

**Correspondence Between
Staff and Applicant
Approval Letter**

NELSEN PARTNERS, INC.
Austin | Scottsdale

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February 22, 2019

Greg Bloemberg
Senior Planner
City of Scottsdale
7447 E. Indian School Road, e. 105
Scottsdale, AZ 85251

RE: 60-DR-2018 | DC Hotel

Dear Mr. Bloemberg,

In response to the review comments dated January 25, 2019, our team proposes the following to address each comment:

*Please note, review comments received were not sequentially numbered. The responses follow the review comments respectfully.

ZONING ORDINANCE & SCOTTSDALE REVISE CODE SIGNIFICANT ISSUES

Zoning:

1. See Hardscape Plan for paving treatment/material. See civil plans that the concrete section shall be 6" PCCP concrete per the soils engineer's recommendation.
2. See Site Plan, the traffic calming measure was provided in the form of stripping.
3. Construction near the property south of the alley will be within the public right of way.

Site Design:

4. See Hardscape Plan & Site Plan for custom decorative screen.
5. See Hardscape Plan & Site Plan, bike racks have been relocated directly adjacent to the front door.

Landscape Design:

6. See revised Landscape Plan.

Building Elevation Design:

7. See revised Building Elevation Worksheets.
8. Please see Page 11 of the Supplemental Information provided, Roof / Mech Screen Section.
9. Please see Page 1 and 2 of the Supplemental Information provided, Roof Drain/Overflow and Roof Drain Downspout.

Circulation:

10. The Site Plan was revised to show the mentioned dedications.

Fire

11 Please see Page 5 of the Supplemental Information provided, Fire Truck Access Diagram. Per several discussions with the City, the following were revised and agreed upon:

- Valet entry & exit were revised to 16'
- Rolled curbs provided for fire truck access underneath the porte-cochere
- Additional fire hydrant provided on the SWC of Scottsdale & 75th
- FDC/Fire Riser relocated to the north edge of the building, near Camelback Road
- Minimum vertical clearance of 13'-6" for the porte-cochere is also provided

Water and Waste Water

12 Water and Waste Water comments were issued after DRB comments, please see below responses:

Waste Water - Civil

- 1) **"Pool backwash must be routed through the building so that it enters the collection system onto Camelback Road sewer (368gpm is the final wastewater design flow which includes 100gpm for pool backwash). Alternatively, provide split of flows between 4 service connections and resubmit BOD showing that not more than 250gpm of new flow is being sent to the 8" alley sewer to the south. DS&PM 7-1 202, part G."** RESPONSE We understand this criteria and have informed the plumbing engineer.
- 2) **"All 4 sewer service lines must have a final diameter of 6-inches. DS&PM 7-1 409"** RESPONSE The sewer services in final design will have a minimum diameter of 6 inches. The existing 4 inch building service is not going to be used.
- 3) **"6-feet clear must be maintained on alley sewer to south between all utilities and structures. DS&PM 7-1 402"** RESPONSE We have revised our garage design so that we do not need to touch any of the utilities that currently exist in the alley. We will be only adding sewer stubs from the existing manholes.
- 4) **"Clean-outs and service lines must be per MAG 440-3 detail. DS&PM 7-1 409"**

RESPONSE Understood I do not believe we are calling out any clean-outs

Water - Civil

- 5) **"For water main taps (fire line, domestic meter, landscape meter) onto 12" ACP pipe on Camelback Road The section of ACP main where taps are to be performed shall be removed and replaced with mortar lined and PE bagged class 350 DIP per City standards to accommodate taps DS&PM 6-1 408 "**

RESPONSE The fire, domestic, and landscape water lines will be tapped onto 12" waterline in in Camelback Road We are calling out to remove a portion of the 12" ACP pipe and replace it with DIP per the above comment

- 6) **"A 3-inch meter and vault per City detail must be installed A 3-ft clear dedicated easement must be provided around the vault for City access Safe and easy City access to the meter vault (and backflow preventer) must be provided DS&PM 6-1 419"**

RESPONSE We have redesigned the water system to allow for the clear easement around the vault

- 7) **"The 3-inch meter must have a minimum 3-inch service line This shall be installed with DIP similar to City detail 2362-2 Tapping sleeve option per MAG 340, valve per MAG 391-1 Type C DS&PM 6-1 416, part F Consult with plan reviewer on whether 3-inch type K soft copper tubing is an option "**

RESPONSE We understand and will cover this in Construction Documents

- 8) **"If a new connection for the fire line is being made to an ACP water main the connection shall satisfy comment 5 and be per City details. (utility plan herein shows fire line utilizing existing 6-inch service line connected to 8-inch ACP)"**

RESPONSE Due to the site update we cannot use the existing line anymore A new connection will be made to the existing 12" in Camelback Road To meet the requirements, the section of ACP main where taps are to be performed will be removed and replaced with mortar lined and PE bagged class 350 DIP per City standards to accommodate taps DS&PM 6-1 408

- 9) "Southeast corner of garage the water line cannot be closer than 10 feet from the garage structure Move water line 4 ft closer to TV line to achieve 10 feet (dry utility clearance for water line is 3 feet) Alternatively, place water line in sleeve, concrete encasement, modify the footing, or providing sufficient details on the plan set to convince the reviewer that a water main break will not undermine the garage foundation e g bottom of foundation more than "X" feet below the water line invert DS&PM 6-1 402, subsection 4 "

RESPONSE The design was modified to address the comment Please see the updated plans for the details

- 10) "All new water main tees must have a minimum of 2 isolation valves with no tee on the main supply leg DS&PM 6-1 409 "

RESPONSE Understood At the new Tee connection at the alley we are showing 2 isolation valves

- 11) "Any abandonments of existing water or sewer service lines should be handled as-follows Water service to be abandoned at the main by the Water Department as follows To remove the existing water service, the Water Department requires payment of a water service abandonment fee (same as installation fee) at the One Stop Shop Provide a copy of the paid receipt of the water service abandonment fee to the Engineering Reviewer Sewer services contractor to cap at the property line"

RESPONSE Water and sewer service will be abandoned accordingly Sewer Service The existing 4" sewer line will be capped at the property line

- 12) "Requirement for hydraulic modeling waived due to high static pressure and tapping of large 12-inch main Adequate fire flow pressure proven with fire flow test Decision and analysis to incorporate a domestic booster pump system is the responsibility of the owner and engineer "

RESPONSE All of the water services will be coming from the 12 inch water line in Camelback

- 13) "Fire Note that fire line is connected to 8-inch ACP line and hydrant flow test results done herein should not be applied to sprinkler system analysis A separate hydrant flow test should be considered "

RESPONSE Because of the conflict with the site updates, we cannot use the existing 6-in line for the fire sprinkler anymore. Instead, the new 6-in fire sprinkler is tapped into the existing 12-in water line in Camelback Road.

SIGNIFICANT POLICY RELATED ISSUES

All Plans

13 Dimensions and notes revised

Site Design

14 See Hardscape Plan for bike rack, bollard, and hardscape/pavement design details

15 See revised Site Plan

13 The existing and proposed utilities are shown. Several overhead and underground utilities will be abandoned/relocated to provide the minimum 6-feet clear between the proposed water/sewer line and dry utilities. Please see the updated Civil and Site Plan more details.

14 There are no 'site walls' in this project. Utilities will be screened using decorated metal.

15 Landscape pots have been removed.

16 Steel bollard is provided, see hardscape plan, "Bollard at Driveway". The design of the bollard is intended to be durable, elegant, and match the architecture.

Landscape Design

17 See Landscape Plan and Site Plan, dashed lines to indicate the sight distance visibility triangles have been added.

18 See Landscape Plan, note as requested has been added.

19 See Landscape Plan, to show location of street lights, fire hydrants, etc. The plan has been revised and a note has been added to locate Candellia three feet from edge of any pedestrian pathway.

20 See Landscape Plan, the plan has been revised and a note has been added to locate Yellow Yucca four feet from edge of any pedestrian pathway.

21 Due to structural load, spatial requirements and weight considerations, steel is the preferred material choice. The planters will contain a variety of shade producing plants to cool the steel. Where possible, the planters will be set back from the edge of the pedestrian pathways.

Building Elevation Design

14 Please see Page 8, 9, and 10 of the Supplemental Information provided, Solar Study.

- 15 Building Elevations revised with number notations added and line weights revised
- 16 Please see revised Project Narrative The design and finishes of this hotel respond to the desert environment, not only exclusive to the Sonoran Desert, but Old Town Scottsdale as well
- 17 Please see Page 4 of the Supplemental Information provided, Window Sill & Head
- 18 Please see Page 3 of the Supplemental Information provided, Door Jamb
- 19 Please see Page 12 of the Supplemental Information provided, Window Shade Device Sections
- 20 Building Elevations revised with light fixtures indicated
- 21 See East and North Elevations on Building Elevations with SES located and screened
- 22 Please see Page 11 of the Supplemental Information provided, Roof / Mech Screen Section
- 23 Please see Page 1 and 2 of the Supplemental Information provided, Roof Drain/Overflow and Roof Drain Downspout

Drainage

- 24 In general, I disagree with the above statement It is my opinion that DR should show that we understand the drainage requirement and that we have a feasible plan to move in that direction At the DR level a large part of the design team is not yet working on the project The roof design is not yet complete and the plumbing engineer has not yet started the design of the roof drain system During this phase the site plan typically changes For us to have 90% grading plans would be a waste of time and money I hope the City will change their position on the comment
- 25 the detailed calculation regarding the pre vs post development runoff coefficients was added to the drainage report In addition, Appendix 2 was revised to provide the existing and proposed drainage condition
- 26 Per our meeting at the City the FLO-2D comment was a new stipulation that had not come up on the Zoning submittal We have spoken to the FCDMC and as they put it the model is not appropriate or intended for use in evaluating individual site We are currently working to engage a hydrologist that has experience is the FLO-2D models to run a regional analysis This will most likely need to be completed during the final construction phase We have provided an analysis that

covers the drainage area using the rational method. We understand that it is conservative and will further evaluate in the future.

- 27 We miss stated this in the report. What we were told was that first flush did not apply to redevelopment sites that are less than 1 acre in size. We have reworded this in the plans.

Engineering

- 28 Please see Page 6 and 7 of the Supplemental Information provided, Refuse Truck Access Diagram and Garage Access Diagram.
- 29 Please see revised Site Plan.

Circulation

- 30 See Site Plan, pavement arrows added. The valet entry and exit are designed per communication with COS Traffic and cannot exceed the 16' shown on plans.
- 31 See Landscape Plan and Site Plan, for safety triangles at egress driveway location.

Floor Plans

- 32 Please see Roof Plan. Roof access is through the south stair shaft.
- 33 Please see Site Plan. All utilities located on the NEC of the site.
- 34 Please see revised B1 Floor Plan / Parking Plan.

Color and Material Board

- 35 Color and Material Board revised.

TECHNICAL CORRECTIONS

Circulation

- 36 See Hardscape Plan, that shows how the new sidewalk transitions to the existing sidewalk.

Archeology

- 37 Understood.

Please contact me if you need anything else in order to complete the submittal process.

Sincerely,

P. Jamy Far, AIA
Nelsen Partners, Inc.



January 25, 2019

P. Jamy Far
Nelsen Partners
15210 N Scottsdale Rd
Scottsdale, AZ 85254

RE: 60-DR-2018
DC Hotel

Dear Mr. Far:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 12/20/18. The following **1st Review Comments** represent the review performed by our team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. **Please note: additional comments from Water Resources regarding the Basis of Design Reports are anticipated. Those comments will be provided as soon as they are available.**

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. Addressing these items is critical to scheduling the application for public hearing and may affect staff's recommendation. Please address the following:

Zoning:

1. Please provide plans and details for the custom paving treatment/material proposed for the alley.
Note: Street Operations must sign off on the material/treatment is selected. Refer to Stipulation 8 from case 2-ZN-2018.
2. Revise site plan to show required traffic calming measures south of the site, i.e. exaggerated landscape island and/or striping to slow vehicular traffic traveling north on 75th Street. These improvements shall be provided south of where the alley intersects with 75th Street. Refer to Stipulation 17.a.3 from case 2-ZN-2018.
3. Please provide written consent from the property owner to the south for any construction on their property. Refer to Stipulation 17.d.1 from case 2-ZN-2018.

Site Design:

4. Please revise the site plan to include locations for all site screen walls. Refer to Sections 7.107, 9.106.F and 10.501.H of the Zoning Ordinance.

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- 5 The proposed location for bicycle racks is not acceptable. Racks need to be located closer to the building entrance. Please revise site plan accordingly. Refer to Section 9 106 C 2 of the Zoning Ordinance.

Landscape Design

- 6 Based on the mature size of the proposed plants, please modify planting density and layout so that it is representative of the mature size of the proposed species, relative to planting area. In general, a 20-30% reduction in planting density should be implemented in order to prevent overcrowding of plants, and the need for excessive trimming and/or shearing. This results in sustainable landscape improvements. Refer to Sections 10 100 and 10 700 of the Zoning Ordinance.

Building Elevation Design

- 7 The stepback planes depicted on the Building Elevation Worksheet are not consistent with the PBD development standards approved with case 2-ZN-2018. For instance, the worksheet indicates a 2:1 setback at the alley, while the PBD standards indicate no stepback is required adjacent to the alley (see below). Please revise the Building Elevation Worksheet to be consistent with the approved PBD development standards.

D Stepbacks

- 1 Property in the Downtown Multiple Use - Type 2 Area: The stepback plane shall incline at a ratio of 1:1, beginning thirty (30) feet above the minimum setback from the public street to forty-five (45) feet, and beginning at forty-five (45) feet, incline at a ratio of 2:1.

Exceptions

- a North Edge/Camelback Road: There shall be no setback plane required for the 6th level of hotel and rooftop appurtenances.
- b South Edge/Alley: There shall be no stepback plane required.
- c West Edge/75th Street and Indian Plaza: There shall be no setback plane required.

- 2 If there is a conflict at the intersection of the stepback planes, the less gradual slope controls.

- 8 Please provide information and details related to screening devices to be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to or exceed the height of the tallest roof-mounted mechanical equipment. Refer to Sections 1 904 A 4 and 7 105 A 3 of the Zoning Ordinance.
- 9 Please provide information and details related to the roof drainage system. Roof drainage systems, excluding necessary overflow scuppers, shall be concealed within the structure, or architecturally integrated with the design of the structure. Refer to Section 7 105 C of the Zoning Ordinance.

Circulation

- 10 Please revise the site plan to show a 5-foot fee-title right-of-way dedication for Camelback Road (for a total of 45 feet), a 4-foot fee-title right-of-way dedication for the alley (for a total width of 20 feet), and additional right-of-way necessary to accommodate the 75th Street realignment. Refer to the stipulations for case 2-ZN-2018.

Fire

11 Please revise the site plan to demonstrate the following

- Minimum drive aisle width of 24 feet (Fire Ordinance 4283, 503 2 1)
- Unobstructed vertical clearance of at least 13' 6" (Fire Ordinance 4283, 503 2 1)
- Location of the Fire Department Connection (Fire Ordinance 4283, 912)

Water and Waste Water

12 Comments pending. 1/30/19

Significant Policy Related Issues

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

All Plans

13 Notes and dimensions on 24 X 36 sheets appear to be 6-point font size or less. Please revise notes and dimensions so they are a minimum 12-point font size (1/6 of an inch). Refer to the Plan and Report Requirements for Development Applications (PRRDA)

Site Design

14 Please provide design details for the hardscape and pavement design, shade devices and materials, and pedestrian amenities. Refer to the PRRDA

15 Please provide a site plan and project data that complies with the PRRDA. There may be comments regarding the site plan after it has been received and reviewed by staff. Indicate/call out the following

- Darken line weight for all site elements that are located beyond the building footprint. It is difficult to read and understand these aspects of the site plan
- Zoning for all abutting parcels
- Allowed/proposed lot gross floor area ratio w/ supporting calculations
- Required/provided vehicle parking, including accessible parking and bicycle parking, w/ supporting calculations
- Location and dimensions of all abutting rights-of-way, including alley
- Dimensions of parcel
- Dimension from each building/structure to all adjacent property lines and backs of street curbs
- Location of sidewalks, with pavement types and dimensions
- Dimension from the right-of-way centerline to the back of curb for all street frontages
- Location of street lights, traffic control devices, irrigation standpipes, storm water management structures and overhead utility lines and poles

13 Please revise the site plan to identify the location of all existing and proposed above-ground utility equipment. New utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features and/or on-site circulation

- 14 Please revise site plan to confirm perimeter and site walls will be constructed with 6- or 8-inch-wide concrete masonry blocks, 8-inch wide brick, stone, concrete or similar solid and durable material to match the building. Stucco and paint surface of concrete block walls to match the building, unless they are split-faced, grid or similar decorative types of block. Vary the horizontal and vertical alignment of the wall for visual interest. Refer to Section 2-1 205 A of the DSPM.
- 15 Sheet L-101 indicates "2' diameter concrete planters." Please provide landscape pots that are a minimum of 36 inches in diameter and have sufficient depth to support the root system of the plants located in the pots. Refer to Sensitive Design Principle 11.
- 16 Key notes on the site plan indicate "steel bollards." Please provide information and illustration of the proposed design for the bollards indicating how they relate to other materials and details that are included with this project. Refer to Sensitive Design Principle 9.

Landscape Design

- 17 Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Refer to the PRRDA and Section 5-3 119 of the DSPM.
- 18 Please add a note to the General Notes listed on the Plant List, to read as follows. Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least four feet from any walkways or parking area curbing. Refer to Section 2-1 501 L of the DSPM.
- 19 Please revise the landscape plan to show the locations of street lights, traffic signals, fire hydrants and overhead utility poles. Due to the milky sap of the *Euphorbia antisyphilitica* (Candellia) which may be irritating to skin, please revise the landscape plan so that the mature size of this plant will be at least three feet from the edge of any pedestrian pathways or areas, and parking spaces. Refer to Section 2-1 501 L of the DSPM.
- 20 Due to the broad arching form of the leaves and flower stems of the *Hesperaloe parviflora* (Yellow Yucca), please revise the landscape plan so that the mature size of this plant will be at least four feet from the edge of parking spaces, pedestrian pathways or areas. Refer to Section 2-1 501 L of the DSPM.
- 21 At the street frontages, please substitute the proposed "steel planters" with an alternative material that will be cooler at the pedestrian edge of the development. Refer to the Downtown Urban Design and Architectural Guidelines.

Building Elevation Design

- 14 Please provide Special Impacts Analyses regarding Tall Building Shadows and Tall Building Solar Reflectivity. Refer to Section 2-3 100 L of the DSPM.
- 15 In order to improve readability of building elevations, please add number notations (0 0, +1.5, -0 5) that indicates the differences between planer surfaces, or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Refer to Section 1 305 of the Zoning Ordinance.
- 16 Please revise the proposed material and color scheme so that it includes textures and muted colors found in the surrounding desert context. Refer to Sensitive Design Principle 9.
- 17 Please provide window sections confirming window glazing will be recessed a minimum of 50% of the exterior wall thickness, including glass curtain walls and windows within any tower or clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior

wall to the face of glazing, exclusive of external detailing Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines

- 18 Please provide door sections confirming all exterior doors will be recessed a minimum of 30% of the exterior 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 Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines
- 19 Please provide section drawings of the proposed exterior shade devices Provide information that describes the shadow-shade that will be accomplished by the proposed device, given the vertical dimension of the wall opening All shade devices should be designed so that the shade material has a density of at least 75% in order to maximize the effectiveness of the device Refer to Sensitive Design Principle 9, or refer to the following link <http://www.scottsdaleaz.gov/desing/shading>
- 20 Please revise the building elevations to indicate the locations of all building-mounted light fixtures Refer to the PRRDA.
- 21 Please revise the applicable building elevation to indicate and illustrate the location of the electrical service entrance section (SES) or electrical meter and service panel The SES or electrical meter and service panel shall be incorporated into the design of the building, either in a separate utility room or with the face of the SES flush with the face of the building An SES that is incorporated into the building shall not be located on the side of the building that is adjacent to a public right-of-way, roadway easement or private street Refer to Section 2-1 402 of the DSPM
- 22 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 screening of rooftop units shall be equal to or greater than the height of the tallest unit Refer to Section 2-1 401 1 of the DSPM
- 23 Roof drainage systems shall be interior to the building, except for necessary overflow scuppers If overflow scuppers are provided, they shall be integrated into the design of the building Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby walls, and designed to direct water away from the building foundation Refer to Section 2-1 401 4 of the DSPM

Drainage

- 24 In general, case drainage reports submitted in support of a DRB application should include at least a 75% level of design and analysis to allow an accurate assessment of the viability of the proposed project, and an in-depth evaluation of the function and design of the storm water management system Please provide a preliminary drainage report that meets these minimum requirements Additionally, a 90% level preliminary grading and drainage plan is also required for DRB applications, however, this can be waived due to the smaller size of the parcel and the nature of the development provided information that addresses the following comments are contained within the preliminary drainage report and on an updated site plan Refer to Section 4-1 501 5 of the DSPM
- 25 The site was previously developed as a restaurant The City's current storm water storage policy for previously developed sites is based on the increase in storm water runoff associated with the proposed development Please revise the preliminary drainage report to include calculations and analysis for the required storm water storage for the proposed development The development will need to provide storm water storage facilities to address the required storage as determined by the report A weighted C value for the proposed and existing development should be in the report and used as the basis for the required volume calculation Actual calculations supporting the new value

and an exhibit showing the development site based on a current aerial photograph, indicating the delineation of the various C value areas, should also be included in the report along with the weighted C calculations. Every effort should be made to direct flows down 75th Street when possible. Refer to Section 4-1 500 of the DSPM.

- 26 Results from the FLO 2D model for lower Indian Bend Wash (South) show significant flow patterns on the property. A printout with these patterns shown has been inserted into the drainage report for reference. Please provide exhibits and calculations assuring the off-site flows have been taken into consideration.
- 27 The drainage report states "it is our understanding that pre vs post development retention is only required for development projects larger than 1-acre". This is incorrect. Please eliminate this statement from the drainage report.

Engineering

- 28 Please provide a refuse plan, similar to what was provided for the zoning case. The approved site plan for the zoning case shows an angled approach for the refuse collection, while the current site plan shows a perpendicular approach. Demonstrate compliance with Section 2-1 309 of the DSPM.

- 29 Please revise the site plan to indicate the following:

- Existing and proposed utilities serving the site
- Location of water meter(s) and backflow preventer(s)
- Location of sewer service(s)
- Existing buildings and parking south of alley
- Turning radii for the service vehicles and delivery trucks (in the alley)
- Existing paving, curb/gutter and sidewalk to be removed
- Proposed paving, curb/gutter and sidewalk
- Curb along the south side of the alley does not appear to be consistent 6-inch curb face and may have to be replaced if used for drainage
- Existing alley width and alley pavement
- Proposed right-of-way abandonments
- Existing overhead utility lines to be placed underground

Circulation

- 30 Please revise the site plan to confirm the site driveway will be designed consistent with the Type CL-3 and CL-4 driveways for one-way entrance and exit. Add pavement arrows on the site plan at the driveways to delineate that the access points are one-way. Refer to Sections 5-3 200 and 5-3 205 of the DSPM.
- 31 Please revise the site plan to indicate required safety triangles at both driveway locations. Refer to Section 5-3 123 and Figure 5-3 27 of the DSPM. Also indicate a one-foot Non-Vehicular Access Easement (NVAE) along the entire Camelback Road frontage.

Floor Plans

- 32 Please provide a floor plan that indicates and illustrates the location of the roof access ladder Refer to Section 2-1 401 3 of the DSPM
- 33 Please provide a floor plan that indicates and illustrates the location of the SES or electrical meters and service panel Refer to Section 2-1 402 of the DSPM.
- 34 Please revise sheets A-104 and A-111 to indicate the number of consecutive vehicle parking spaces in each row Refer to the PRRDA.

Color and Material Board

- 35 Notes and dimensions on the Color and Material Board appear to be 6-point font size or less Please revise notes so they are minimum 12-point font size (1/6 of an inch) Refer to the PRRDA

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

Circulation

- 36 Please revise the sidewalk to show how the new sidewalk on Camelback Road will transition to the existing sidewalk to the east of the site

Archaeology

- 37 Please note Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 – Surveys of archaeological sites and exemptions, this development will be exempt from the requirement to provide an archaeological resources survey and report Regardless of the exemption, any development on the property will be subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 – Discoveries of archaeological resources during construction

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 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 28 Staff Review Days since the application was determined to be administratively complete

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'GB', with a long, sweeping horizontal line extending to the right.

Greg Bloemberg
Senior Planner

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number **60-DR-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded)

Digital submittals shall include one copy of each identified below

- ☒ One copy COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ One copy Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy Revised Narrative for Project

☒ Site Plan

5	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"

☒ Elevation Worksheet(s)

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Perspective(s)

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Streetscape Elevation(s)

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

☒ Floor Plan(s)

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Other Supplemental Materials

One revised Material and Color Board

Any additional information requested in the comments

Technical Reports Please submit one (1) digital copy of each report requested

- ☒ 2 copies of Revised Drainage Report
- ☒ pending copies of Revised Water Design Report.
- ☒ pending copies of Revised Waste Water Design Report

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



January 25, 2019

P. Jamy Far
Nelsen Partners
15210 N Scottsdale Rd
Scottsdale, AZ 85254

RE 60-DR-2018
DC Hotel

Dear Mr. Far,

The Planning & Development Services Division has completed review of the above referenced development application submitted on 12/20/18. The following **1st Review Comments** represent the review performed by our team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. **Please note, additional comments from Water Resources regarding the Basis of Design Reports are anticipated. Those comments will be provided as soon as they are available.**

Zoning Ordinance and Scottsdale Revised 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. Addressing these items is critical to scheduling the application for public hearing and may affect staff's recommendation. Please address the following:

Zoning

1. Please provide plans and details for the custom paving treatment/material proposed for the alley. Note: Street Operations must sign off on the material/treatment is selected. Refer to Stipulation 8 from case 2-ZN-2018.
2. Revise site plan to show required traffic calming measures south of the site, i.e., exaggerated landscape island and/or striping to slow vehicular traffic traveling north on 75th Street. These improvements shall be provided south of where the alley intersects with 75th Street. Refer to Stipulation 17 a 3 from case 2-ZN-2018.
3. Please provide written consent from the property owner to the south for any construction on their property. Refer to Stipulation 17 d 1 from case 2-ZN-2018.

Site Design

4. Please revise the site plan to include locations for all site screen walls. Refer to Sections 7 107, 9 106 F and 10 501 H of the Zoning Ordinance.

- 5 The proposed location for bicycle racks is not acceptable. Racks need to be located closer to the building entrance. Please revise site plan accordingly. Refer to Section 9 106 C 2 of the Zoning Ordinance.

Landscape Design

- 6 Based on the mature size of the proposed plants, please modify planting density and layout so that it is representative of the mature size of the proposed species, relative to planting area. In general, a 20-30% reduction in planting density should be implemented in order to prevent overcrowding of plants, and the need for excessive trimming and/or shearing. This results in sustainable landscape improvements. Refer to Sections 10 100 and 10 700 of the Zoning Ordinance.

Building Elevation Design

- 7 The stepback planes depicted on the Building Elevation Worksheet are not consistent with the PBD development standards approved with case 2-ZN-2018. For instance, the worksheet indicates a 2:1 setback at the alley, while the PBD standards indicate no stepback is required adjacent to the alley (see below). Please revise the Building Elevation Worksheet to be consistent with the approved PBD development standards.

D Stepbacks

- 1 **Property in the Downtown Multiple Use - Type 2 Areas.** The stepback plane shall incline at a ratio of 1:1, beginning thirty (30) feet above the minimum setback from the public street to forty-five (45) feet, and beginning at forty-five (45) feet, incline at a ratio of 2:1.

Exceptions

- a **North Edge/ Camelback Road.** There shall be no setback plane required for the 6th level of hotel and rooftop appurtenances.
- b **South Edge/Alley.** There shall be no stepback plane required.
- c **West Edge/ 75th Street and Indian Plaza.** There shall be no setback plane required.

- 2 **If there is a conflict at the intersection of the stepback planes, the less gradual slope controls.**

- 8 Please provide information and details related to screening devices to be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to or exceed the height of the tallest roof-mounted mechanical equipment. Refer to Sections 1 904 A 4 and 7 105 A 3 of the Zoning Ordinance.
- 9 Please provide information and details related to the roof drainage system. Roof drainage systems, excluding necessary overflow scuppers, shall be concealed within the structure, or architecturally integrated with the design of the structure. Refer to Section 7 105 C of the Zoning Ordinance.

Circulation

- 10 Please revise the site plan to show a 5-foot fee-title right-of-way dedication for Camelback Road (for a total of 45 feet), a 4-foot fee-title right-of-way dedication for the alley (for a total width of 20 feet), and additional right-of-way necessary to accommodate the 75th Street realignment. Refer to the stipulations for case 2-ZN-2018.

Fire

11 Please revise the site plan to demonstrate the following

- Minimum drive aisle width of 24 feet (Fire Ordinance 4283, 503 2 1)
- Unobstructed vertical clearance of at least 13' 6" (Fire Ordinance 4283, 503 2 1)
- Location of the Fire Department Connection (Fire Ordinance 4283, 912)

Water and Waste Water

12 Comments pending 1/30/19

Significant Policy Related Issues

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

All Plans

13 Notes and dimensions on 24 X 36 sheets appear to be 6-point font size or less. Please revise notes and dimensions so they are a minimum 12-point font size (1/6 of an inch). Refer to the Plan and Report Requirements for Development Applications (PRRDA).

Site Design

14 Please provide design details for the hardscape and pavement design, shade devices and materials, and pedestrian amenities. Refer to the PRRDA.

15 Please provide a site plan and project data that complies with the PRRDA. There may be comments regarding the site plan after it has been received and reviewed by staff. Indicate/call out the following:

- Darken line weight for all site elements that are located beyond the building footprint. It is difficult to read and understand these aspects of the site plan.
- Zoning for all abutting parcels.
- Allowed/proposed lot gross floor area ratio w/ supporting calculations.
- Required/provided vehicle parking, including accessible parking and bicycle parking, w/ supporting calculations.
- Location and dimensions of all abutting rights-of-way, including alley.
- Dimensions of parcel.
- Dimension from each building/structure to all adjacent property lines and backs of street curbs.
- Location of sidewalks, with pavement types and dimensions.
- Dimension from the right-of-way centerline to the back of curb for all street frontages.
- Location of street lights, traffic control devices, irrigation standpipes, storm water management structures and overhead utility lines and poles.

13 Please revise the site plan to identify the location of all existing and proposed above-ground utility equipment. New utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features and/or on-site circulation.

- 14 Please revise site plan to confirm perimeter and site walls will be constructed with 6- or 8-inch-wide concrete masonry blocks, 8-inch wide brick, stone, concrete or similar solid and durable material to match the building. Stucco and paint surface of concrete block walls to match the building, unless they are split-faced, grid or similar decorative types of block. Vary the horizontal and vertical alignment of the wall for visual interest. Refer to Section 2-1 205 A of the DSPM.
- 15 Sheet L-101 indicates "2' diameter concrete planters". Please provide landscape pots that are a minimum of 36 inches in diameter and have sufficient depth to support the root system of the plants located in the pots. Refer to Sensitive Design Principle 11.
- 16 Key notes on the site plan indicate "steel bollards". Please provide information and illustration of the proposed design for the bollards indicating how they relate to other materials and details that are included with this project. Refer to Sensitive Design Principle 9.

Landscape Design

- 17 Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Refer to the PRRDA and Section 5-3 119 of the DSPM.
- 18 Please add a note to the General Notes listed on the Plant List, to read as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least four feet from any walkways or parking area curbing. Refer to Section 2-1 501 L of the DSPM.
- 19 Please revise the landscape plan to show the locations of street lights, traffic signals, fire hydrants and overhead utility poles. Due to the milky sap of the *Euphorbia antisyphilitica* (Candellia) which may be irritating to skin, please revise the landscape plan so that the mature size of this plant will be at least three feet from the edge of any pedestrian pathways or areas, and parking spaces. Refer to Section 2-1 501 L of the DSPM.
- 20 Due to the broad arching form of the leaves and flower stems of the *Hesperaloe parviflora* (Yellow Yucca), please revise the landscape plan so that the mature size of this plant will be at least four feet from the edge of parking spaces, pedestrian pathways or areas. Refer to Section 2-1 501 L of the DSPM.
- 21 At the street frontages, please substitute the proposed "steel planters" with an alternative material that will be cooler at the pedestrian edge of the development. Refer to the Downtown Urban Design and Architectural Guidelines.

Building Elevation Design

- 14 Please provide Special Impacts Analyses regarding Tall Building Shadows and Tall Building Solar Reflectivity. Refer to Section 2-3 100 L of the DSPM.
- 15 In order to improve readability of building elevations, please add number notations (0 0, +1 5, -0 5) that indicates the differences between planer surfaces, or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Refer to Section 1 305 of the Zoning Ordinance.
- 16 Please revise the proposed material and color scheme so that it includes textures and muted colors found in the surrounding desert context. Refer to Sensitive Design Principle 9.
- 17 Please provide window sections confirming window glazing will be recessed a minimum of 50% of the exterior wall thickness, including glass curtain walls and windows within any tower or clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior

wall to the face of glazing, exclusive of external detailing Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines

- 18 Please provide door sections confirming all exterior doors will be recessed a minimum of 30% of the exterior 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 Refer to Sensitive Design Principle 9 and the Commercial Design Guidelines
- 19 Please provide section drawings of the proposed exterior shade devices Provide information that describes the shadow-shade that will be accomplished by the proposed device, given the vertical dimension of the wall opening All shade devices should be designed so that the shade material has a density of at least 75% in order to maximize the effectiveness of the device Refer to Sensitive Design Principle 9, or refer to the following link <http://www.scottsdaleaz.gov/design/shading>
- 20 Please revise the building elevations to indicate the locations of all building-mounted light fixtures Refer to the PRRDA
- 21 Please revise the applicable building elevation to indicate and illustrate the location of the electrical service entrance section (SES) or electrical meter and service panel The SES or electrical meter and service panel shall be incorporated into the design of the building, either in a separate utility room or with the face of the SES flush with the face of the building An SES that is incorporated into the building shall not be located on the side of the building that is adjacent to a public right-of-way, roadway easement or private street Refer to Section 2-1 402 of the DSPM
- 22 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 screening of rooftop units shall be equal to or greater than the height of the tallest unit Refer to Section 2-1 401 1 of the DSPM
- 23 Roof drainage systems shall be interior to the building, except for necessary overflow scuppers If overflow scuppers are provided, they shall be integrated into the design of the building Areas devoted to rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby walls, and designed to direct water away from the building foundation Refer to Section 2-1 401 4 of the DSPM

Drainage

- 24 In general, case drainage reports submitted in support of a DRB application should include at least a 75% level of design and analysis to allow an accurate assessment of the viability of the proposed project, and an in-depth evaluation of the function and design of the storm water management system Please provide a preliminary drainage report that meets these minimum requirements Additionally, a 90% level preliminary grading and drainage plan is also required for DRB applications, however, this can be waived due to the smaller size of the parcel and the nature of the development provided information that addresses the following comments are contained within the preliminary drainage report and on an updated site plan Refer to Section 4-1 501 5 of the DSPM
- 25 The site was previously developed as a restaurant The City's current storm water storage policy for previously developed sites is based on the increase in storm water runoff associated with the proposed development Please revise the preliminary drainage report to include calculations and analysis for the required storm water storage for the proposed development The development will need to provide storm water storage facilities to address the required storage as determined by the report A weighted C value for the proposed and existing development should be in the report and used as the basis for the required volume calculation Actual calculations supporting the new value

and an exhibit showing the development site based on a current aerial photograph, indicating the delineation of the various C value areas, should also be included in the report along with the weighted C calculations. Every effort should be made to direct flows down 75th Street when possible. Refer to Section 4-1 500 of the DSPM.

- 26 Results from the FLO 2D model for lower Indian Bend Wash (South) show significant flow patterns on the property. A printout with these patterns shown has been inserted into the drainage report for reference. Please provide exhibits and calculations assuring the off-site flows have been taken into consideration.
- 27 The drainage report states "it is our understanding that pre vs. post development retention is only required for development projects larger than 1-acre." This is incorrect. Please eliminate this statement from the drainage report.

Engineering

- 28 Please provide a refuse plan, similar to what was provided for the zoning case. The approved site plan for the zoning case shows an angled approach for the refuse collection, while the current site plan shows a perpendicular approach. Demonstrate compliance with Section 2-1 309 of the DSPM.
- 29 Please revise the site plan to indicate the following:
 - Existing and proposed utilities serving the site
 - Location of water meter(s) and backflow preventer(s)
 - Location of sewer service(s)
 - Existing buildings and parking south of alley
 - Turning radii for the service vehicles and delivery trucks (in the alley)
 - Existing paving, curb/gutter and sidewalk to be removed
 - Proposed paving, curb/gutter and sidewalk
 - Curb along the south side of the alley does not appear to be consistent 6-inch curb face and may have to be replaced if used for drainage
 - Existing alley width and alley pavement
 - Proposed right-of-way abandonments
 - Existing overhead utility lines to be placed underground

Circulation

- 30 Please revise the site plan to confirm the site driveway will be designed consistent with the Type CL-3 and CL-4 driveways for one-way entrance and exit. Add pavement arrows on the site plan at the driveways to delineate that the access points are one-way. Refer to Sections 5-3 200 and 5-3 205 of the DSPM.
- 31 Please revise the site plan to indicate required safety triangles at both driveway locations. Refer to Section 5-3 123 and Figure 5-3 27 of the DSPM. Also indicate a one-foot Non-Vehicular Access Easement (NVAE) along the entire Camelback Road frontage.

Floor Plans

- 32 Please provide a floor plan that indicates and illustrates the location of the roof access ladder Refer to Section 2-1 401 3 of the DSPM
- 33 Please provide a floor plan that indicates and illustrates the location of the SES or electrical meters and service panel Refer to Section 2-1 402 of the DSPM
- 34 Please revise sheets A-104 and A-111 to indicate the number of consecutive vehicle parking spaces in each row Refer to the PRRDA

Color and Material Board

- 35 Notes and dimensions on the Color and Material Board appear to be 6-point font size or less Please revise notes so they are minimum 12-point font size (1/6 of an inch) Refer to the PRRDA

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

Circulation

- 36 Please revise the sidewalk to show how the new sidewalk on Camelback Road will transition to the existing sidewalk to the east of the site

Archaeology

- 37 Please note Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 – Surveys of archaeological sites and exemptions, this development will be exempt from the requirement to provide an archaeological resources survey and report Regardless of the exemption, any development on the property will be subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 – Discoveries of archaeological resources during construction

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

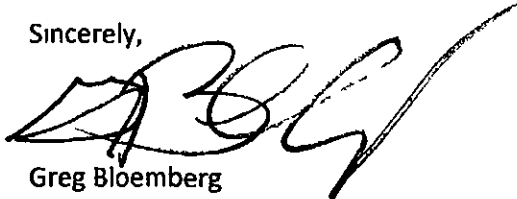
PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT

The Planning & Development Services Division has had this application in review for 28 Staff Review Days since the application was determined to be administratively complete

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'GBL', with a long, sweeping horizontal line extending to the right.

Greg Bloemberg
Senior Planner

cc case file

ATTACHMENT A
Resubmittal Checklist

Case Number **60-DR-2018**

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

Digital submittals shall include one copy of each identified below

- ☒ One copy COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ One copy Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy Revised Narrative for Project

☒ Site Plan

5	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"

☒ Elevation Worksheet(s)

1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Perspective(s)

Color	1	24" x 36"	1	11" x 17"	1	8 ½" x 11"
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☒ Streetscape Elevation(s)

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☒ Landscape Plan

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☒ Floor Plan(s)

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☒ Other Supplemental Materials

One revised Material and Color Board

Any additional information requested in the comments

Technical Reports Please submit one (1) digital copy of each report requested

- ☒ 2 copies of Revised Drainage Report
- ☒ pending copies of Revised Water Design Report
- ☒ pending copies of Revised Waste Water Design Report

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

Greg Bloemberg
City of Scottsdale
Planning and Development Services
3939 N. Drinkwater Boulevard
Scottsdale, AZ 85251

December 18, 2018

Re: DON AND CHARLIE'S HOTEL

The proposed Don and Charlie's Hotel project, located on the southwest corner of Camelback Road and 75th Street, was approved at the October 16, 2018 Scottsdale City Council meeting, which included an approved Parking Master Plan. Since then there have been minor site plan modifications which has resulted in adjustments to the number of hotel rooms and parking stalls. This letter provides updates based on the most recent site plan.

October 16, 2018 Site Plan

At the October 16, 2018 City Council meeting, the Parking Master Plan, dated July 3, 2018, was approved providing 145 parking stalls, of which 114 were located in a subsurface parking garage and the remaining 31 spaces provided off-site, per a development agreement with the Camelback Miller Plaza for the 181 room hotel. Therefore, a ratio of 0.63 parking stalls per hotel room is provided on-site, with 0.17 parking stalls per hotel room provided off-site, for a total of 0.8 parking stalls per hotel room.

December 18, 2018 Site Plan

The current site plan for the proposed Don and Charlie's Hotel has been reduced from 181 rooms to 169 rooms. Therefore, adhering to the same on-site ratio of 0.63 parking stalls per hotel room, a total of 107 on-site parking stalls are necessary, with 29 off-site parking stalls also maintaining the 0.17 off-site parking stalls per hotel room ratio previously approved, for a total of 136 parking stalls maintaining the overall total of 0.8 parking stalls per hotel room.

	Rooms	Parking					
		On-Site		Off-Site		Total	
		Stalls	Ratio	Stalls	Ratio	Stalls	Ratio
October 16, 2018 Site Plan - City Council Approved	181	114	0.63	31	0.17	146	0.80
Applying Approved Ratios to December 18, 2018 Site Plan	169	107		29		136	

It should be noted a total of 111 parking stalls are proposed for build out in the current site plan's subsurface parking garage, which is 4 more parking stalls than the previously approved on-site parking ratio.

Sincerely,



Jamie Ann K. Blakeman, PE, PTOE
Traffic Section Lead
J2 Engineering & Environmental Design

60-DR-2018
12/20/18

4649 E. COTTON GIN LOOP SUITE B2
PHOENIX, ARIZONA 85040
(O) 602.438.2221
(F) 602.438.2225





Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

12/20/18

Contact Name:

JAMIE FAR

Firm Name:

NELSEN PARTNERS

Address:

15210 N. SCOTTSDALE RD. #300

City, State, Zip:

SCOTTSDALE AZ. 85254

RE: Application Accepted for Review.

77 - PA - 2018

Dear MR. FAR :

It has been determined that your Development Application for

DC HOTEL

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:

SR. PLANNER

Phone Number:

(480) 312 - 2258

Email Address:

bcluff

@ScottsdaleAZ.gov

60-DR-2018
12/20/18