

Neighborhood Notifications
Open House Information
Citizen Comments
Affidavit of Posting
Site Signs
Legal Protest

Bentley Renovation – Project Description:

Pre-application Number: 938-PA-2018

Project Location: 4161 N. Marshall Way

Zoning: D/RS-1

Size: 5,941 SF (Total Building SF), 3,917 SF (Interior SF), 2,024 SF (Exterior SF)

The former Bentley Gallery building served the purpose as a gallery for more than 20 years. In breathing new life into the building, new tenants and new building uses rely on the renovation of the building to allow for a more specific design that promotes and supports this new life of the building. Furthermore, we feel that the new design can better contribute to the street and the neighborhood by being less closed off while providing an updated aesthetic that promotes more visibility to and from the interior spaces. The renovation looks to support and further the guidelines set forth by the City of Scottsdale's Design Standards & Policies Manual (DSPM).

The renovation of the project starts with reconfiguring the building's exterior elevations with additional glass to allow for the interior spaces and the exterior spaces to have a more direct relationship with one another. The former gallery was closed off from the street for the reasons of protecting art. It is the intent of the owner to promote an open relationship to the street with the building and therefore providing additional glazing along the street edges. Pedestrians and vehicular passers by will have better visual access into the building. The new use of the interior spaces require additional glazing to have their identities seen and promoted.

The removal of the existing heavy shade structure/colonnade will be replaced by a significantly lighter shade structure that will provide more shade than before and allow for better visibility to and from the building. This new shade structure is composed of copper piping that will patina like an old copper penny and is configured in a way that celebrates sun and shadow. The material choice celebrates copper as one of the 5 C's of Arizona, while promoting a finish that has nuance and depth by letting it patina naturally. The existing columns that support the existing shade canopy are extremely heavy and are unnecessarily visually obtrusive. The new vertical columns will be as minimal as necessary to support the canopy. This canopy wraps around this corner building to promote movement from Marshall Way to 3rd Avenue. Furthermore, there will not be a column at the corner of this intersection since we want to promote visibility, especially at the corner. Both the new lighter shade structure and the additional glazing supports the Marshall Way - Craftman's Court Urban Design Objectives by activating the street frontage and continuous pedestrian interest by adding more glazing and providing appropriate shade.

Sidewalk spaces maintain and promote pedestrian activity around the corner of this building. New planter areas offer vegetation while providing some buffer from the vehicular traffic and the street from the pedestrians walking under the canopy. We feel that this small raised planter vegetated with low water use desert plant material helps to separate the vehicular from the pedestrian. Because of the work being executed for the renovation, there is the opportunity to repair the existing concrete sidewalk under the shade structure. This new sidewalk will still be concrete and will have a new texture that supports the new aesthetic of the building while still maintaining the continuity of the walking surface in Old Town Scottsdale. The new sidewalk will improve and maintain the surface, texture and slope requirements required by the DSPM.

Ingress and egress from the building remains largely the same, but adds two entrances along the south side of the building providing access to the two tenant spaces. As it exists now, the south elevation is largely an empty wall that contributes very little to the street. We are looking to change the existing long distances between entrances in order to pursue the full contribution that the building can make to the community by having frequent street entrances.

**22-DR-2019
4/30/2019**

Off street parking will be addressed by providing parking spaces at an existing parking lot by way of a parking agreement. This project's owner also owns the other building and parking lot where the required parking will be provided. The proximity being located across the street provides a safe and convenient way to accommodate the vehicular requirements for the newly renovated building.

As part of the desire to change the existing building's aesthetic, the renovation also allows for the opportunity to fully screen the existing and/or new mechanical equipment with a newly extended parapet wall. This new parapet allows for a cohesive way to address the older aesthetic of the building by covering up a portion of the existing round clerestory. The new shade structure will lessen the height of this new wall since it will help to break down the massing from the streetscape as a projected walkway. Stepbacks for the project comply with the COS Guidelines.

The building naturally steps back away from the street providing a larger zone dedicated to the pedestrian. While not the original intention with the delivery area of the former Bentley Gallery space, this deep zone will now allow for the building to possibly have a shallow courtyard space directly connected to the sidewalk. We feel that this new courtyard space will become an asset as an outdoor space for the tenant and will promote liveliness and activity along the sidewalk while supporting the ideas set forth by the COS Guidelines. A new courtyard space will dramatically change this corner from the former delivery area for the gallery, to a new space for people to enjoy.

The project will be painted the approved "Navajo White" color that maintains the character of the area, per the guidelines. This wall color allows for the visibility of the new shade canopy that celebrates sun and shadow against the canvas of the building.

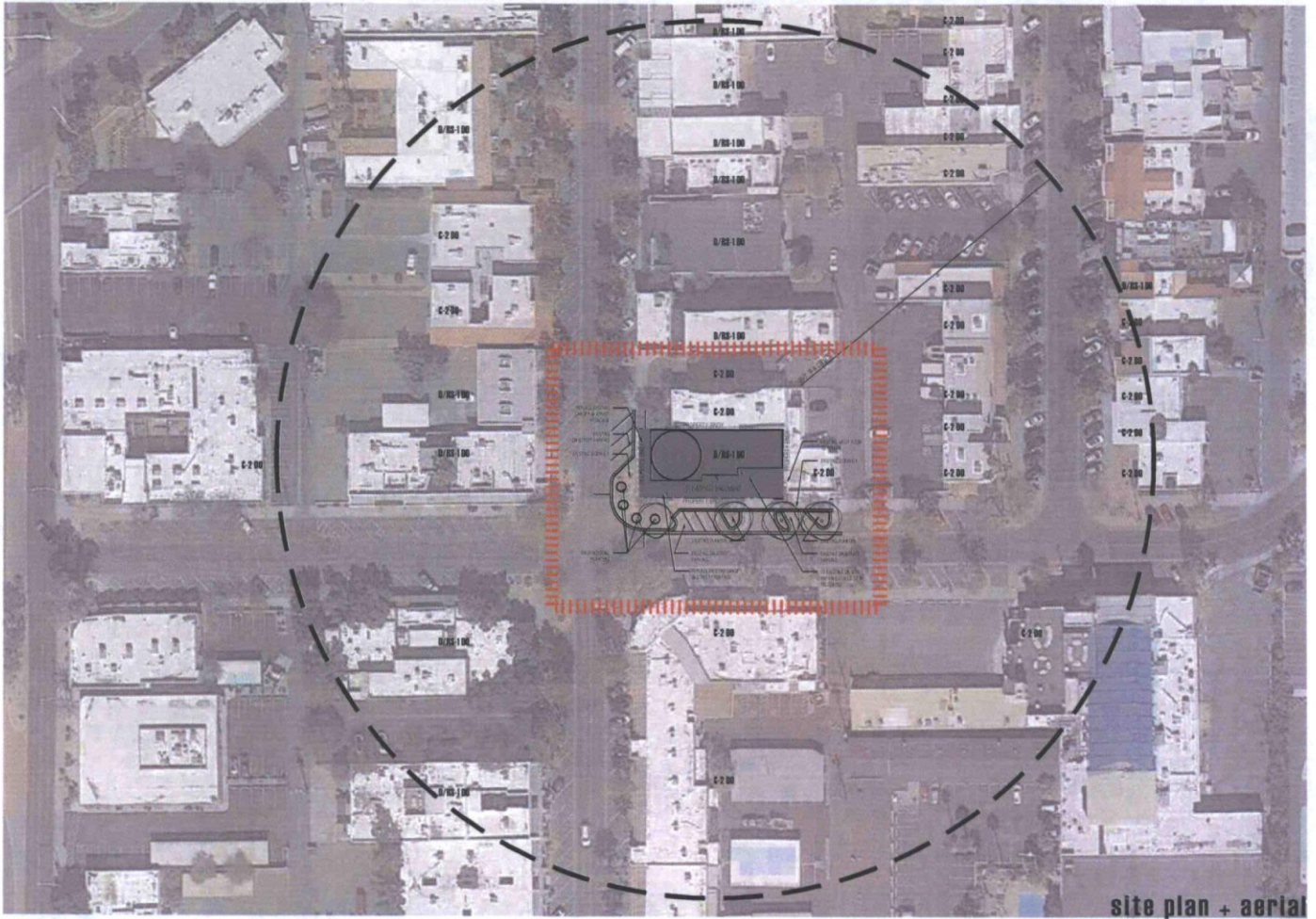
The contributions of the owner of the building extend beyond providing a higher quality of design, construction, and program, but also serve to further the goals of this district in the support of the arts. We have provided the building façade as a potential canvas for a large scale *privately* funded mural that speaks to the character of this area as an Arts District. As part of the renovation, the specific contribution of artwork is not necessary, but the owner feels obligated to provide an opportunity for artwork since we know how deeply this can contribute to the overall ethos and promotion of this district.

Applicant Name:

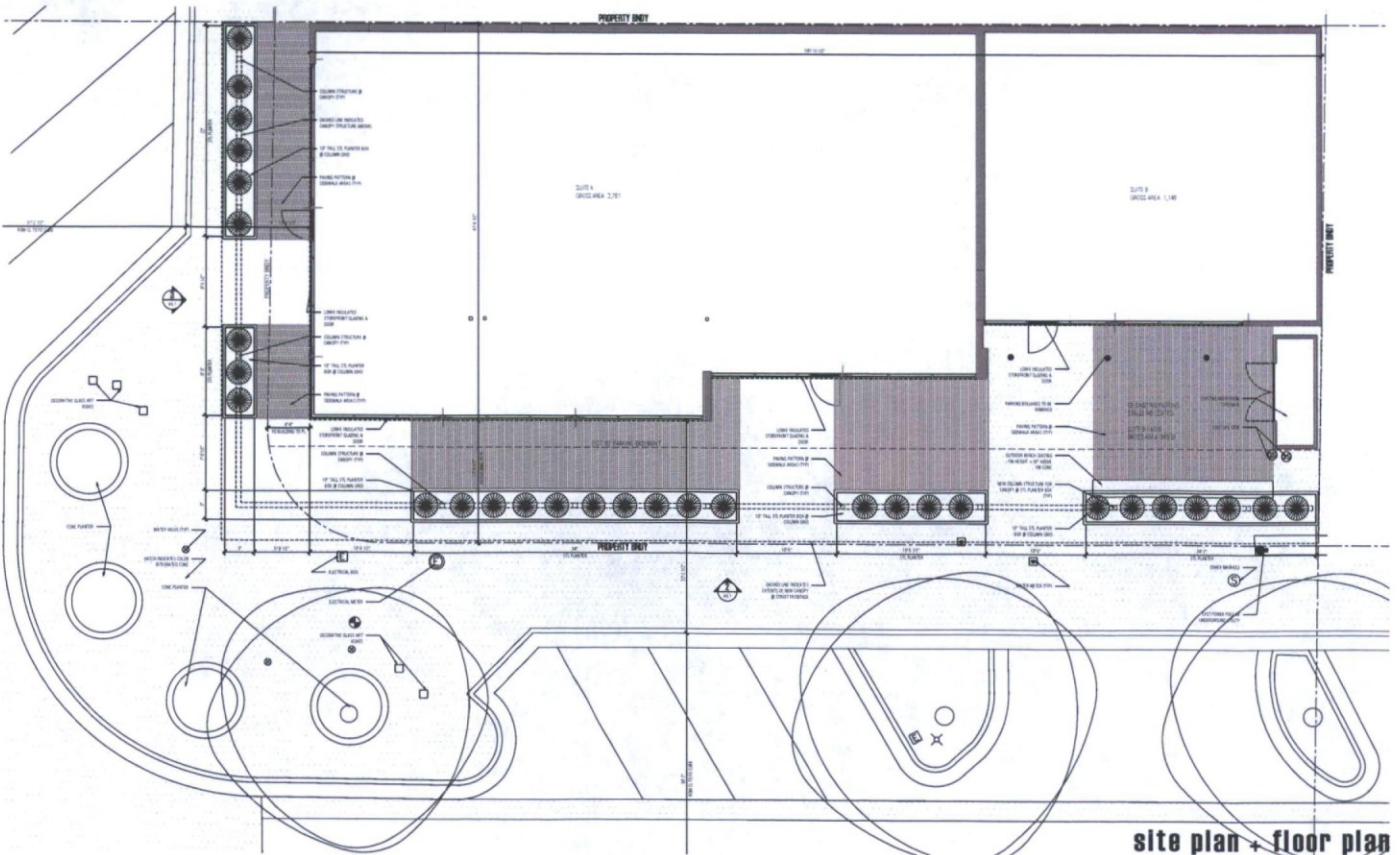
Eric Marvin
Marshall Meridian, LLC
PO Box 2055
Eugene, OR 97402
Phn: 503.784.1805
Email: ewm@m3cre.com

City Contact:

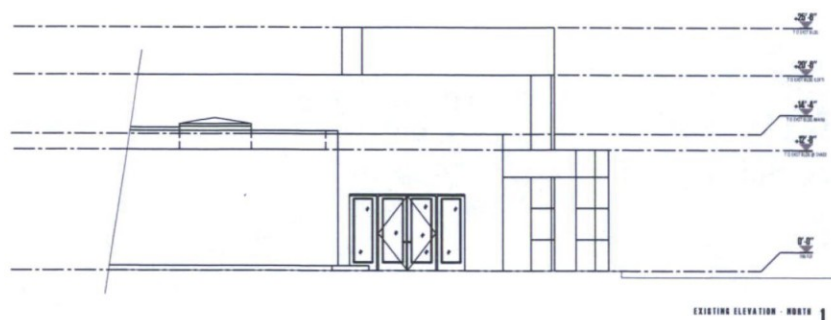
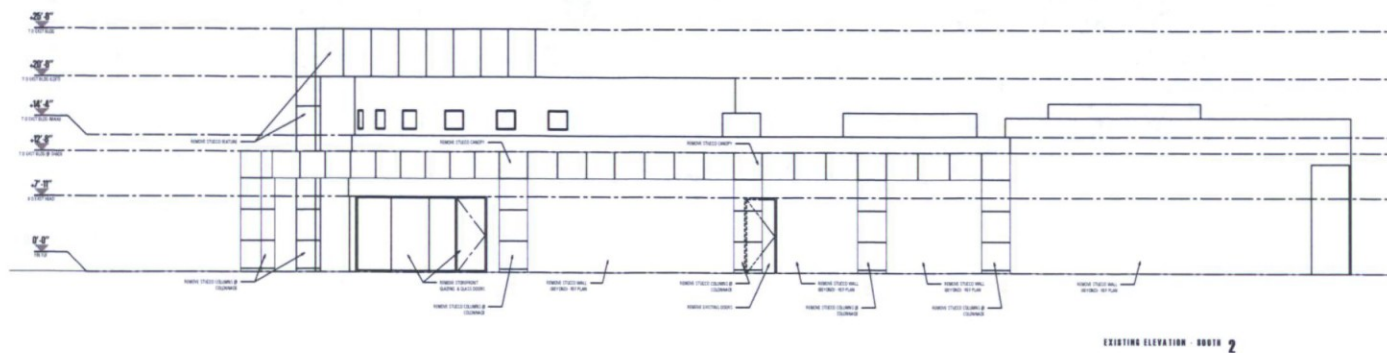
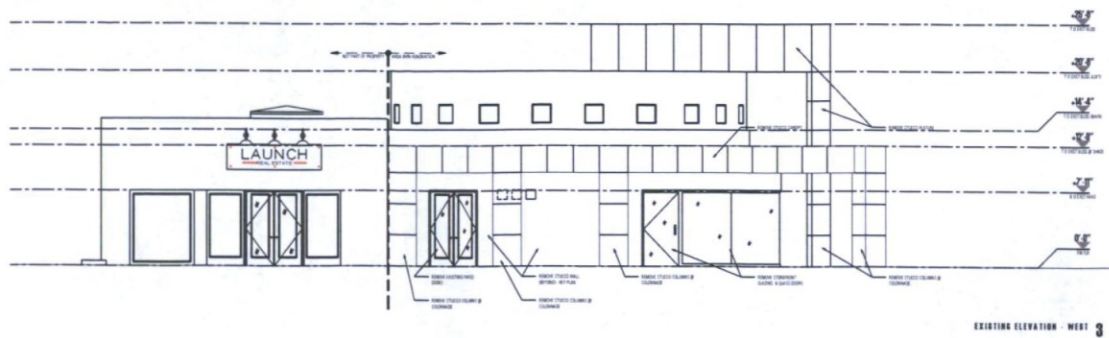
Ben Moriarity
Planner
Planning & Development Department
CITY OF SCOTTSDALE
7447 E Indian School Rd.
Scottsdale, AZ. 85251
BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836



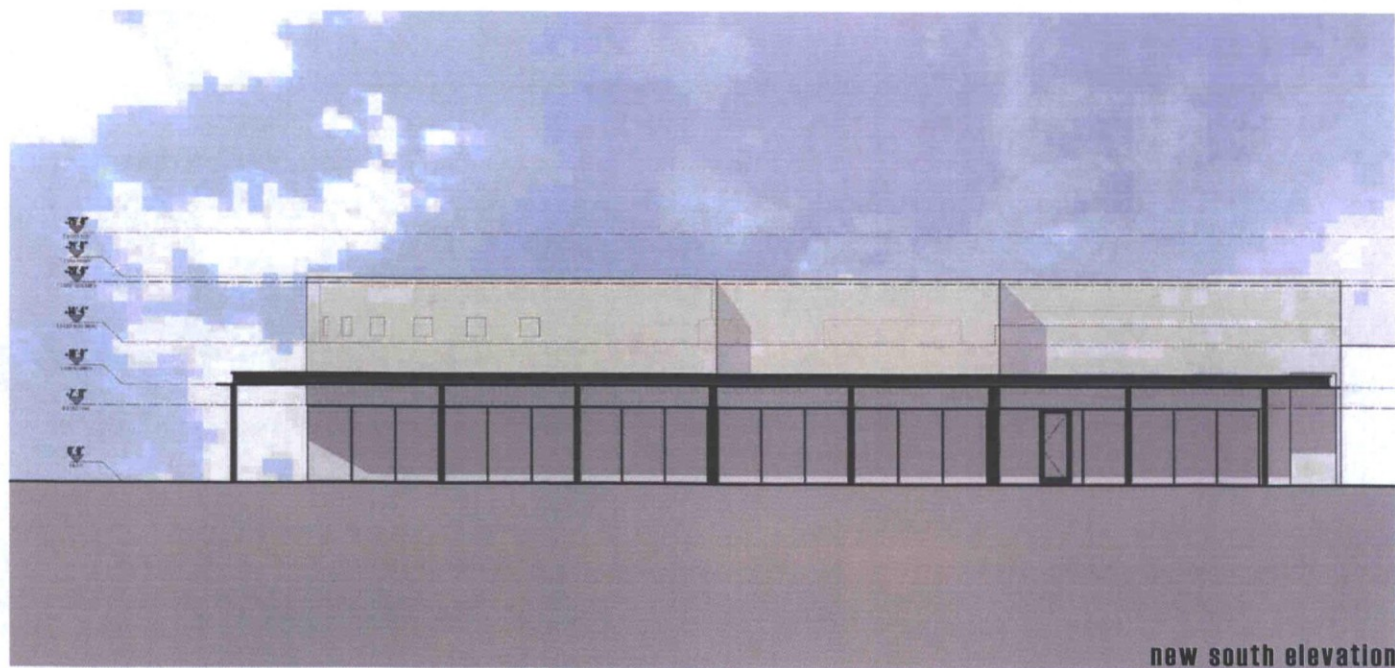
site plan + aerial



site plan + floor plan



existing elevations





existing west elevation



proposed west elevation



**proposed west elevation
w/ artwork**



existing south elevation



proposed south elevation



**proposed south elevation
w/ artwork**

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
PMC ENTERPRISES LLC	4414 N CIVIC CENTER PLZ STE 100	SCOTTSDALE	AZ	85251
PCL LLC	127 MINNIE ST STE 200	FAIRBANKS	AK	99701
SLADER LLC	7101 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251
7116 E FIRST AVE LLC	7116 E 1ST AVE STE 101	SCOTTSDALE	AZ	85251
7116 E FIRST AVE LLC	7116 E 1ST AVE STE 101	SCOTTSDALE	AZ	85258
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL STE #205	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD	SCOTTSDALE	AZ	85251
BENJAMIN M FUNKE BENEFICIARY TRUST/ZACHARY A FUNKE BENEFICIARY TRUST	810 W HOWE ST	TEMPE	AZ	85281
BROWER JAMES G TR	3902 N 87TH ST	SCOTTSDALE	AZ	85251
CYPRESS OFFICE LLC	2415 E CAMELBACK RD STE 600	PHOENIX	AZ	85016
DAVID MICHAEL MILLER PROPERTIES LLC	7034 E 1ST AVE	SCOTTSDALE	AZ	85251-4304
MARSHALL WAY MANAGEMENT LLC	4015 N MARSHALL WAY	SCOTTSDALE	AZ	85251
MASTRO PROPERTIES LLC	16441 N 90TH ST STE 200	SCOTTSDALE	AZ	85260
BROOKS BUILDERS INC	2323 W UNIVERSITY DR	TEMPE	AZ	85281
SCOTTSDALE CANAL PROJECT LLC	7144 E STETSON DR UNIT 425	SCOTTSDALE	AZ	85251
VINGER STETSON HOLDING COMPANY INC	8706 VIA TAZ NORTE	SCOTTSDALE	AZ	85258
STETSON CANAL CONDOMINIUM OWNERS ASSN	7127 E 6TH AVE	SCOTTSDALE	AZ	85251
FARBOD GOLDWATER LLC	4501 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85251
FLOYD INVESTMENTS LIMITED PARTNERSHIP	6939 E 5TH AVE	SCOTTSDALE	AZ	85251
ONG HELEN G & LAURENCE S TR	5403 W BUTLER DR	GLENDALE	AZ	85302
GDO LIMITED PARTNERSHIP LLLP	3925 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
SR VENTURES LLC	8320 N HAYDEN RD STE B110A	SCOTTSDALE	AZ	85258
SMJ PROPERTIES LLC	4242 B CRAFTSMAN CT	SCOTTSDALE	AZ	85251
CAY PARTNERS LLC	11231 US HWY 1 STE 328	NORTH PALM BEACH	FL	33408
4234 CRAFTSMAN COURT LLC	3219 E CAMELBACK RD STE 838	PHOENIX	AZ	85018
4234 CRAFTSMAN COURT LLC	32 19 E CAMELBACK RD STE 838	PHOENIX	AZ	85018
NUOVO ENTERPRISES LLC	15900 N 78TH ST SUITE 155	SCOTTSDALE	AZ	85251
CRAFTSMAN COURT LLC	9416 N 80TH PL	SCOTTSDALE	AZ	85258
FANATEL PROPERTIES INC	4555 E MAYO BLVD	PHOENIX	AZ	85050
4161 CRAFTSMAN LLC	1830 E ELLIOT RD STE 104	TEMPE	AZ	85284-1799
SWISS GERMAN PROPERTIES LLC	9031 N CROWN RIDGE	FOUNTAIN HILLS	AZ	85268-6411
CRAFTMAN COURT HOLDINGS LLC	20701 N SCOTTSDALE RD 107	SCOTTSDALE	AZ	85255
CRAFTSMANS TABLE LLC	3523 N 70TH ST	SCOTTSDALE	AZ	85251
EDEN ROCK REALTY LLC	P O BOX 9787	SCOTTSDALE	AZ	85252
BBCH LLC	3861 N JAKAKE DR	SCOTTSDALE	AZ	85251
JE SOUTHWEST GROUP REAL ESTATE LLC	3004 N CIVIC CENTER PLZ	SCOTTSDALE	AZ	85251
VALLEY OF THE SUN ENTERTAINMENT LLC	1345 S LEWIS ST	ANAHEIM	CA	92805
SNOWY OWL INVESTMENTS LLC	PO BOX 5532	SCOTTSDALE	AZ	85261
TELEKEY II INVESTMENTS LLC	1155 W RIO SALADO PKWY	TEMPE	AZ	85281
4200 MARSHALL WAY LLC	7240 N BROOKVIEW WY	SCOTTSDALE	AZ	85253
GIDDYUP PROPERTIES LLC	PO BOX 2055	EUGENE	OR	97402
AGNESE UDINOTTI LIVING TRUST THE	4215 N MARSHALL WAY	SCOTTSDALE	AZ	85251
4211 MARSHALL LLC	PO BOX 16438	SEATTLE	WA	98116
5TH & MARSHALL LLC	6831 E 5TH AVE	SCOTTSDALE	AZ	85251
C & S 7070 LLC	11215 N 74TH ST	SCOTTSDALE	AZ	85260
PRANTCO LLC	130 W NORTHERN AVE	PHOENIX	AZ	85021
4222 N MARSHALL WAY LLC	4167 N MARSHALL WAY	SCOTTSDALE	AZ	85251
ANTIAGING AND WELLNESS INSTITUTE PLLC	945 PLAYA DEL NORTE UNIT 5012	TEMPE	AZ	85281
DSV PROPERTIES LLC	5635 E LINCOLN DR 22	PARADISE VALLEY	AZ	85320
MARGE AND MAVIS LLC	11609 N 84TH ST	SCOTTSDALE	AZ	85260
JOY TASH FAMILY REVOCABLE TRUST	27621 VISTA DE DONS	CAPISTRANO BEACH	CA	92624
SILVER ROBERT E/HENDRICKS BETSY SILVER/ROB TR	6302 E MONTEROSA	SCOTTSDALE	AZ	85251
THOSE GUYS LLC	8161 N 51ST PL	PARADISE VALLEY	AZ	85253
RUNDLE CENTER LLC	4160 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
SFC I OWNER LLC	2001 ROSS AVE STE 2800	DALLAS	TX	75201
JLB INVESTMENTS LTD PARTNERSHIP	2398 E CAMELBACK RD 1100	PHOENIX	AZ	85016
SUNBRELLA PROPERTIES LTD	3402 N 36TH ST	PHOENIX	AZ	85018
HARD CORNER LLC	5641 N 6TH ST	PHOENIX	AZ	85012
KIMSEY PROPERTIES LLLP	P O BOX 7682	CAVE CREEK	AZ	85327
PINK PLAZA L L C	447 OCEAN POINT RD	EAST BOOTHBAY	ME	4544
SCOTTSDALE INN LLC	PO BOX 4372	SCOTTSDALE	AZ	85261
HERMOSA INN RESTAURANT LLC/ETAL	7144 E STETSON DR SUITE 425	SCOTTSDALE	AZ	85251
CBOT BUILDING LLC	7525 E CAMELBACK RD NO 106	SCOTTSDALE	AZ	85251
CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251
GOLDMAN MORRIS B/SHEILA M CALVANO LIVING TR	3233 W PEORIA AVE STE 118	PHOENIX	AZ	85029
PRAIRIE SKY LLC	1619 OVERLOOK DR	SALINA	KS	67401
FLOYD BUILDING L L C	6939 FIFTH AVE	SCOTTSDALE	AZ	85251
MARLIS COMPANY WEST LLC	409 N BUNDY DR	LOS ANGELES	CA	90049
BANK OF SCOTTSDALE THE	P O BOX 1510	SCOTTSDALE	AZ	85252
4141 NORTH SCOTTSDALE LLC	11601 WILSHIRE BLVD SUITE 107	LOS ANGELES	CA	90025

Request for Neighborhood Group/ Homeowners Association



For Staff Use Only

Time/Date Received _____

Time/Date Completed _____

REQUESTOR'S INFORMATION

Requestor's Name: Eric Marvin

Date of request: 2.14.2019 Requestor's Phone #: (503) 784 - 1805

Method to receive Group/Homeowner information (select one)

E-mail ewm@m3cre.com

Mail Address: 2213 NW Reserve Camp Court, Bend, OR, 97703

SITE LOCATION/PROJECT INFORMATION

Project Name: Marshall Meridian 1

Project Address: 4161 N. Marshall Way, Scottsdale, AZ 85251

Project Parcel Number(s): 173-50-050C

Radius around parcel(s) requested: ☐ 300' ☐ 750'

City Pre-application/Case#: 938-PA-2018 City Project Coordinator: Ben Moriarty

Notification Type? ☐ Citizen Review Plan ☐ Neighborhood Involvement

Any additional information that may be helpful to collect data: _____

Please note:

This list is provided as a one-time use only for preparing a City Planning and Development Service Department application. Currently there is no charge for this service, however, this may change based on demand. Results provided are based only on registered neighborhood groups or associations with the City. All requests will be processed and returned to your attention as soon as possible; in most cases within two business days.

To Submit your request, or for additional information, please contact:

Current Planning Services
7447 E. Indian School Rd Suite 105
Scottsdale, AZ 85251

Phone: (480) 312-7000
e-mail: planninginfo@scottsdaleaz.gov

Moriarity, Ben

From: Moriarity, Ben
Sent: Tuesday, July 30, 2019 9:08 AM
To: scottsdalearchitect@gmail.com
Cc: Venker, Steve; Grant, Randy
Subject: RE: DR application at NE corner Marshall Way /3rd Ave

David,

Thank you, we will share your comments with the DRB. Linked is the case fact sheet for 22-DR-2019 Bentley Gallery:
https://eservices.scottsdaleaz.gov/planning/projects/summary/applicant_submittals/ProjInfo_22_DR_2019.pdf

Ben Moriarity
Planner
Planning & Development Department

CITY OF SCOTTSDALE
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BMoriarity@ScottsdaleAZ.gov
O: 480-312-2836

From: Venker, Steve <JVenker@Scottsdaleaz.gov>
Sent: Monday, July 29, 2019 1:03 PM
To: Grant, Randy <RGrant@Scottsdaleaz.gov>
Cc: Moriarity, Ben <BMoriarity@Scottsdaleaz.gov>
Subject: RE: DR application at NE corner Marshall Way /3rd Ave

Hi Randy,

Ben is the coordinator for 22-DR-2019 Bentley Gallery and it is scheduled to the 8/15/19 DRB hearing as a consent item. BTW, the owner is Eric Marvin.

By copy of this email I will ask Ben to send Mr. Ortega the link to the Case Info Sheet.

Thank you.

Steve Venker
Planning and Design Services Manager

From: Grant, Randy <RGrant@Scottsdaleaz.gov>
Sent: Wednesday, July 24, 2019 7:35 PM
To: Venker, Steve <JVenker@Scottsdaleaz.gov>
Subject: Fwd: DR application at NE corner Marshall Way /3rd Ave

Steve, please respond. Thanks!

Randy

Begin forwarded message:

From: David Ortega <scottsdalearchitect@gmail.com>
Date: July 24, 2019 at 4:53:29 PM MST
To: "Grant, Randy" <rgrant@scottsdaleaz.gov>
Subject: DR application at NE corner Marshall Way /3rd Ave

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

Randy,

We noticed that an Application is in process at the above location
(long vacant Bentley building).

Please provide an update status of the proposal. Pdf. Last seen the parapets had no fenestration and appear bland, inconsistent with Downtown Guidelines.

Thank you for your time.

David D. Ortega AIA