

Application
Narrative
Cash Transmittals
Pre-Application
Pre_App Narrative
Pre-App Cash Transmittal
Development Standards

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 complete renovation of the building to allow for a more specific design that promotes and supports this new life of the building and the district. 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 existing building's design no longer has any redeeming architectural or aesthetic value and the new refreshed renovation looks forward to the future aesthetic of the district rather than preserving any remnant of the past. Therefore, it is critical that the new building's geometries retain their autonomy by not exposing the round volume that exists. 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 yet they will be doubled up to have a stronger presence while still promoting visibility to the tenants. 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 - Craftsman's Court Urban Design Objectives by activating the street frontage and continuous pedestrian interest by adding more glazing and providing appropriate shade.

The canopy itself will be constructed of exposed structural steel. These beams will be composed of wide flanges in order to allow for an additional level of detail and shadow to the overall canopy. Because the structure is exposed and visible, the structure will be well crafted and painted black as opposed to something poorly crafted and hidden away. Given the adjacency to more heavy canopies in the immediate area, notably across both corners of the intersection, the design is to offer difference through the material choice of painted steel that was to be left exposed as a well crafted light structure.

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 along the south side of the building. We feel that this small raised planter vegetated with low water use desert plant material helps to separate the vehicular from the pedestrian along the south side of the building. 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.

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. Step backs 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.

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

Request for Site Visits and/or Inspections

Construction Document Application



This request concerns all property identified in the construction document (plan review) application.

Project Name: Marshall Meridian 1

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

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the construction document.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the construction document in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner /Property owner's agent:

Eric Marvin

Print Name

Eric Marvin

Signature

City Use Only:

Submittal Date: _____

Plan review number: _____

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.scottsdaleaz.gov

22-DR-2019
4/30/2019

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning		Development Review		Signs	
<input type="checkbox"/>	Text Amendment (TA)	<input type="checkbox"/>	Development Review (Major) (DR)	<input type="checkbox"/>	Master Sign Program (MS)
<input type="checkbox"/>	Rezoning (ZN)	<input type="checkbox"/>	Development Review (Minor) (SA)	<input type="checkbox"/>	Community Sign District (MS)
<input type="checkbox"/>	In-fill Incentive (II)	<input type="checkbox"/>	Wash Modification (WM)	Other:	
<input type="checkbox"/>	Conditional Use Permit (UP)	<input type="checkbox"/>	Historic Property (HP)	<input type="checkbox"/>	Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance		Land Divisions (PP)		<input type="checkbox"/>	General Plan Amendment (GP)
<input type="checkbox"/>	Hardship Exemption (HE)	<input type="checkbox"/>	Subdivisions	<input type="checkbox"/>	In-Lieu Parking (IP)
<input type="checkbox"/>	Special Exception (SX)	<input type="checkbox"/>	Condominium Conversion	<input type="checkbox"/>	Abandonment (AB)
<input type="checkbox"/>	Variance (BA)	<input type="checkbox"/>	Perimeter Exceptions	Other Application Type Not Listed	
<input type="checkbox"/>	Minor Amendment (MA)	<input type="checkbox"/>	Plat Correction/Revision	<input type="checkbox"/>	

Project Name: _____

Property's Address: _____

Property's Current Zoning District Designation: _____

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Eric Marvin

Agent/Applicant: Eric Marvin

Company: Marshall Meridian, LLC

Company: Marshall Meridian, LLC

Address: PO Box 2055, Eugene, OR 97402

Address: PO Box 2055, Eugene, OR 97402

Phone: 503.784.1805

Fax:

Phone: 503.784.1805

Fax:

E-mail: ewm@m3cre.com

E-mail: ewm@m3cre.com

Designer: Tommy Suchart

Engineer:

Company: Chen + Suchart Studios

Company:

Address: 7070 East 3rd Avenue, Scottsdale AZ 85251

Address:

Phone: 480.332.1704

Fax:

Phone:

Fax:

E-mail: thamarit@chensuchartstudio.com

E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Eric Marvin

Owner Signature

Eric Marvin

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 www.ScottsdaleAZ

22-DR-2019
4/30/2019



City of Scottsdale Cash Transmittal

119388

Received From :

CHEN & SUCHART STUDIO LLC
7070 E THIRD AVE
SCOTTSDALE, AZ 85251
480-332-1704

Bill To :

Enc Marvin
2213 NW Reserve Camp Court
Bend, OR 97703
(503) 784-1805

22-DR-2019
4/30/2019

Reference # 938-PA-2018

Issued Date 4/30/2019

Address 4161 N MARSHALL WY

Paid Date 4/30/2019

Subdivision HURLEY TRACT

Payment Type CHECK

Marketing Name

Lot Number 18

Cost Center

MCR 062-35

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 173-50-050C

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

Eric Marvin

Net Lot Area 0

Sewer Type

2213 NW Reserve Camp Court

Number of Units 1

Meter Size

Bend, OR 97703

Density

QS 17-44

(503) 784-1805

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$485.00	100-21300-44221

City of Scottsdale

7447 E. Indian School Rd.

Scottsdale, AZ 85251

(480) 312-2500

One Stop Shop

Date: 4/30/2019 Cashier: KHEMBY

Office: PLN-1STOP Mach ID: HP600G20200

Tran #: 1 Batch #: 71767

Receipt: 01211803 Date: 4/30/2019 1:10 PM

119388

3165 DEVELOP REVIEW APP \$485.00

TENDERED AMOUNTS:

Check Tendered: \$485.00

Chk #: 1354 cden & suchart studio

Transaction Total: \$485.00

Thank you for your payment.

Have a nice day!

[Signature]

SIGNED BY AARON BASS ON 4/30/2019

Total Amount

\$485.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 119388



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 4/30/19
Contact Name: AARON BASS
Firm Name: CHEN + SUCHART STUDIO
Address: 4161 N. MARSHALL WAY
City, State, Zip: SCOTTSDALE AZ

RE: Application Accepted for Review.

938 - PA - 2018

Dear Eric Marvin:

It has been determined that your Development Application for 938- PA - 2018
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: BEN MORIARITY
Title: PLANNER
Phone Number: (480) 312-2834
Email Address: Bmoriarity @ScottsdaleAZ.gov

22-DR-2019
4/30/2019

Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

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

Planning and Development Services

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Development Application

Arizona Revised Statutes Notice



§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

22-DR-2019
4/30/2019

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