



Correspondence Between Staff and Applicant

Approval Letter



7/9/19

David Hess, AIA  
VP of Architecture & Design  
HCW  
153 South Payne Stewart Drive  
Branson, MO 65616

RE: 30-DR-2019  
Boutique Hotel  
6773A (Key Code)

Dear Mr. Hess:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/24/19. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

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

Zoning:

1. Please revise the Project Narrative to specifically address each of the Development Review Board criteria set forth in Section 1.904. of the Zoning Ordinance.
2. In accordance with the Development Plan approved with Case 25-ZN-2015, an average setback of 56' is required along Highland Avenue between Goldwater Boulevard and Scottsdale Road. The site plan calls out an average setback line of 56' and a second call out on the same line of 44'. Please clarify the intent of the second callout or remove from the plan.
3. Streetscape elevations (sheets A.26, A.27) identify the inclined stepback plane along Highland Avenue and Goldwater Boulevard as required by the Development Plan approved with Case 25-ZN-2015. There appear to be encroachments into the required stepback plane. Please provide additional detail with regard to these projections and list the allowed exception that is being used for the encroachment, in accordance with the approved development standards.
4. In accordance with stipulation #12.b. and 12.c. of Case 25-ZN-2015, the building setback areas and open space areas along Highland Avenue shall be planted with mature trees. The zoning ordinance defines mature tree as minimum 2" caliper for single trunk trees and 1" average caliper for each trunk of a multiple trunk tree. In addition, Section 10.501.B. requires a minimum 50% of the trees be

3" caliper for single trunk trees and 1.5" caliper average trunk for multiple trunk trees. Please update the landscape palette and plans accordingly.

5. In accordance with stipulation #15.c. of Case 25-ZN-2015, please provide an update regarding the requirement to contract with a traffic engineering consultant to conduct a study of the East Highland Avenue and North Goldwater Boulevard intersection prior to any certificate of occupancy for any new or expanded buildings. The study shall recommend intersection improvements to improve the safety and convenience for the westbound left-turn movement, improve intersection sight distance, and reduce speeding on North Goldwater Boulevard. The study shall not include any options that consider a connection to the existing East Highland Avenue west of North Goldwater Boulevard. The property owner shall not be obligated for any costs and/or improvements associated with the study that exceed \$50,000, and the final study shall be submitted to the City of Scottsdale for review and approval.
6. In accordance with stipulation #17.b. of Case 25-ZN-2015, the developer shall design and construct a pedestrian hybrid beacon on Highland Avenue between Scottsdale Road and Goldwater Boulevard prior to any certificate of occupancy for any new buildings. Adequate stopping sight distance for drivers on Goldwater Boulevard/Highland Avenue must be provided with the design. The site plan shows a crossing in this area of the site, however, the hybrid beacon signal is not specified. Please update the site plan accordingly.
7. In accordance with stipulation #19 of Case 25-ZN-2015, please revise the site plan to show proposed undergrounding of existing overhead powerlines on the west side of North Scottsdale Road from East Highland Avenue to East Fashion Square Drive.
8. Please Note: Although it does not need to be fully addressed with this application, the open space plan provided does not appear to address stipulation #11.a. of Case 25-ZN-2015 which requires an open space area that aligns with the main entry/open space plaza on the north side of Highland Avenue at Optima Camelview. Additional consideration will be required with future applications for new construction in this area.
9. Please revise the Preliminary Parking Plan to include a tabulation of parking (required/provided) in accordance with the requirements of Zoning Ordinance Section 9.103.A.
10. Please indicate the location and method of screening for all above ground mechanical and utility equipment, as well as any ground and roof mounted mechanical equipment, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Sections 7.105 and 7.200.B. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit.
11. Please provide information and details related to the roof drainage system, which demonstrate compliance with Zoning Ordinance Section 7.105. Roof drainage systems shall be interior to the buildings, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations.
12. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.

Circulation:

13. In accordance with Section 47-36 of the Scottsdale Revised Code (SRC), please revise the site plan to include an additional 10-foot right-of-way dedication on the south side of Highland Avenue to

accommodate the planned street widening. The right-of-way shall be sufficient to extend beyond the planned curb and gutter and provide room for traffic control/signs. This dedication will be required prior to building permit issuance.

Traffic:

14. Please address the following comments regarding the submitted Traffic Impact Mitigation Analysis (TIMA), and provide a response and an updated TIMA with the resubmittal:
  - a. The submitted TIMA did not utilize traffic counts that were under 2 years old, most were from 10/2015, one was from 2/2017. Updated traffic counts are appropriate for an updated TIMA to evaluate which improvements are necessary, particularly where atypical mitigation is recommended. DSPM 5-1.304.
  - b. Please revise the TIMA to include a table and/or figure and/or narrative depicting/describing trip distribution percentages applied. DSPM 5-1.002 F.
  - c. Please propose alternative mitigation for Goldwater Blvd. and Camelback Rd. without changing the 3rd through lane to a trap right (which is not preferable for bicyclists, pedestrians). Also, please make a determination and state if a 2nd left turn lane on Camelback Rd. at Goldwater Blvd. is recommended or not recommended (reference quoted stipulation 14.d).
  - d. Please provide with recent traffic counts alternative mitigation evaluation for Scottsdale Rd. and Highland Ave. to determine appropriate configuration. Please evaluate an alternative with existing lane configuration and change EB/WB phasing from split to leading protected EB/WB lefts for phasing efficiency (still without pedestrian crossing on north leg). Also may consider 2 lefts, 1 shared left/through, 1 right instead of 3 lefts, 1 shared through/right as it may be better for cross alignment. After improvements to the roadway, Scottsdale Transportation may operate the intersection in an interim configuration until need for triple lefts increases.
  - e. Please correct the following noted typos or issues with the revised TIMA:
    - (1) Page 2, 1st paragraph, last sentence - please correct reference error.
    - (2) Page 3, last paragraph, last sentence and Figure 1 – Projected trips from future background/non-site development isn't typically grouped with site generated trips.
    - (3) Figure 5 - Intersection 1 call-out is labeled 8.
    - (4) Attachment E - Reviewer noticed that for the Synchro reports for AM peak hour, Intersections (SFS ID's) 2 and 3 were missing and 7 was shown twice. SFS Intersections 2 and 7 are not necessary as they are not within the scope if this TIMA, however SFS Intersection 3 is.
    - (5) Attachment E - Reviewer noticed that there were 2 non-identical-LOS Synchro reports for Scottsdale Road and Highland Avenue for the 2020 Background PM peak hour. Please verify and make any corrections accordingly.

Drainage:

15. Please submit a revised Drainage Report to your Project Coordinator with the resubmittal material identified in Attachment A, and address the comments below:
  - a. The drainage report refers to reference documents provided in Appendix D, such as the existing Master Drainage Report, however no reference documents are included in Appendix D. Please provide a copy of the approved Master Drainage Report in order to

demonstrate that this project complies with the stormwater requirements of the approved report.

- b. This project is located within the Flood Control District of Maricopa County (FCDMC) FLO-2D study area for Lower Indian Bend Wash (LIBW). Please review the analysis available on the FCDMC website and address how these results may or may not impact the site.
- c. In Table 1 of the drainage report, explain what the asterisks indicate.
- d. Please Note: Since the proposed site has a net disturbed area greater than 1 acre, a full Storm Water Pollution Prevention Plan (SWPPP) will be required with the submittal of the design plans. This SWPPP must include the full binder and erosion control plans.
- e. Comments on the Preliminary Grading & Drainage (G&D) Plan are as follows:
  - (1) Show the existing storm drain running along the private drive – it is shown on Sheets 1 and 3, but not Sheet 2.
  - (2) Include a table with the FEMA Flood Insurance Rate Map (FIRM) information per the DSPM (Figure 1-3.11).

**Water and Waste Water:**

16. Please submit the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the resubmittal material identified in Attachment A.

**Significant Policy Related Issues**

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

**Site Design:**

17. Since the application submittal, staff has received several email correspondence (attached) from surrounding residences expressing concern over the proposed 7<sup>th</sup> level outdoor pool deck and patio area. The design of the building and pool deck area is oriented to the northwest and there is concern that noise from music and patrons will spill into the nearby residential areas. This concern was also expressed by staff early in the pre-application process. The outdoor event lawn has the potential to contribute to the same concerns, however, may not be as impactful since it is at grade. Please provide detailed information in the project narrative that describes how any noise from this pool deck area and event lawn will be mitigated, including but not limited to the points highlighted below:
  - a. Please identify the location and orientation of any outdoor speakers on the pool deck and event lawn. Imposition of limitations related to sound levels, time of use, angle and orientation of the speakers may be necessary.
  - b. For any outside amplification and live entertainment, please establish a pre-determined location to build in the electrical needs/outlets for sound systems, establish the actual speaker locations and direction of sound travel, and create sound mitigation as part of the development considering the nearby residential and what can be added architecturally to help contain and/or buffer the sound.
  - c. Please Note: Case 25-ZN-2015 was stipulated with the following limitations regarding amplified music:

“AMPLIFIED MUSIC. Within the area of the site identified as Parcel B on Exhibit A to Exhibit 1, there shall be no exterior amplified music after 10:00pm, and 11:00pm on weekends and holidays, at levels greater than 68 decibels as measured from the right-of-way line on the north side of Highland Avenue.”

18. Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan & Report Requirements for Development Applications and the Design Standards & Policies Manual Section 2-1.808.B.
19. Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and the Scottsdale Design Guidelines for Office Development, Architecture section, Regional Influence on Design sub-section.
20. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and the Development Plan for Scottsdale Fashion Square (p. 73), approved with Case 25-ZN-2015.
21. Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the Development Plan for Scottsdale Fashion Square (p. 73), approved with Case 25-ZN-2015.
22. Please indicate and illustrate the location of the electrical service entrance section. Service entrance sections (SES) shall be incorporated into the design of the buildings, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets, in accordance with the Design Standards and Policies Manual, Section 2-1.402.
23. Please provide the following information regarding provision of refuse for the development, in accordance with the Design Standards & Policies Manual Section 2-1.309.
  - a. Please include on site plan the proposed refuse compactor make and model, it's compaction ratio and the conversion proving adequacy of the system selected to meet the requirement of 1-(4) cubic yard refuse container per 20 rooms.
  - b. Please confirm that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen 14 feet is recommended), and unobstructed minimum vertical clearance above the concrete approach slab and refuse compactor container storage area concrete slab of twenty-five (25) feet.
  - c. Please confirm that the approach area has a minimum width of fourteen (14) feet and length of sixty (60) feet in front of the container.

- d. Please confirm that the path of travel for refuse truck accommodates a minimum vehicle turning radius of 45 feet, and vehicle length of 40 feet (add this truck turning movement on to site plan).

Landscape Design:

24. Please revise the landscape plan to provide additional landscaping along the Scottsdale Road frontage consistent with the landscaping provided along the Highland Avenue frontage, in accordance with the approved Development Plan.
25. Please revise the landscape plan to incorporate the plants and design elements along Scottsdale Road as recommended by the Scottsdale Road Streetscape Design Guidelines or provide a narrative response as to how the existing plan achieves this.
26. Please provide additional details for the proposed succulent wall including, but not limited to, irrigation methods, structural components, and racking.

Building Elevation Design:

27. In the Final Report for Solar Loads Impact Simulations for Caesars Republic Hotel, in several sections of the report there is reference to “solar loads impacts of Caesars Republic on nearby roads and pedestrian areas”. Please provide additional analysis of the solar loads impacts of Caesars Republic on nearby residential developments including, but not limited to, Optima Camelview Village, Paradise Meadows, Haciendas Monte Vista, Portales Residential, and Colony Camelback.
28. In the Final Report for Solar Loads Impact Simulations for Caesars Republic Hotel, Sun Tracking section, the Solar Calculator refers to Atlanta. If this is accurate then please revise the report so that the Solar Calculator is based on Scottsdale. If this is a typo, please update the language accordingly.
29. Please provide the light reflective value (LRV) for the proposed EIFS paint colors, in accordance with the Plan & Report Requirements for Development Applications.
30. Sheet A.20 appears to identify a landscape planter on the 7<sup>th</sup> floor edge of the building. Please provide additional information as to how irrigation overflow will be handled for these upper level planters.
31. Please provide a transverse section through the wood slats proposed on the north elevation.

Floor Plans:

32. Please provide a floor plan and/or roof plan that indicates and illustrates the location of the roof access ladder, in accordance with the Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Lighting Design:

33. The proposed light fixture SE-1 LED strip light as proposed on the roof and on the 7<sup>th</sup> floor does not appear to comply with the requirements of the City of Scottsdale Lighting Design Guidelines due to the exposed light source. Please remove the fixture from these locations, or install the fixture within a cove to shield the light source.

Circulation:

34. Please revise the site plan to increase the width of the sidewalk along the south side of the building to be a minimum of 6-feet-wide, in accordance with the Design Standards & Policies Manual Section 2-1.808, and the Transportation Master Plan Ch.7, Sec. 8.
35. Please revise the site plan to provide a minimum 6-foot-wide accessible pedestrian route from the main entry of the development to each abutting public street, in accordance with the Design Standards & Policies Manual Section 2-1.310.

### Green Building:

36. The approved Development Plan (Case 25-ZN-2015) discusses the use of green building practices including LEED and IGCC for design of buildings with increased height (greater than 90 feet). Please refer to Section O. (p. 78) of the Development Plan for reference. Please contact Anthony Floyd with the City's Office of Environmental Initiatives for additional information and to discuss how the project may be able to comply with the IGCC or LEED requirements.

Anthony Floyd: 480-312-4202 [antf@scottsdaleaz.gov](mailto:antf@scottsdaleaz.gov)

### Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

### Site:

37. The submittal included a plan titled "Zoning Stipulation Plan". There does not appear to be any specific information on the plan related to the zoning stipulations or other improvements on the site. Please clarify the purpose of this plan.

38. On the open space plan there are areas south of the hotel building which include a striping/hatch pattern similar to the "Open Space Other Than 15,000 SF" pattern. Please revise the plan to use a contrasting pattern for those non-open space areas (striping in driveway) to avoid confusion with open space areas.

### Circulation:

39. Please Note: A Vehicular Non-Access Easement dedication along Scottsdale Rd., Camelback Rd., Goldwater Blvd., Highland Ave., and Marshall Way is required prior to permitting of project. Dedications will be required via Map of Dedication.

40. Please note the following technical corrections that will need to be addressed with the permit submittal:

- a. Dedication of a non-motorized public access easement over the sidewalk along Highland Avenue that extends outside of the public right-of-way.
- b. Submit a signing and striping plan for the Highland Avenue required improvements.
- c. Yellow paint is the approved standard for designating travel in opposite directions; white paint separates travel lanes in the same direction. Correct the existing white centerline and show the painted median islands crosshatching as yellow paint.
- d. The proposed crosswalk on the Private Drive is too near to the existing crosswalk. The proposed crosswalk should be relocated farther east or the existing crosswalk removed.
- e. The taper length for the transition of the westbound lane approaching the drop-off area along Private Drive does not appear to be long enough. Please provide the calculations to determine this transition length.

### Landscaping:

41. If *Ferocactus cylindraceus (acanthodes)* Compass Barrel Cactus, *Carnegia gigantea* Saguaro, *Echinocactus grusonii* Golden Barrel Cactus, *Opuntia violacea* 'Santa Rita' Purple Prickly Pear, *Yucca rostrata* Beaked Yucca, *Yucca pallida* Pale Leaf Yucca are planted adjacent to any walkways or other pedestrian areas, then due to the thorny spines on this plant, revise the layout and installation of



the plants so that the distance between the edge of the walkway and pedestrian areas to the edge of the mature plant is at least four (4) feet, in accordance with the Design Standards & Policies Manual, Section 2-1.1001.13.

42. Due to the broad arching form of the leaves and flower stems of *Hesperaloe parviflora* Red Yucca, please revise the landscape plan so that the mature size of this plant will be at least four (4) feet from the edge of any parking spaces, pedestrian pathways or areas. Please refer to DSPM Sec. 2-1.1001.13.
43. Please clarify Keynotes 10 and 12 on the Hardscape Plan H 1.1. Note 10 does not appear on the sheet and note 12 is listed twice in the key.

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.**

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

If you have any questions, or need further assistance please contact me at 480-312-2258 or at [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov).

Sincerely,



Bryan Cluff  
Senior Planner

cc: OWNER

Attachments:

A: Re-submittal Checklist

B: Public Comment Received

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **30-DR-2019**

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 Narrative for Project
- One copy of the Revised Traffic Impact Mitigation Analysis (TIMA)

Site Plan:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

Open Space Plan:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

Elevations:

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

Elevation Worksheet(s):

\_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

Perspective(s):

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

Streetscape Elevation(s):

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

Landscape Plan:

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

Lighting Site Plan(s):

1 24" x 36"      \_\_\_\_\_ 11" x 17"      \_\_\_\_\_ 8 ½" x 11"

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

- 1 copies of Revised Drainage Report:
- 1 copies of Revised Water Design Report:
- 1 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.

# Attachment B

**Cluff, Bryan**

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**From:** Smetana, Rachel  
**Sent:** Wednesday, July 03, 2019 2:39 PM  
**To:** Cluff, Bryan  
**Subject:** FW: Caesar Hotel at Fashion Square

Hi Bryan – for your case file. We already responded to him.

Rachel

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**From:** dan sherinian <[dansherinian@aol.com](mailto:dansherinian@aol.com)>  
**Sent:** Tuesday, July 02, 2019 2:58 PM  
**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>  
**Subject:** Caesar Hotel at Fashion Square

**⚠EXTERNAL Email with links or attachments. Please use caution!**

Dear Mayor Lane.

I am a long time resident of Scottsdale. Moving here in 1965.

We currently live just north of Fashion Square Mall.

We have density, height and noise concerns with the Caesar development going in on the north side of the mall.

There have been similar concerns with the W and Adeline hotels.

Please do what you can to maintain the Scottsdale lifestyle we have been famous for.

Dan Sherinian

## Cluff, Bryan

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**From:** Jared Klein <jlklein50@gmail.com>  
**Sent:** Monday, July 01, 2019 9:46 AM  
**To:** Cluff, Bryan; solangeforscottsdale@gmail.com; City Council  
**Subject:** Caesar Hotel at Fashion Mall

⚠EXTERNAL Email with links or attachments. Please use caution!

Dear City council members and other city employees,

I am very concerned about the plan for pool and space in the Caesar Hotel. Optima Camelview and other surrounding areas are residential areas. Placement of an outdoor pool and party space will have a large negative impact on the peace and quality of life for those adjoining areas. Already we can hearing the noise from the W hotel although it is much further away. The placement of any pool or outdoor facilities must take into account of the impact and quality for the surrounding residents.

I commend that any such facilities face the south area, have a high surrounding barrier for sound abatement, and lights should face inward and away from residential areas.

For areas surround the Scottsdale's Airport there are noise abatement procedures that pilots and aircrafts must observe to avoid to limit the effect on surrounding residential areas.

Jared Klein  
jlklein50@gmail.com

## Cluff, Bryan

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**From:** Ashley Sherinian <asherinian@gmail.com>  
**Sent:** Sunday, June 30, 2019 3:11 PM  
**To:** Cluff, Bryan  
**Subject:** Caesar Hotel at Fashion Square on Highland

⚠EXTERNAL Email with links or attachments. Please use caution!

Dear Mr. Cluff,

We live one block north of Optima. One of the attractions to this area was that it was walking distance to the mall and Old Town WITHOUT all the noise. It is the best of both worlds. Preserving neighborhoods like this should be the priority of this city.

Optima has been a wonderful neighbor in that it welcomes people to share their walkways and restaurant and yet they remain a very quiet, peaceful community. Clearly this atmosphere is important to those residents as well as ours.

When Days Inn changed hands to Hotel Adeline on Scottsdale Road, the obnoxious noise from their pool parties became a constant source of annoyance to our neighborhood. The city seems to be very happy to look the other way when the decibel level is so loud that houses literally vibrate from their pool parties.

I have little confidence that the Caesar will care about neighboring communities either. Their reputation precedes them. It would be comforting if residents of this city could actually depend on their mayor and city council to protect their very homes and neighborhoods from public disturbances. It seems like that would be a given that residents could assume would be the norm.

Instead, what seems to be happening is that all any entity has to do is wave money at Scottsdale and all aesthetics disappear. Building heights, noise limits, density for starters. These are the very things that attracted all of us to this part of the valley. Scottsdale used to have a reputation for maintaining a certain quality of life for residents, not for giant corporations.

Please be willing to voice our concerns to those who can do something positive for this community. It is actually what they are elected to do: Represent residents.

Thank you for your attention to this matter.

Ashley Sherinian

## Cluff, Bryan

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**From:** Patricia Badenoch <guardbadenoch@cox.net>  
**Sent:** Sunday, June 30, 2019 12:03 AM  
**To:** City Council  
**Cc:** Cluff, Bryan  
**Subject:** FW: Stop the Party Pool Across the Street

**⚠EXTERNAL Email with links or attachments. Please use caution!**

Dear Mayor and Council,

No amplified music or voices in the pool area. No bright lights. The location of the pool should not be at the 7th floor period. There is no way you can mitigate the noise disruption it will cause. You have further ruined Scottsdale by allowing Optima to go in...in the first place. Now your approval towards these new 150ft renderings will serve as a prelude for even further heights in the future. Exploiting Scottsdale for the developer's short term gain at the expense of the citizens is not in the best interests or agreement of the majority who live here. It will only lead to further complications with little forethought on how you are going to resolve the problems you create.

Sincerely, Patty Badenoch

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**From:** Concerned Resident [mailto:optimacamelviewhotel@outlook.com]  
**Sent:** Friday, June 28, 2019 03:50 PM  
**To:** Concerned Resident <optimacamelviewhotel@outlook.com>  
**Subject:** Stop the Party Pool Across the Street

As you made have heard, plans to build a Caesar Republic Hotel across Highland Avenue from Optima have been announced. The design plans for the hotel have just been submitted to the City of Scottsdale. You can review the plans by pasting the following link onto your browser:

[https://eservices.scottsdaleaz.gov/planning/projectssummary/applicant\\_submittals/ProjInfo\\_30\\_DR\\_2019.pdf](https://eservices.scottsdaleaz.gov/planning/projectssummary/applicant_submittals/ProjInfo_30_DR_2019.pdf)

Alternatively, you can go to the City of Scottsdale web page [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov) and type 30-DR-2019 into the search space. Click on Boutique Hotel.

The use as a hotel and the height of 150' have already been approved. Nothing can be done about those issues. However, we are able to impact the design of the hotel. The developer's plans call for a pool, restaurant and bar on the 7<sup>th</sup> floor facing northwest towards Camelback Mountain. These facilities will be only a few feet from Optima units along Highland Road. Caesar's has a world-famous reputation for its loud pool parties in Las Vegas. We don't want that repeated next to us.

The design of the hotel has to be approved by the City of Scottsdale. Now is the time to let the City staff, Mayor and Councilmembers and the Design Review Board know about your concerns.

The point person at the City is Bryan Cluff. Your comments should be emailed to him at

[bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov). It would also be a good idea to copy the Mayor, city council members and members of the Design Review Board with your email messages.

The email address for Mayor Lane is [jlane@ScottsdaleAz.gov](mailto:jlane@ScottsdaleAz.gov)

To reach the other City Council members send messages to [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov)

The current members of the Scottsdale City Council are: Suzanne Klapp, Virginia Korte, Linda Milhaven, Guy Phillips, Kathy Littlefield and Solange Whitehead. Anyone having a direct relationship with any of the City Council members should meet with them in person.

Please let the City know about your concerns. It is best to send messages using your own words. If appropriate, you could make the following points:

1. No amplified music or voices in the pool area.
2. No bright lights that would shine away from the hotel.

3. The glass wall around the pool should be at least 6 feet high.
4. The location of the pool should be moved to face south towards the sun and the parking garage. It should not face towards Optima.

The noise from the party pool at the W Hotel disrupts the surrounding neighborhood and is well known to the City of Scottsdale representatives. Tell them not to allow another one!

If you are interested in receiving updates about information about the hotel, please send your email address to [optimacamelviewhotel@outlook.com](mailto:optimacamelviewhotel@outlook.com). If you know other residents of Optima or surrounding neighborhoods who would be interested in this topic, please forward this email to them.

Sent from [Mail](#) for Windows 10



## Cluff, Bryan

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**From:** Bud Berk <budberk@gmail.com>  
**Sent:** Saturday, June 29, 2019 11:40 AM  
**To:** Cluff, Bryan  
**Cc:** Lane, Jim  
**Subject:** Potential safety issues for Scottsdale residents

**⚠EXTERNAL Email with links or attachments. Please use caution!**

Hello Bryan. My wife and I are Scottsdale residents, living at the Camelview Optima community. We feel strongly about the potential impact that the new Caesar's resort will have on Camelview Optima, as well as The city of Scottsdale in general.

We already have an "eyesore" of a problem with the pool parties at the W Hotel. Lets not allow this to happen again at the new Caesar's resort across the street from Camelview Optima. Creating a rooftop pool that looms over our residents on Highland would not be good for the City of Scottsdale. Noise, loud music, bright lights, excessive alcohol, as well as a serious safety concern for Scottsdale citizens in the surrounding areas, are what we potentially could face, if you allow the design to emulate what happened at the W. Have the pool face south towards the parking garage, not towards Optima.

Sincerely,

Bud Berk

**Bud Berk**

7121 E Rancho Vista Dr. #6008  
Scottsdale, AZ 85251  
Cell: 602-549-4818  
Budberk@gmail.com

## Cluff, Bryan

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**From:** laurent.bernard@gespac.com  
**Sent:** Saturday, June 29, 2019 2:11 AM  
**To:** Cluff, Bryan  
**Cc:** Lane, Jim  
**Subject:** Caesar Republic and Optima Camelview Village

**⚠EXTERNAL Email with links or attachments. Please use caution!**

M. Bryan Cluff, Honorable Jim Lane,

As part of the great city of Scottsdale community and a lucky Optima Camelview Village owner, I would like to add my voices to my fellow neighbors to request your extreme vigilance regarding potential nuisances that may arise from an inappropriate design of the new Caesar Republic hotel.

Developing Old Town should not jeopardize existing residents lifestyle nor the value of their investment. The emphasis of the City Council to maintain peace and respect in the community makes me feel confident this will be the main consideration while approving the final design of the 7th floor pool deck, which seems to be now the focal point for many Optima Camelview Village residents anxiety. I believe the all neighborhood has similar feelings.

Camelview residents have always been great fans and supporter of their nearby businesses, and we enjoy the Scottsdale Mall's new luxury wing, Ocean 44, Tocaya, and soon to open Nobu. While we are happy to contribute to their success, we appreciate when they grow in harmony with their neighborhood.

I want to thank you for your attention and wish the best to the City of Scottsdale, my Town of adoption.

Laurent Bernard  
7137 E.Rancho Vista dr. Unit 6008  
Scottsdale AZ 85251  
480-622-1034  
Visitor of the City of Scottsdale since 2001  
Resident since 2013  
Business owner at The Scottsdale Design District

**COMMENT RESOLUTION FOR  
BOUTIQUE HOTEL  
30-DR-2019**

<b>Submittal:</b>	1 <sup>st</sup> Submittal Review	<b>Project Name:</b>	Scottsdale Fashion Square North Lot
<b>DR Project No.</b>	30-DR-2019	<b>OA Project No.</b>	018-3159
<b>City of Scottsdale Contact:</b>	Bryan Cluff (480) 312-2258 phone (480) 312-7088 fax <a href="mailto:bcluff@scottsdaleaz.gov">bcluff@scottsdaleaz.gov</a>	<b>Designer:</b>	Olsson Associates 7250 N 16 <sup>th</sup> Street, Suite 210 (602) 748-1000 Attn: Cardell Andrews
<b>Action Codes</b>	A= Will Comply                      B= Designer/Consultant to Evaluate C= City to Evaluate                D= Disregard Comment		

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
<u>Zoning:</u>					
	1		Please revise the Project Narrative to specifically address each of the Development Review Board criteria set forth in Section 1.904 of the Zoning Ordinance.	A	Revised as noted.
	2		In accordance with the Development Plan approved with Case 25-ZN-2015, an average setback of 56' is required along Highland Avenue between Goldwater Boulevard and Scottsdale Road. The site plan calls out an average setback line of 56' and a second call out on the same line of 44'. Please clarify the intent of the second callout or remove from the plan.	A	Revised as noted.
	3		Streetscape elevations (sheets A.26, A.27) identify the inclined stepback plane along Highland Avenue and Goldwater Boulevard as required by the Development Plan approved with Case 25-ZN-2015. There appear to be encroachments into the required stepback plane. Please provide additional detail with regard to these projections and list the allowed exception that is being used for the	C	We have reviewed the A.26 and A.27.  A. The 7th level patio extension indicated on A.26 is not really

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
			encroachment, in accordance with the approved development standards.		<p>encroaching on the bulk-plane setback. The building footprint is curving away from Highland to the south. The setback is not close to the building edge at that location.</p> <p>B. The upper parapet facing Highland St. indicated on A.27 encroaches by 18". This appears to be permissible by Case 25-ZN-2015 (Resolution 10717) Exception 2 regarding cornices, eaves, parapets and fireplaces. Notes added to resubmittal drawings.</p>
	4		In accordance with stipulation #12.b. and 12.c. of Case 25-ZN-2015, the building setback areas and open space areas along Highland Avenue shall be planted with mature trees. The zoning ordinance defines mature tree as minimum 2" caliper for single trunk trees and 1" average caliper for each trunk of a multiple trunk tree. In addition, Section 10.501.B. requires a minimum 50% of the trees be 3" caliper for single trunk trees and 1.5" caliper average trunk for multiple trunk trees. Please update the landscape palette and plans accordingly.	A	Revised as noted.
	5		In accordance with stipulation #15.c. of Case 25-ZN-2015, please provide an update regarding the requirement to contract with a traffic engineering consultant to conduct a study of the East Highland Avenue and North Goldwater Boulevard intersection prior to any certificate of occupancy for any new or expanded buildings. The study	C	Per our meeting with the City on 7/22/19, this will be required later.

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
			shall recommend intersection improvements to improve the safety and convenience for the westbound left-turn movement, improve intersection sight distance, and reduce speeding on North Goldwater Boulevard. The study shall not include any options that consider a connection to the existing East Highland Avenue west of North Goldwater Boulevard. The property owner shall not be obligated for any costs and/or improvements associated with the study that exceed \$50,000, and the final study shall be submitted to the City of Scottsdale for review and approval.		
	6		In accordance with stipulation #17.b. of Case 25-ZN-2015, the developer shall design and construct a pedestrian hybrid beacon on Highland Avenue between Scottsdale Road and Goldwater Boulevard prior to any certificate of occupancy for any new buildings. Adequate stopping sight distance for drivers on Goldwater Boulevard/Highland Avenue must be provided with the design. The site plan shows a crossing in this area of the site, however, the hybrid beacon signal is not specified. Please update the site plan accordingly.	C	<p>Per our meeting with the City on 7/22/19, we were informed that the offsite striping plan submitted would suffice. This plan sheet was added due to the busyness of the site plan. This was the best location to show offsite improvements without cluttering up the site plan sheet.</p> <p>In addition, the stopping sight distance used has been added.</p>
	7		In accordance with stipulation #19 of Case 25-ZN-2015, please revise the site plan to show proposed undergrounding of existing overhead powerlines on the west side of North Scottsdale Road from East Highland Avenue to East Fashion Square Drive.	C	Per our meeting with the City on 7/22/19, we were informed that a note can be added to the plans acknowledging the power lines need to be underground. Please see Site Plan Note 3, on sheet PC100.

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
					The construction documents will show the final design layout, in accordance with the SRP Final Design Plans.
	8		Please Note: Although it does not need to be fully addressed with this application, the open space plan provided does not appear to address stipulation #11.a. of Case 25-ZN-2015 which requires an open space area that aligns with the main entry/open space plaza on the north side of Highland Avenue at Optima Camelview. Additional consideration will be required with future applications for new construction in this area.	A	Acknowledged
	9		Please revise the Preliminary Parking Plan to include a tabulation of parking (required/provided) in accordance with the requirements of Zoning Ordinance Section 9.103.A.	A	Per our meeting with the City on 7/22/19, we were informed that we need to provide a parking calculation (required/provided) for the hotel only. This parking calculation has been added to the Overall Site Plan, sheet PC100.
	10		Please indicate the location and method of screening for all above ground mechanical and utility equipment, as well as any ground and roof mounted mechanical equipment, in accordance with the Plan & Report Requirements for Development Applications and Zoning Ordinance Sections 7.105 and 7.200.B. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit.	A	All rooftop mechanical equipment will be screened from view by parapets. All ground mounted equipment (generator and transformers) will be screened by stone clad CMU walls on 4 sides. South wall will have access gates. Screen walls have been added to elevations on resubmittal drawings.

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
	11		Please provide information and details related to the roof drainage system, which demonstrate compliance with Zoning Ordinance Section 7.105. Roof drainage systems shall be interior to the buildings, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations.	A	Interior roof drainage system with overflow scuppers provided. More defined roof plans included with resubmittal.
	12		Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.	A	Provided as noted.
<b><u>Circulation:</u></b>					
	13		In accordance with Section 47-36 of the Scottsdale Revised Code (SRC), please revise the site plan to include an additional 10-foot right-of-way dedication on the south side of Highland Avenue to accommodate the planned street widening. The right-of-way shall be sufficient to extend beyond the planned curb and gutter and provide room for traffic control/signs. This dedication will be required prior to building permit issuance.	A	Per our meeting with the City on 7/22/19, we have provided a 10-foot offsite from the existing property line, for right-of-way dedication purposes.
<b><u>Traffic:</u></b>					
Traffic	14		Please address the following comments regarding the submitted Traffic Impact Mitigation Analysis (TIMA), and provide a response and an updated TIMA with the resubmittal: <ul style="list-style-type: none"> <li>a. The submitted TIMA did not utilize traffic counts that were under 2 years old, most were from 10/2015, one was from 2/2017. Updated traffic counts are appropriate for an updated TIMA to</li> </ul>	C	Per our meeting with the City on 7/22/19, this will be required later.

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
			<p>evaluate which improvements are necessary, particularly where atypical mitigation is recommended. DSPM 5-1.304.</p> <p>b. Please revise the TIMA to include a table and/or figure and/or narrative depicting/describing trip distribution percentages applied. DSPM 5-1.002 F.</p> <p>c. Please propose alternative mitigation for Goldwater Blvd. and Camelback Rd. without changing the 3rd through lane to a trap right (which is not preferable for bicyclists, pedestrians). Also, please make a determination and state if a 2nd left turn lane on Camelback Rd. at Goldwater Blvd. is recommended or not recommended (reference quoted stipulation 14.d).</p> <p>d. Please provide with recent traffic counts alternative mitigation evaluation for Scottsdale Rd. and Highland Ave. to determine appropriate configuration. Please evaluate an alternative with existing lane configuration and change EB/WB phasing from split to leading protected EB/WB lefts for phasing efficiency (still without pedestrian crossing on north leg). Also may consider 2 lefts, 1 shared left/through, 1 right instead of 3 lefts, 1 shared through/right as it may be better for cross alignment. After improvements to the roadway, Scottsdale Transportation may operate the intersection in an interim configuration until need for triple lefts increases.</p> <p>e. Please correct the following noted typos or issues with the revised TIMA:</p> <ol style="list-style-type: none"> <li>1) Page 2, 1st paragraph, last sentence - please correct reference error.</li> <li>2) Page 3, last paragraph, last sentence and Figure 1 – Projected trips from future</li> </ol>	<p>A</p> <p>C</p> <p>C</p> <p>A</p>	<p>Trip Distribution figure has been added.</p> <p>Proposed mitigation reviewed.</p> <p>Per our meeting with the City on 7/22/19, this will be required later.</p> <p>Proposed mitigation reviewed.</p> <p>Per our meeting with the City on 7/22/19, this will be required later.</p> <p>Reference edited.</p> <p>Figure has been added to separate non-site and site trips.</p>



SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
			<p>background/non-site development isn't typically grouped with site generated trips.</p> <p>3) Figure 5 - Intersection 1 call-out is labeled 8.</p> <p>4) Attachment E - Reviewer noticed that for the Synchro reports for AM peak hour, Intersections (SFS ID's) 2 and 3 were missing and 7 was shown twice. SFS Intersections 2 and 7 are not necessary as they are not within the scope if this TIMA, however SFS Intersection 3 is.</p> <p>5) Attachment E - Reviewer noticed that there were 2 non-identical-LOS Synchro reports for Scottsdale Road and Highland Avenue for the 2020 Background PM peak hour. Please verify and make any corrections accordingly.</p>		<p>Revised callout Attachment E updated.</p> <p>Attachment E updated.</p>
<b><u>Drainage:</u></b>					
	15		<p>Please submit a revised Drainage Report to your Project Coordinator with the resubmittal material identified in Attachment A, and address the comments below:</p> <p>a. The drainage report refers to reference documents provided in Appendix D, such as the existing Master Drainage Report, however no reference documents are included in Appendix D. Please provide a copy of the approved Master Drainage Report in order to demonstrate that this project complies with the stormwater requirements of the approved report.</p> <p>b. This project is located within the Flood Control District of Maricopa County (FCDMC) FLO-2D study area for Lower Indian Bend Wash (LIBW). Please review the analysis available on the FCDMC website and address how these results may or may not impact the site.</p>	<p>A</p> <p>A</p>	<p>Master Drainage Report added to Appendix D.</p> <p>The FLO-2D model with Q's and depth was reviewed. The map of the analysis is provided in Appendix D. Based on the map obtained, the flows do not have a direct impact on the hotel site.</p>

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
			<p>c. In Table 1 of the drainage report, explain what the asterisks indicate.</p> <p>d. Please Note: Since the proposed site has a net disturbed area greater than 1 acre, a full Storm Water Pollution Prevention Plan (SWPPP) will be required with the submittal of the design plans. This SWPPP must include the full binder and erosion control plans.</p> <p>e. Comments on the Preliminary Grading &amp; Drainage (G&amp;D) Plan are as follows:</p> <ol style="list-style-type: none"> <li>1) Show the existing storm drain running along the private drive – it is shown on Sheets 1 and 3, but not Sheet 2.</li> <li>2) Include a table with the FEMA Flood Insurance Rate Map (FIRM) information per the DSPM (Figure 1-3.11).</li> </ol>	<p>A</p> <p>A</p> <p>A</p> <p>A</p>	<p>Typo removed.</p> <p>As noted.</p> <p>Revised as noted</p> <p>Revised as noted</p>
<b><u>Water and Waste Water:</u></b>					
	16		Please submit the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to your Project Coordinator with the resubmittal material identified in Attachment A.	A	Acknowledged
<b><u>Site Design:</u></b>					
	17		Since the application submittal, staff has received several email correspondence (attached) from surrounding residences expressing concern over the proposed 7th level outdoor pool deck and patio area. The design of the building and pool deck area is oriented to the northwest and there is concern that noise from music and patrons will spill into the nearby residential areas. This concern was also expressed by staff early in the pre-application process. The outdoor event lawn has the potential to contribute to the same concerns, however, may not be as impactful since it is at grade. Please provide detailed	A	AV Plans are added in the submittal.

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
			<p>information in the project narrative that describes how any noise from this pool deck area and event lawn will be mitigated, including but not limited to the points highlighted below:</p> <ul style="list-style-type: none"> <li>a. Please identify the location and orientation of any outdoor speakers on the pool deck and event lawn. Imposition of limitations related to sound levels, time of use, angle and orientation of the speakers may be necessary.</li> <li>b. For any outside amplification and live entertainment, please establish a pre-determined location to build in the electrical needs/outlets for sound systems, establish the actual speaker locations and direction of sound travel, and create sound mitigation as part of the development considering the nearby residential and what can be added architecturally to help contain and/or buffer the sound.</li> <li>c. Please Note: Case 25-ZN-2015 was stipulated with the following limitations regarding amplified music: "AMPLIFIED MUSIC. Within the area of the site identified as Parcel B on Exhibit A to Exhibit 1, there shall be no exterior amplified music after 10:00pm, and 11:00pm on weekends and holidays, at levels greater than 68 decibels as measured from the right-of-way line on the north side of Highland Avenue."</li> </ul>		
	18		<p>Please utilize a dashed or dotted line to show the locations and dimensions of bicycle parking spaces and rack design, in conformance with City of Scottsdale Standard Detail No. 2285, on the site plan. Detail No. 2285 is for 4 bicycle parking spaces and requires 6.5 feet by 9.5 feet of site area. Please refer to the Plan &amp; Report Requirements for Development Applications and the Design Standards &amp; Policies Manual Section 2-1.808.B.</p>	A	<p>Per our meeting with the City on 7/22/19, we are providing bike parking based on the hotels requirements. It was also noted at the meeting that due to the master bike study prepared last year for the mall, showing adequate</p>

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
					parking, the bike parking spaces could be slightly shifted from the City's distance to door requirements.
	19		Please provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth, including glass curtain walls/windows within any tower/clerestory elements. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and the Scottsdale Design Guidelines for Office Development, Architecture section, Regional Influence on Design sub-section.	A	21" setback provided from slab edges. A. 3" setback provided at punched openings.
	20		Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall depth. Demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and the Development Plan for Scottsdale Fashion Square (p. 73), approved with Case 25-ZN-2015.	A	All major public entries are recessed by turn-backs in the wall construction, not based on the metal stud wall thickness.
	21		Please provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9 and the Development Plan for Scottsdale Fashion Square (p. 73), approved with Case 25-ZN-2015.	A	Reference sheet A.19 on resubmittal drawings. Trellis shade cross section has been included to demonstrate 75% shading density due to angle of wood elements.

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
	22		Please indicate and illustrate the location of the electrical service entrance section. Service entrance sections (SES) shall be incorporated into the design of the buildings, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets, in accordance with the Design Standards and Policies Manual, Section 2-1.402.	A	Labels added to sheet A.0 SITE PLAN noting internal SES room.
	23		<p>Please provide the following information regarding provision of refuse for the development, in accordance with the Design Standards &amp; Policies Manual Section 2-1.309.</p> <p>a. Please include on site plan the proposed refuse compactor make and model, it's compaction ratio and the conversion proving adequacy of the system selected to meet the requirement of 1-(4) cubic yard refuse container per 20 rooms.</p> <p>b. Please confirm that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen 14 feet is recommended), and unobstructed minimum vertical clearance above the concrete approach</p>	<p>A</p> <p>A</p> <p>A</p>	<p>The calculation per code requires 53CY refuse container (265 rooms/20 CY/rooms)x4), however on this site a 34CY trash compactor and a 4CY recycle bin are proposed based on comparable uses. The proposed equipment is based on pick-up schedule, comparable uses, and the inclusion of a trash compactor in lieu of a trash container.</p> <p>A truck turning movement exhibit and truck specifications is in the submittal, to show route and clearances.</p>

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
			<p>slab and refuse compactor container storage area concrete slab of twenty-five (25) feet.</p> <p>c. Please confirm that the approach area has a minimum width of fourteen (14) feet and length of sixty (60) feet in front of the container.</p> <p>d. Please confirm that the path of travel for refuse truck accommodates a minimum vehicle turning radius of 45 feet, and vehicle length of 40 feet (add this truck turning movement on to site plan).</p>	<p>A</p> <p>A</p>	<p>A truck turning movement exhibit and truck specifications is in the submittal, to show route and clearances.</p> <p>A truck turning movement exhibit and truck specifications is in the submittal, to show route and clearances.</p>
<b><u>Landscape Design:</u></b>					
	24		Please revise the landscape plan to provide additional landscaping along the Scottsdale Road frontage consistent with the landscaping provided along the Highland Avenue frontage, in accordance with the approved Development Plan.	C	Per our meeting with the City on 7/22/19, the Scottsdale Road sidewalk and landscape improvements are being reviewed by the City, who will then provide further direction to our team.
	25		Please revise the landscape plan to incorporate the plants and design elements along Scottsdale Road as recommended by the Scottsdale Road Streetscape Design Guidelines or provide a narrative response as to how the existing plan achieves this.	C	Per our meeting with the City on 7/22/19, the Scottsdale Road sidewalk and landscape improvements are being reviewed by the City, who will then provide further direction to our team.
	26		Please provide additional details for the proposed succulent wall including, but not limited to, irrigation methods, structural components, and racking.	A	Provide as requested.
<b><u>Building Elevation Design:</u></b>					

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
	27		In the Final Report for Solar Loads Impact Simulations for Caesars Republic Hotel, in several sections of the report there is reference to “solar loads impacts of Caesars Republic on nearby roads and pedestrian areas”. Please provide additional analysis of the solar loads impacts of Caesars Republic on nearby residential developments including, but not limited to, Optima Camelview Village, Paradise Meadows, Haciendas Monte Vista, Portales Residential, and Colony Camelback.	A	Per our meeting with the City on 7/22/19, no impact shall extend beyond ROW. Bryan reviewed revised report at meeting and was okay with the revised report.
	28		In the Final Report for Solar Loads Impact Simulations for Caesars Republic Hotel, Sun Tracking section, the Solar Calculator refers to Atlanta. If this is accurate then please revise the report so that the Solar Calculator is based on Scottsdale. If this is a typo, please update the language accordingly.	A	Typo corrected.
	29		Please provide the light reflective value (LRV) for the proposed EIFS paint colors, in accordance with the Plan & Report Requirements for Development Applications.	A	LRV values added to Material Sheet A.50. China color was changed to Captain which has lower LRV. LRV values are shown below for reference:  104ST Dover Sky – 52.8 LRV 617ST Winter Eve – 19.7 LRV 472ST Captain – 52.75 LRV
	30		Sheet A.20 appears to identify a landscape planter on the 7th floor edge of the building. Please provide additional information as to how irrigation overflow will be handled for these upper level planters.	A	Fixed planters have been removed from project. Replaced with potted plants.
	31		Please provide a transverse section through the wood slats proposed on the north elevation.	A	Transverse section has been added to resubmittal sheets. Reference detail 5 on sheet A.19
<b>Floor Plans:</b>					

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
	32		Please provide a floor plan and/or roof plan that indicates and illustrates the location of the roof access ladder, in accordance with the Scottsdale Design Standards & Policies Manual Section 2-1.401.3.	A	Updated roof plans are included with resubmittal drawings. One internal roof ladder location is called out on Sheet A.12.
<b>Lighting Design:</b>					
	33		The proposed light fixture SE1 LED strip light as proposed on the roof and on the 7th floor does not appear to comply with the requirements of the City of Scottsdale Lighting Design Guidelines due to the exposed light source. Please remove the fixture from these locations, or install the fixture within a cove to shield the light source.	A	<p>SE-1 fixtures at slab extensions have been eliminated.</p> <p>Fixtures SE-2 along the 7th level glass rail has been relocated to the base shoe of the rail (Ref sheet A.19).</p> <p>Fixture SE-3 is at the top of the roof parapet and it has been turned 90deg to face inside wall (Ref. Sheet A.18)</p> <p>Fixture SE-4 is along the second floor window sill. This fixture is recessed in a deep channel to high the light source. (Ref. Sheet A.18)</p>
<b>Circulation:</b>					
	34		Please revise the site plan to increase the width of the sidewalk along the south side of the building to be a minimum of 6-feet-wide, in accordance with the Design Standards & Policies Manual Section 2-1.808, and the Transportation Master Plan Ch.7, Sec. 8.	A	Revised as noted.



SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
	35		Please revise the site plan to provide a minimum 6-foot-wide accessible pedestrian route from the main entry of the development to each abutting public street, in accordance with the Design Standards & Policies Manual Section 2-1.310.	C	Per our meeting with the City on 7/22/19, the current connections to all public streets is okay as currently shown.
<b>Green Building:</b>					
	36		The approved Development Plan (Case 25-ZN-2015) discusses the use of green building practices including LEED and IGCC for design of buildings with increased height (greater than 90 feet). Please refer to Section O. (p. 78) of the Development Plan for reference. Please contact Anthony Floyd with the City's Office of Environmental Initiatives for additional information and to discuss how the project may be able to comply with the IGCC or LEED requirements. Anthony Floyd: 480-312-4202 antf@scottsdaleaz.gov	A	Will comply with IGCC requirements.
<b>Site:</b>					
	37		The submittal included a plan titled "Zoning Stipulation Plan". There does not appear to be any specific information on the plan related to the zoning stipulations or other improvements on the site. Please clarify the purpose of this plan.	C	This sheet was add as a reference for future improvements. A way to look back and see all of the requirements in one place as the parcel continues to develop.
	38		On the open space plan there are areas south of the hotel building which include a striping/hatch pattern similar to the "Open Space Other Than 15,000 SF" pattern. Please revise the plan to use a contrasting pattern for those non-open space areas (striping in driveway) to avoid confusion with open space areas.	A	Revised as noted.
<b>Circulation:</b>					
	39		Please Note: A Vehicular Non-Access Easement dedication along Scottsdale Rd., Camelback Rd., Goldwater Blvd.,	A	Revised as noted.

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			Highland Ave., and Marshall Way is required prior to permitting of project. Dedications will be required via Map of Dedication.		
	40		<p>Please note the following technical corrections that will need to be addressed with the permit submittal:</p> <ul style="list-style-type: none"> <li>a. Dedication of a non-motorized public access easement over the sidewalk along Highland Avenue that extends outside of the public right-of-way.</li> <li>b. Submit a signing and striping plan for the Highland Avenue required improvements.</li> <li>c. Yellow paint is the approved standard for designating travel in opposite directions; white paint separates travel lanes in the same direction. Correct the existing white centerline and show the painted median islands crosshatching as yellow paint.</li> <li>d. The proposed crosswalk on the Private Drive is too near to the existing crosswalk. The proposed crosswalk should be relocated farther east or the existing crosswalk removed.</li> <li>e. The taper length for the transition of the westbound lane approaching the drop-off area along Private Drive does not appear to be long enough. Please provide the calculations to determine this transition length.</li> </ul>	A	As noted
<b>Landscaping:</b>					
	41		If Ferocactus cylindraceus (acanthodes) Compass Barrel Cactus, Carnegiea gigantea Saguaro, Echinocactus grusonii Golden Barrel Cactus, Opuntia violacea 'Santa Rita' Purple Prickly Pear, Yucca rostrate Beaked Yucca, Yucca pallida Pale Leaf Yucca are planted adjacent to any walkways or other pedestrian areas, then due to the thorny spines on this plant, revise the layout and installation of the plants so that the distance between the edge of the walkway and pedestrian areas to the edge of the mature plant is at least	A	Revised as noted.

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			four (4) feet, in accordance with the Design Standards & Policies Manual, Section 2-1.1001.13.		
	42		Due to the broad arching form of the leaves and flower stems of Hesperaloe parviflora Red Yucca, please revise the landscape plan so that the mature size of this plant will be at least four (4) feet from the edge of any parking spaces, pedestrian pathways or areas. Please refer to DSPM Sec. 2-1.1001.13.	A	Revised as noted.
	43		Please clarify Keynotes 10 and 12 on the Hardscape Plan H 1.1. Note 10 does not appear on the sheet and note 12 is listed twice in the key.	A	Revised as noted.