bcluff@ScottsdaleAZ.gov

Get informed!



June 14, 2018

RE: DJ Booth – Music & Entertainment Noise Mitigation

To Whom It May Concern,

In response to the concern raised regarding music/noise disturbing the adjacent residential communities, Toca Madera would like to provide the following clarification and design accommodations:

- Toca Madera is not a traditional nightclub or dance club but restaurant that is focused on a modern take of traditional Mexican cuisine. Toca Madera does incorporate design elements commonly seen in a nightclub atmosphere such as a DJ booth. The DJ booth, although capable of accommodating an actual DJ, will otherwise function as a standalone house music system. This function will include providing ambient music throughout the bar, dining room and outdoor area. As such, the music volume will be at a level typical of a restaurant and dining environment. There will be no dancing on the outdoor patio as it is designed for restaurant dining and a lounge/cocktail environment.
- Additionally, with respect to the proposed design and construction, although identified as an Outdoor Lounge it should be noted that despite being open air it is enclosed by approximately 26 foot high concrete walls. There will also be a retractable awning system above. There will be no direct line of site to the Outdoor Lounge (as a result of the concrete walls) thus minimizing/eliminating any music and noise that would permeate beyond our premises into the neighboring residential communities.

In clarifying the ambient level of the music and the design of the Outdoor Lounge, Toca Madera believes there should be no concern regarding excess volume levels disturbing the neighboring communities.