

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

Development Application



Development Application Type:

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

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

Project Name: Funke Mixed Use

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: Benjamin Funke	Agent/Applicant: Doug Hawkins
Company: Funke Town LLC	Company: Rob Paulus Architects Ltd
Address: 7414 E. Camelback Rd. Suite #103	Address: 990 East 17th Street, Suite 100, Tucson A
Phone: _____ Fax: _____	Phone: (520) 624-9805 Fax: _____
E-mail: benjamin.funke@gmail.com	E-mail: doug@robpaulus.com
Designer: Rob Paulus	Engineer: Jeff Hunt
Company: Rob Paulus Architects Ltd	Company: Cypress Civil Development
Address: 990 East 17th Street, Suite 100, Tucson, A	Address: 4450 N 12th Street, suite 228, Phoenix AZ
Phone: (520) 624-9805 Fax: _____	Phone: (623) 282-2498 Fax: _____
E-mail: rob@robpaulus.com	E-mail: jphunt@cypresscivil.com

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.

Martha West (Martha West) COS

Owner Signature

Doug Hawkins

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 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

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Revision Date: 05/18/2015

27-DR-2017
7/10/2017

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.

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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.

Planning and Development Services

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City of Scottsdale's Website: www.scottsdaleaz.gov

Funke Mixed Use

Scottsdale, Arizona



Development Review Board Project Narrative

Prepared by:

Rob Paulus Architects
990 E. 17th Street, Ste. 100
Tucson, AZ 85719

27-DR-2017
7/10/2017

Funke Mixed Use

**Development Review Board
July 2017**

Developer:
Funke Town LLC
7414 E Camelback, Suite 103
Scottsdale, Arizona 85251
415.200.9991

Architect:
Rob Paulus Architects
990 E 17th Street, Suite 100
Tucson, Arizona 85719
520.624.9805

Landscape Architect:
Chris Winters & Associates + Arc Studios
502 West Roosevelt Street
Phoenix, Arizona 85003
602.481.3259

Civil Engineer:
Cypress Civil
4450 North 12th Street, #228
Phoenix, AZ 85014
623.282.2498

Funke Mixed Use

I. Introduction

This Development Review Board request outlines a new mixed use development on two separate vacant properties divided by an alleyway on 0.8198 acres of vacant property bounded by Indian School Road, Marshall Way and 1st Avenue in downtown Scottsdale Arizona. The project also includes adjacent remnant properties that are incorporated into the scheme to further the development's high quality of public space and streetscape including the creation of a lush pocket park at the nose of the site at Marshall Way and 1st Avenue. Porosity of the site is paramount to the scheme and provides public access both through and around the retail buildings to further activate the project and extend the Scottsdale Art Walk through the site.

The project is designed within the current zoning requirements and will be a maximum of three floors. Retail and restaurant space is located on the ground floor along Indian School Road, Marshall Way and 1st Avenue and is situated in three separate buildings. Outdoor dining space will be provided between and around these retail buildings and includes plentiful shade and lush desert landscape. Residential units elevate above parking areas and also touch down to the ground for a portion along Indian School Road to provide a mix of 4 condominium units to the south and 19 rental apartments and lofts to the north.

The proposed development design incorporates durable materials and elegant forms that take inspiration from the site, the Scottsdale zoning envelope, the desert climate and adjacent structures in an effort to provide compatibility with the context of the surrounding neighborhood. Central to the concept is the provision of shade on all buildings incorporating inset recessions and metal trellis with arid adapted vines to entwine architecture and landscape.

The architectural firm, Rob Paulus Architects, is committed to creating inspiring, sustainable environments that improve the human experience. With over two decades of design and development experience, Rob Paulus' designs are guided by a conviction that creating quality environments that integrate people with nature has a positive effect on the quality of our lives. The studio's approach to design is to balance the triple bottom line of economic, ecological and social variables as they strive to create architecture with the ability to positively transform communities and civic life. The result is buildings that are in tune with their surroundings and resonate with their users.

The landscape architecture firm is Chris Winters & Associates + Arc Studios. Chris Winters is a frequent collaborator with Rob Paulus Architects and is committed to sharing his love and passion for meaningful gardens and landscapes. Chris Winters has 24 years of experience as a landscape architect and garden designer working on a diverse range of collaborative projects in the US and abroad. Chris is an Arizona native and a graduate of the University of Arizona's School of Landscape Architecture. Chris' work is focused on connecting people to nature through the integration of landscape, gardens and architecture to create places people value. His firm brings a sensitivity and understanding of the Sonoran Desert and how it informs the built environment. Mr. Winters is adjunct faculty at Taliesin, The Frank Lloyd Wright School of Architecture.

II. Context

The properties to be developed are bounded by Indian School Road to the north, Marshall Way to the East and 1st Avenue to the south on approximately 0.8198 acres. The vacant, flat site sits along the Scottsdale Art Walk and is adjacent to residential and commercial properties of varying scale, density and materiality. The unique "nose" shape of the site and ability to incorporate remnant pieces of land creates a unique opportunity to establish a hub of activity at a crucial midpoint for pedestrians participating in the ArtWalk.

North Site: Parcel No. 1 (Lots 5, 6, and 7) APN 130-12-031A and 103-12-032A (0.2520 AC)
Parcel No. 2 (Lots 8 and 9) APN 130-12-033B (0.1822 AC)

South Site: Parcel No. 3 (Lots 20, 21, and 22) APN 130-12-045, 130-12-046B and 103-12-047A (0.3856 AC)

To the North

Primarily retail buildings along Indian School Road (zoned D/OC-2 DO)

To the East

The Horseshoe Falls Park and varied commercial buildings (zoned C2 DO)

To the South

Primarily retail buildings along 1st Avenue (zoned C2 DO)

To the West

Retail and commercial buildings (zoned C2 DO)

III. Approach

The Funke Mixed Use project will provide residential, commercial and retail uses to reclaim and fill in a vacant site in Old Towne Scottsdale. The project will connect the urban fabric between Indian School Road and 1st Avenue along Marshall Way and fill in the empty teeth of the neighborhood. The buildings will incorporate energy efficient structures that are designed to work with the desert climate and context while integrating with the unique corner site.

The prominent site is situated along the Scottsdale Art Walk in the Scottsdale Arts District and will feature two retail buildings with a shared courtyard at the corner of Marshall Way and 1st Avenue along with more commercial and retail space on the ground floor along Indian School. On-grade parking will be tucked behind these commercial spaces with residential apartments and condominiums above. Remnant properties along Marshall Way will be incorporated into the project and include lush streetscape that also creates a unique pocket park at the "nose" of Marshall Way and 1st Avenue.

Inspiration for the design of the building and exterior spaces design are centered on the basic design principle of passive first, active later. With this said orientation is paramount and this project begins with passive solar design to provide ample north facing windows while shading southern fenestration and limiting east and west glazing.

Building precedent will pull from contemporary architecture of adjacent properties that are designed with durable materials of masonry and metal skin such as the nearby Valley Ho, Loloma Five, Safari, Optima Camelback Village and the recently completed Museum of the West. Using a palette of primarily integral color materials; masonry, pre finished metal siding, and plaster, the project will create articulation in plan, section and detail to provide an ever-changing play of light and shadow throughout the day and seasons. Inset and cantilevered deck areas of the residents will promote unique indoor, outdoor living opportunities specific to the Sonoran Desert while providing wide views to both surrounding mountain ranges and life on the street.

The project is designed within the current zoning requirements and will be a maximum of three floors. Retail, commercial, and live-work space will be approximately 10,000 square feet with the remainder of building area yielding four condominium units and 20 rental apartments and lofts. Parking is situated under a portion of the residential units.

The proposed development will include:

- Retail, commercial space on level one at the corner of Indian School and Marshall Way
- Two retail spaces with a shaded courtyard between at the east portion of the property between Marshall Way and 1st Avenue
- Work/Live units located on level one along Indian School
- Residential units on the second and third floors (mix of condominium and apartments)
- Secure parking for residents and open parking for retail below a portion of the residential units
- Art will be integrated into the buildings to amplify and extend the Art Walk into the project
- Pocket park, lush streetscape and Art Walk amenities along Indian School Road, Marshall Way and 1st Avenue

Square Footage Tabulations for Funke Mixed Use

North Site

Total Site Area	0.4342 AC (18,914 SF)
Total Residential area	20,209 SF (19 apartments)
Total Commercial area	4,218 SF
Total Parking on site	20 Spaces

South Site

Total Site Area	0.3856 AC (16,797 SF)
Total Residential area	9,471 SF (4 condominiums)
Total Commercial area	4,612 SF
Total Parking on site	17 Spaces

Development Board Criteria (sec 1.904)

In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

The Scottsdale General Plan designates the Property as Mixed-Use Neighborhoods.

Mixed-Use Neighborhoods: *Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office.*

This proposed mixed use development is in compliance with the General Plan designation for the property. The most relevant Character and Design Goals addressed in the project's design and development include:

Response:

General Plan Context

CD Goal 1: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

- *Respond to regional and citywide contexts with new and revitalized development in terms of:*
 - *Scottsdale as a southwestern desert community.*
 - *Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting.*
 - *Relationships to surrounding land forms, land uses and transportation corridors.*
 - *Contributions to city wide linkages of open space and activity zones.*
 - *Consistently high community quality expectations.*
 - *Physical scale relating to the human perception at different points of experience.*
 - *Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.*
 - *Visual and accessibility connections and separations.*
 - *Public buildings and facilities that demonstrate these concepts and "lead" by example.*
- *Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*
- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*
- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together. The following general character types are found in our community:*

Urban Character Types *contain higher-density residential, nonresidential and mixed-use neighborhoods. The districts include apartments, high-density townhouses, commercial and employment centers, and resorts. Urban districts should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction among people. Some examples of Urban Districts include:*

The Downtown is a highly functional mixed-use center, containing areas of different densities and architectural styles that emphasize regional and specialty retail, office and residential/hotel uses.

Response: The Funke Mixed Use project is designed within the current zoning requirements for the site to be compatible with the adjacent neighborhood, provides a variety of residential, retail and commercial uses and will enhance the character and pedestrian activity surrounding the property with high quality architecture.

CD Goal 4: Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Streetscape is a term used to describe the combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting, and sidewalk design. Streetscape design plays a major role in setting a standard of quality and innovation for other design issues

Response: Rob Paulus Architects and Chris Winters + Associates have designed a rich and varied streetscape experience with multiple public access points through the site, arid adapted landscape material, and lush gathering areas with seating and space for sculptural art. The materials and methods we intend to utilize are informed by the natural environment and evoke the architectural traditions of Arizona and the desert southwest.

CD Goal 5: Build upon the significant role the arts have played in shaping our community's image and lifestyle by maximizing the potential of public art to enrich the daily lives of people that live in or visit Scottsdale.

Response: The project team has created multiple opportunities for art in the project including spaces for sculpture and performance in the pocket park, armature for art at Indian School and Marshall Way.

CD Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- Maintain the landscaping materials and pattern within a character area.
- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.

Response: Chris Winters + Associates has created an urban oasis of micro-climate and shade to walk through and gather in. The lush desert landscape of primarily Sonoran Desert plants combines with integral color, authentic buildings materials to provide an authentic and durable natural setting for visitors and occupants alike. A special pocket park enhances the "nose" corner that is inspired, in part, by an Arizona Central Indian Wupatki ball court. Made of stacked stone and surrounded by shade trees with plantings that attract bees, hummingbirds and butterflies. The pocket park will also attract and inspire the neighborhood.

CD Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

- Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.
- Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

- *Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*
- *Allow for lighting systems that support active pedestrian uses and contribute to public safety.*

Response: Electrical Design Group has designed lighting that is a balance between providing enough light to ensure safety and way finding while also being sensitive to the neighborhood and supporting the design approach of the development. All lighting will be low energy use LED lighting.

Downtown Plan Context

The proposed project is in conformance with the Downtown Character Area Plan and is guided by the following goals and policies contained in the Plan:

GOAL CD 1:

The design character of any area should be enhanced and strengthened by new development that promotes contextual compatibility.

Policy CD 1.1.

Incorporate, as appropriate, in building and site design, the distinctive qualities and character of the surrounding, and/or evolving context.

Policy CD 1.2.

Encourage creative and innovative civic and prominent developments to establish new urban design character and contextual interpretations of the Downtown, for areas where development patterns are fragmented or are in transition.

Policy CD 1.3.

Preserve and enhance the character and scale of Old Town with new development and redevelopment that reflects its western theme.

Policy CD 1.4.

Promote Downtown urban and architectural design that is influenced by and responds to, the character and climate of the Sonoran Desert.

Policy CD 1.5.

Encourage urban and architectural design that addresses human scale, and provides for pedestrian comfort.

Policy CD 1.6.

Protect prominent historic resources, and promote innovative new neighboring development that respectfully coexists with their established character and context.

Policy CD 1.7.

Maintain the pedestrian oriented small town character and human scale in the Downtown Core areas of Main Street, Marshall Way, 5th Avenue, Craftsman Court, and Old Town. Incorporate similar elements of pedestrian character and scale at the street level throughout all of Downtown.

Policy CD 1.8.

Encourage new development and revitalization that is composed of complementary and/or supportive design relationships with the established urban form, as well as design features and materials of the neighborhoods within which they are sited.

GOAL CD 2:

Development should sensitively transition in scale, height, and intensity at the Downtown Plan boundary and between adjoining urban neighborhoods of differing development types.

Policy CD 2.1.

The scale of existing development surrounding the Downtown Plan boundary should be acknowledged and respected through a sensitive edge transition buffer, established on a location specific basis, that may include transitional development types, landscape buffers, and sensitive architectural design solutions to address building mass and height.

Policy CD 2.2.

Transitions between Downtown development Type 1 areas and Downtown development Type 2 areas should be addressed through sensitive architectural design options that step down building mass and height.

GOAL CD 3:

Downtown development should respect and respond to the unique climate and context of the Southwestern Sonoran desert.

Policy CD 3.1.

Enhance outdoor pedestrian comfort through microclimatic design that incorporates a variety of shade conditions, landscape, and features that are drought tolerant, as well as offer attractive spaces, and passively cooler temperatures.

Policy CD 3.2.

Public realm and site design should incorporate techniques for efficient water use. Water, as a landscape element or design feature, should be used judiciously and placed in locations with high pedestrian activity.

GOAL CD 4:

Strengthen pedestrian character and create strong pedestrian linkages.

Policy CD 4.1.

Develop an attractive, interconnected network of safe and walkable pedestrian linkages to, within, and between, the various Downtown urban neighborhoods.

Policy CD 4.2.

Development should demonstrate consideration for the pedestrian by providing access and connections to adjacent developments.

GOAL CD 5:

Create coherent and consistent street spaces.

Policy CD 5.1.

Create a unified public realm through the design of Downtown's streets, building setback areas, and building frontages. Setbacks may only be compromised after clear demonstration that other significant public benefits are achieved.

Policy CD 5.2.

Street spaces are components of the overall public realm and should be logically interconnected with other pedestrian spaces.

Policy CD 5.3.

Streetscapes should provide continuity among adjacent uses through comprehensive sustainable landscape improvements, shade elements, decorative paving, street furniture, public art, and integrated infrastructure elements.

GOAL CD 6:

Incorporate a regional landscape palette that complements downtown's urban character.

Policy CD 6.1.

Downtown landscape elements should project a desert oasis design character, providing an abundance of shade, color, varied textures and forms.

Policy CD 6.2.

Landscape materials should complement Downtown's built environment, land uses, and activities through the careful selection of plant materials with regard to scale, density, placement, and arrangement.

GOAL CD 7:

The extent and quality of lighting should be integrally designed as a part of the built environment.

Policy CD 7.1.

Achieve a balance between ambient light levels and designated lighting needs.

Policy CD 7.2.

Encourage lighting that is energy efficient and designed to serve both pedestrian and vehicular travel for safety in public/private spaces.

GOAL CD 8:

Implement high quality design in downtown architecture.

Policy CD 8.1.

Encourage contemporary and historical interpretations of regional Southwestern Sonoran Desert architectural traditions.

Policy CD 8.2.

Promote the "Scottsdale Sensitive Design Principles" in the creation of architecture in Downtown.

Policy CD 8.3.

Promote the principles of design in the "Downtown Urban Design and Architectural Guidelines" in all Downtown development.

GOAL CD 9:

Development should incorporate sustainable building practices and products.

Policy CD 9.1.

Development should strive to incorporate sustainable planning, design strategies, building techniques, and the use of durable indigenous materials, to minimize environmental and maintenance impacts, and endure over time.

Policy CD 9.2.

Encourage green building design strategies such as building orientation, passive solar response, natural day lighting, passive cooling techniques, and the integration of regional plant materials.

Policy CD 9.3.

Promote the use of energy efficient systems, construction methods, and alternative energy sources.

Response: Per the development plans and the requirements of the Downtown Plan, the Funke Mixed Use project provides a high quality development with site, landscape and building design that is contextual and responsive to Old Town Scottsdale and the Sonoran Desert climate. The Urban character of the neighborhood is reinforced with new building

edges and landscape to fill in the vacant site and establish a new streetscape and pocket park.

The proposed development continues the evolving context of adjacent modern buildings such as the David Michael Miller Studio next door and the Bicycle Haus on 1st Avenue that provide durable materiality, thoughtful orientation, appropriate building massing and low water use desert landscape. Scottsdale's Old Town western theme is reflected in the scale and character of the Funke Mixed Use development with functional recessions and articulations to break down the scale of the buildings and shade glazing from the harsh desert sun.

A permeable site affords public access around and through buildings creating an open, human scale development that separates car from pedestrians and provides shade and respite for visitors and occupants alike. Porosity through the site combines with shaded courtyards and walkways that visitors can explore reflecting the small town character of Old Town.

Pedestrian linkages along the ArtWalk are reinforced with new streetscape and activity along the Walk. Central to refurbishing the public realm of the block is a new pocket park that will create a social hub and oasis for the neighborhood to include opportunities for art, performance, reflection and gathering in a welcoming and shaded landscape. The landscape and design of the development's public spaces will create an abundance of shade, color, varied textures and forms that reinforce human scale and usability.

The development incorporates integral color and durable materials and utilizes energy efficient strategies, both passive and active, to establish a sustainable and environmentally responsive approach to building in the Sonoran Desert. Ultimately, a sensitive design will yield a safe and beautiful project that strengthens the urban character of Old Town Scottsdale.

2. *The architectural character, landscaping and site design of the proposed development shall:*
 - a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

Response: The Funke Mixed Use development creates a vocabulary of solid and void that relates to the rhythm and cadence of adjacent buildings in the surrounding neighborhood. All circulation is external in the project ensuring the mass of the structures is broken down to be more compatible with the neighborhood as a whole.

- b. *Avoid excessive variety and monotonous repetition;*

Response: The development provides a balance of surface texture (sandblasted block, standing seam metal siding and smooth stucco) to solid and void (solid, private massing paired with in-between space and void for exterior circulation and open parking) to create a functionally dramatic architectural project.

- c. *Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*

Response: The development follows best practices for sustainability with passive solar orientation, shading of glazing where appropriate and energy efficient building, lighting and mechanical systems. Integral color materials are used throughout to provide durability and longevity with little maintenance required over time.

1. *The design character of any area should be enhanced and strengthened by new development.*
 - *Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*

- *Building design should be sensitive to the evolving context of an area over time.*

Response: The proposed development promotes porosity of the site with access and amenities for the public while defining a positive addition to the ArtWalk and overall walkability of the mixed use neighborhood. Building materials (exposed concrete block, glass, metal sheathing and smooth stucco), Landscape elements, Streetscape and a new Pocket Park are additive and consistent with the existing and evolving character of the neighborhood.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:*
 - *Scenic views of the Sonoran desert and mountains*
 - *Archaeological and historical resources*

Response: Views of the surrounding desert, mountains and urban context are enhanced with generous glazing and substantial cantilevered decks at upper levels. Lower levels tuck back in to create shade and space for outdoor dining while the courtyard space between retail buildings provides shaded outdoor dining with a visual and accessible connection to the pocket park at Marshall Way and 1st Avenue.

3. *Development should be sensitive to existing topography and landscaping.*
 - *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

Response: The existing site is flat, vacant and devoid of landscape. The new development will define a design direction that self shades courtyard spaces while augmenting existing landscape along Indian School, Marshall Way and 1st Avenue with indigenous plant material

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*

Response: The current vacant land will be transformed into a multi-story, mixed use project that is planted with desert trees, shrubs and ground cover to attract bees, birds, butterflies, bugs and pollinators into the urban site. The landscape will be a beautiful native garden. The landscape is also a pollinator garden- it is comprised of a rich mix of native and adapted species selected to attract and sustain native pollinators in an effort to contribute to the reversal of pollinator decline.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*
 - *Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

Response: The identity of the community and Old Town Scottsdale will be enhanced with a high quality development that brings thoughtful public space and access, lush streetscape, public art and gathering areas.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: Old Town Scottsdale has one of the highest walk scores (82) in the Phoenix valley and the Funke Mixed Use project will continue this trend with new restaurants and retail on site with a location literally next door to a multitude of restaurants, shops and cultural institutions. The site is also close to existing trolley and bus routes and a short distance on bike from the recently improved canal-side multi-purpose path.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*
 - *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

Response: The proposed development provides highly articulated and deep balconies for every residential unit with an overall massing strategy that creates appropriately scaled, shaded courtyards and walkways for pedestrians at grade level. Shade trellis is ever present throughout the project to provide privacy and interesting shade patterns throughout the day. The shade trellis will also provide an armature (galvanized steel cables) for landscape to literally and physically green up the buildings.

8. *Buildings should be designed with a logical hierarchy of masses:*
 - *To control the visual impact of a building's height and size*
 - *To highlight important building volumes and features, such as the building entry.*

Response: The proposed development utilizes a hierarchy of dimensional shifts in the vertical and horizontal plane with deep recessions, balconies and shade elements to create a harmonious composition of building height and mass.

9. *The design of the built environment should respond to the desert environment:*
 - *Interior spaces should be extended into the outdoors both physically and visually when appropriate*
 - *Materials with colors and coarse textures associated with this region should be utilized.*
 - *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities*
 - *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

Response: A variety of textures, colors and architectural elements make up the design concept for Funke Mixed Use to fit the project to the site, the climate and the Sonoran Desert region.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*
 - *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

Response: The proposed development will use best practices, efficient systems and durable materials to promote sustainability of the project for initial as well as long term use. Passive approaches to energy efficiency (orientation, high R-value insulation, high performance windows) will be used first before implementing active systems (solar power).

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
- The landscaping should complement the built environment while relating to the various uses.

Response: The proposed development will integrate new, drought resistant landscape material that is contextual and appropriate for the neighborhood and region. Plant material will vary in size to provide interesting proportion and scale at the time of installation. Species selection and placement considers the mature scale and size of plant material to create compositional landscapes that complement the architecture and provides a mix of density and massing. Plant material will be sized appropriately at the time of installation to insure the long term health and performance of the plants.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously
- Water features should be placed in locations with high pedestrian activity.

Response: The proposed design will incorporate primarily native, drought resistant, low water use plant materials throughout the site. Non-native vines and other accent materials will be used sparingly in key oasis locations. Water consumption in the landscape will be minimized through passive water harvesting techniques to create depressed landscapes and bio-swales during grading and site infrastructure improvement to retain water in the landscape

13. The extent and quality of lighting should be integrally designed as part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: Site lighting will provide safe and adequate lighting for public areas that takes into account the context and character of the neighborhood and site.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Response: Signage for the development will be consistent with the surrounding commercial properties and with the new architecture and landscape of the project.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The proposed development creates distinct vehicular areas that are defined by landscape and hardscape edges to separate car from pedestrians. Special attention is given to streetscape and courtyard areas for safe, pedestrian only activity.

4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response: The proposed development provides for screening of mechanical and utilities with a vocabulary of vertical trellis that relates to the horizontal trellis employed as shading devices at balconies and courtyards.

5. *Within the Downtown Area, building and site design shall:*
 - a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
 - b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
 - c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
 - d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
 - e. *Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

Response: The proposed development conforms to the Downtown Plan Urban Design and Architectural Guidelines and is designed to provide a safe and shaded experience for visitors and occupants of the site. The project addresses human scale through contextually sensitive materiality and massing with an emphasis on the space between buildings to create compatibility with the neighborhood and Sonoran Desert region.

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*
 - a. *Accessibility to the public;*
 - b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;*
 - c. *Location near the primary pedestrian or vehicular entrance of a development;*
 - d. *Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
 - e. *Location in conformance to standards for public safety.*

Response: The proposed project will have multiple opportunities for display of original works of art, both permanent and changing, as well as the opportunity for performance. The public art located on the Funke Mixed Use site will be in conformance with the public safety standards identified by the City of Scottsdale and per the Design Standards and Policies Manual. We are in conversation with a number of local artists for the project and are formulating strategies to enact the many opportunities presented by such a visible and accessible site.

The design team has identified areas on site to provide art that is accessible to the public:

Pocket Park at the nose of Marshall Way and 1st Avenue

The Pocket Park will provide a welcoming, shaded gathering area along the ArtWalk that includes a stacked stone seating wall in an ellipse shape that draws reference from the Central Arizona Indian Wupatki ball court. This highly visible triangular corner that is situated along the popular ArtWalk forms a nexus of interaction with much potential for landscape, sculptural art and performance. The lushly landscaped and shaded park is

integrated with entrance points from both Marshall Way and 1st Avenue and flows seamlessly up steps and a ramp into the shaded, landscaped courtyard between the two retail buildings.

Corner of Indian School and Marshall Way

The design will incorporate armatures for display of art will be incorporated on site at the busy intersection of Indian School Road and Marshall Way. The lower floor of the building at this area will be restaurant retail space that insets in off the property line allowing space for lush landscape, seating and display of sculpture art.



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 802 - PA - 2016

Project Name: Funke Mixed Use

Project Address: 7033 E Indian School Rd

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 development application.

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 development application 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 owners agent: Ben Funke

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Rev. 9/2012

27-DR-2017
7/10/2017

Submittal Fee



Fee Amount: \$ 1,515

Check the box for Fee / Case Type:

☐	3136	Abandonment
☐	3140	Board of Adjustment Fees
☐	3143	Infill Incentive District
☐	3144	Building ADV Board Com Application
☐	3145	Building ADV Board Res Application
☐	3150	Preliminary Plat / Minor Division Fees
☐	3153	Hardship Exemption or Special Exemption
☒	3165	Development Review Application
☐	3166	Staff Approval (Minor-Case)
☐	3170	Rezoning Application
☐	3173	General Plan Application
☐	3175	Use Permit Application
☐	3229	Staff Approval (Major-Case)
☐	3230	Wash Modification
☐	3231	Minor Amendment
☐	3232	Wireless Communications Facility
☐	3235	Staff Approval (Major-Case) MCD
☐	3236	Staff Approval (Minor-Case) MCD
☐	3239	Time Extension

Applicant Contact Info:

Name: Doug Hawkins
Phone Number: 520-624-9805
Address: 990 E. 17th St., Ste 100
Tucson, AZ

Project Info:

Project Name: Funk Mixed-use
Pre-App #: 802-PA-2016

Staff Info:

Staff Name: Steve Perone
Phone Number: (480) 312-2307
Signature: S Perone

Planning and Development Services



City of Scottsdale Cash Transmittal

111417

111417
01039456
7/10/2017 PLN-1STOP
CRIV HPTC600512
7/10/2017 3:18 PM
\$1,515.00

Received From :

FUNKE TOWN LLC
810 W HOWE ST
TEMPE, AZ 85281
520-624-9805

Bill To :

T John Price
990 E 17th st, suite 100
Tucson, AZ 85719
520-624-9805

Reference # 802-PA-2016

Issued Date 7/10/2017

Address 7033 E INDIAN SCHOOL RD

Paid Date 7/10/2017

Subdivision SCOTTSDALE

Payment Type CHECK

Marketing Name

Lot Number

Cost Center

MCR 006-26

Metes/Bounds No

Jurisdiction SCOTTSDALE

APN 130-12-031A

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

Benjamin Funke
7414 E. Camelback Rd. Suite 10
Scottsdale, AZ 85251
415-200-9991

Net Lot Area 0

Sewer Type

Number of Units 1

Meter Size

Density

QS 16-44

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 7/10/2017
Office: PLN-1STOP
Tran #: 1
Cashier: CRIV
Mach ID: HPTC6005125
Batch #: 61321

Receipt: 01039456 Date: 7/10/2017 3:18 PM
111417

3165 DEVELOP REVIEW APP \$1,515.00
TENDERED AMOUNTS:

Check Tendered: \$1,515.00
CHK #: 1013 FUNKE TOWN LLC

Transaction Total: \$1,515.00

Thank you for your payment.
Have a nice day!

SIGNED BY DOUG HAWKINS ON 7/10/2017

Total Amount **\$1,515.00**

(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 TRANSM

27-DR-2017
7/10/2017



Development Review

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
☒	☐	1. Development Review Application Checklist (this list)
☒	☐	2. Application Fee \$ <u>1515 00/100</u> (subject to change every July)
☒	☐	3. Completed Development Application Form (form provided) • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
☐	☐	4. Request to Submit Concurrent Development Applications (form provided)
☒	☐	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

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Development Review Application Checklist

☒	☐	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)
☒	☐	7. Appeals of Required Dedications or Exactions (form provided)
☒	☐	8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) 8-1/2" x 11" – 1 copy - Include complete Schedule A and Schedule B.
☒	☐	9. Legal Description: (if not provided in Commitment for Title Insurance) 8-1/2" x 11" – 2 copies
☒	☐	10. Results of ALTA Survey (24" x 36") FOLDED 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
☒	☐	11. Request for Site Visits and/or Inspections Form (form provided)
		12. Addressing Requirements (form provided)
		13. Design Guidelines ☒ Sensitive Design Program ☒ Design Standards and Policies Manual ☐ Commercial Retail ☐ Gas Station & Convenience Stores ☐ Environmentally Sensitive Land Ordinance ☐ Downtown Urban Design and Architectural Guidelines ☒ MAG Supplements ☐ Scenic Corridors Design ☐ Office Design Guidelines ☐ Restaurants ☐ Lighting Design Guidelines ☐ Shading ☐ Desert Parks Golf Course - The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design
☒	☐	14. Neighborhood Notification Process Requirements: (form provided) - Provide one copy of the Neighborhood Notification Report - Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report - If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.
		15. Request for Neighborhood Group Contact information (form provided)
☒	☐	16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided) 8-1/2" x 11" - 1 copy of the set of prints <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request.

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Development Review Application Checklist

☐	☐	17. Archaeological Resources (information sheets provided) ☐ Certificate of No Effect / Approval Application (form provided) ☐ Archaeology Survey and Report - 3 copies ☐ Archaeology 'Records Check' Report Only - 3 copies ☐ Copies of Previous Archeological Research - 1 copy
☐	☐	18. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided) ☐ Airport Data Page ☐ Aviation Fuel Dispensing Installation Approval form ☐ Heliport (requires a Conditional Use Permit)
☐	☐	19. ESLO Wash Modifications Development Application (application provided) • The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		20. Plan & Report Requirements For Development Applications Checklist (form provided)
☒	☐	21. Application Narrative • 8 ½" x 11" – 4 copies` 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
☒	☐	22. Context Aerial with the proposed site improvements superimposed • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of: _____ 750 foot radius from site _____ 1/4 mile radius from site ☒ Other: <u>300</u>

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Development Review Application Checklist

☒	☐	23. Site Plan 24" x 36" – 12 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) - Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☒	☐	24. Site Details (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.) 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☐	☐	25. Open Space Plan (Site Plan Worksheet) (Example Provided) 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) - Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☒	☐	26. Site Cross Sections <i>EAST-WEST BUILDING THROUGH SOUTH BUILDING</i> 24" x 36" 1 – copy, folded 11" x 17" 1 – copy, folded
☐	☐	27. Natural Area Open Space Plan (ESL Areas) 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) - Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	28. Topography and slope analysis plan (ESL Areas) 24" x 36" 1 – copy, folded
☒	☐	29. Phasing Plan <i>SITE IMPROVEMENT & INFRASTRUCTURE & BUILDING</i> 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☒	☐	30. Landscape Plan <i>— ALSO SHOW ANY TREES TO BE REMOVED</i> 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) - Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

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Development Review Application Checklist

☐	☐	31. Hardscape Plan 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☐	☐	32. Transitions Plan 24" x 36" – 2 copies, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) - Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	33. Parking Plan 24" x 36" – 1 copy, folded 11" x 17" – 1 copy (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☐	☐	34. Parking Master Plan See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits. 8-1/2" x 11" - 2 copies
☐	☐	35. Pedestrian and Vehicular Circulation 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction) - Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	36. Bikeways & Trails Plan 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☒	☐	37. Elevations 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) 24" x 36" – 2 color copies, folded 11" x 17" – 1 color copy, folded (quality suitable for reproduction) 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) - Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

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Development Review Application Checklist

☒	☐	38. Elevations Worksheet(s) Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area. • 24" x 36" – 2 copies, folded • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☒	☐	39. Perspectives • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☒	☐	40. Streetscape Elevation(s) • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☐	☐	41. Wall Elevations and Details and/or Entry Feature Elevations and Details • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
☒	☐	42. Floor Plans • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☒	☐	43. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☒	☐	44. Roof Plan Worksheet(s) • 24" x 36" – 1 copy, folded • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
☐	☐	45. Sign Details • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction)

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Development Review Application Checklist

☒	☐	46. Exterior Lighting Site Plan (including exterior building mounted fixtures) • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☒	☐	47. Exterior Lighting Photometric Analysis (policy provided) • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☒	☐	48. Manufacturer Cut Sheets of All Proposed Lighting • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	49. Cultural Improvement Program Plan _____ Conceptual design of location • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • 1 – copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) _____ Narrative explanation of the methodology to comply with the requirement/contribution.
☐	☐	50. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☐	☐	51. Master Thematic Architectural Character Plan • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
☒	☐	52. Drainage Report (information provided) - Creek See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
☐	☐	53. Master Drainage Plan See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets

Planning and Development Services Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Development Review Application Checklist

☒	☐	54. Preliminary Basis of Design Report for Water and Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans. 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
☐	☐	55. Preliminary Basis of Design Report for Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans. 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
☐	☐	56. Water Sampling Station - Show location of sample stations on the site plan. - Fax 8 1/2" x 11" copy of the site plan with sampling stations to the Water Quality Division. - Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
☐	☐	57. Water Of Approval For Fountains Or Water Features from the Water Conservation Office Please contact Elisa Klein at 480-312-5670 1 copy of the approval from the Water Conservation Office
☐	☐	58. Native Plant Submittal: 24" x 36" 1 – copy, folded. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)
☐	☐	59. Transportation Impact & Mitigation Analysis (TIMA) (information provided) Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. ☐ Category 1 Study ☐ Category 2 Study ☐ Category 3 Study • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets

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Development Review Application Checklist

☐	☐	60. Revegetation Site Plan, including Methodology and Techniques 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	61. Cuts and Fills Site Plan 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	62. Cuts and Fills Site Cross Sections 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	63. Environmental Features Map 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	64. Geotechnical Report 8-1/2" x 11" - 1 copy of the Geotechnical Report including full size plans/maps in pockets
☐	☐	65. Unstable Slopes / Boulders Rolling Map 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	66. Bedrock & Soils Map 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☐	☐	67. Conservation Area, Scenic Corridor, Vista Corridor Plan 24" x 36" – 1 copy, folded 11" x 17" – 1 copy, folded (quality suitable for reproduction)
☒	☒	68. Other: <i>Building Easement Cross Section of South Building</i> ☒ 24" x 36" – _____ copy(ies), folded ☐ 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) ☐ 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) ☐ Digital – 1 copy (See Digital Submittal Plan Requirements)

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Development Review Application Checklist

PART III – SAMPLES & MODELS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
☒	☐	69. Paint Color Drawdowns 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.
☒	☐	70. Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s) - The material sample board shall include the following: - A color elevation of one side of the building 3" x 3" Glass samples mounted on the board with reflectivity identify 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) 2"x 2" of proposed paint colors - All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. 11" x 17" – 1 copy, folded of a printed digital photo of the material board 8 1/2" x 11" – 1 copy of a printed digital photo of the material board
☐	☐	71. Electronic Massing Model: 11" x 17" – 1 color copy, folded 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)
☐	☐	72. Electronic Detail Model: 11" x 17" – 1 color copy, folded 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)

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Development Review Application Checklist

PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

[illegible]**Planning and Development Services Division**

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Development Review Application Checklist



78. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print):

Dansymer / BRAD CERV

Phone Number:

480-312-4218
480-312

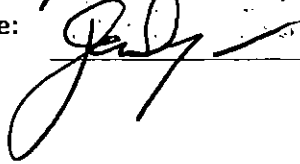
Coordinator email:

dsymer@scottsdaleaz.gov

Date:

10-12-2016

Coordinator Signature:



If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a:

☒ New Project Number, or

☐ A New Phase to an old Project Number: _____

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services Division's One Stop Shop, or from the city's website:

<http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services Division

One Stop Shop

Planning and Development Services Director

7447 E. Indian School Rd, Suite 105

Scottsdale, AZ 85251

Phone: (480) 312-7000

Planning and Development Services Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



Development Applications Process

Enhanced Application Review

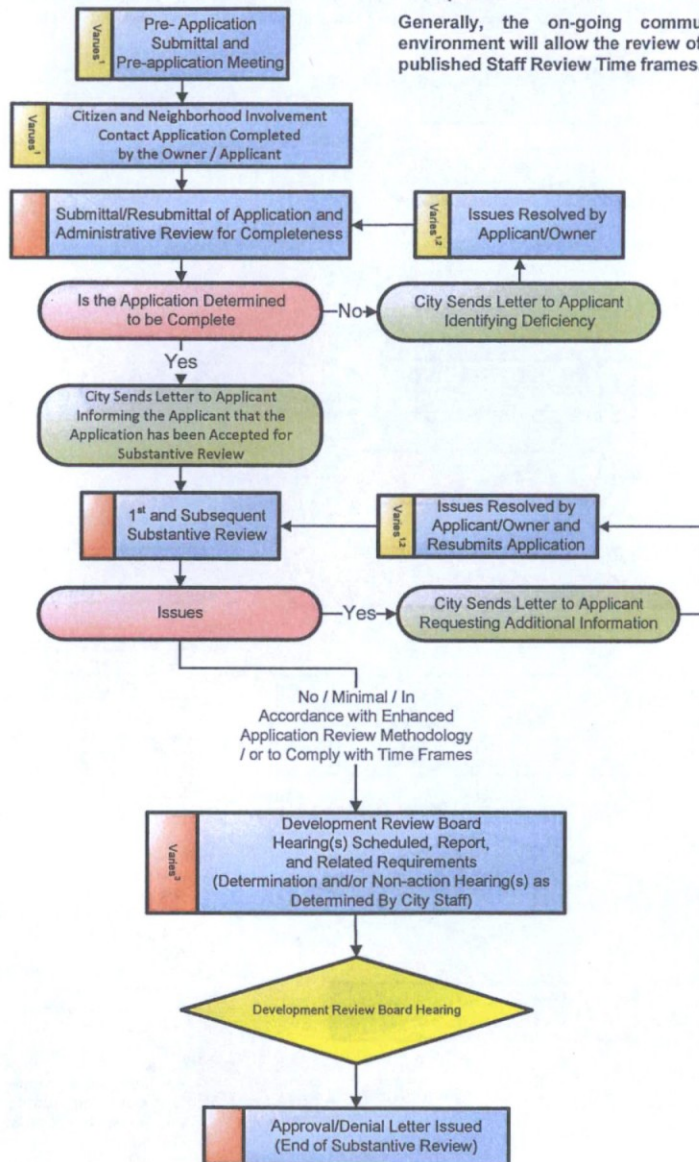
Development Review (DR and PP)

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.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Multiple Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ³	

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Development Applications Process

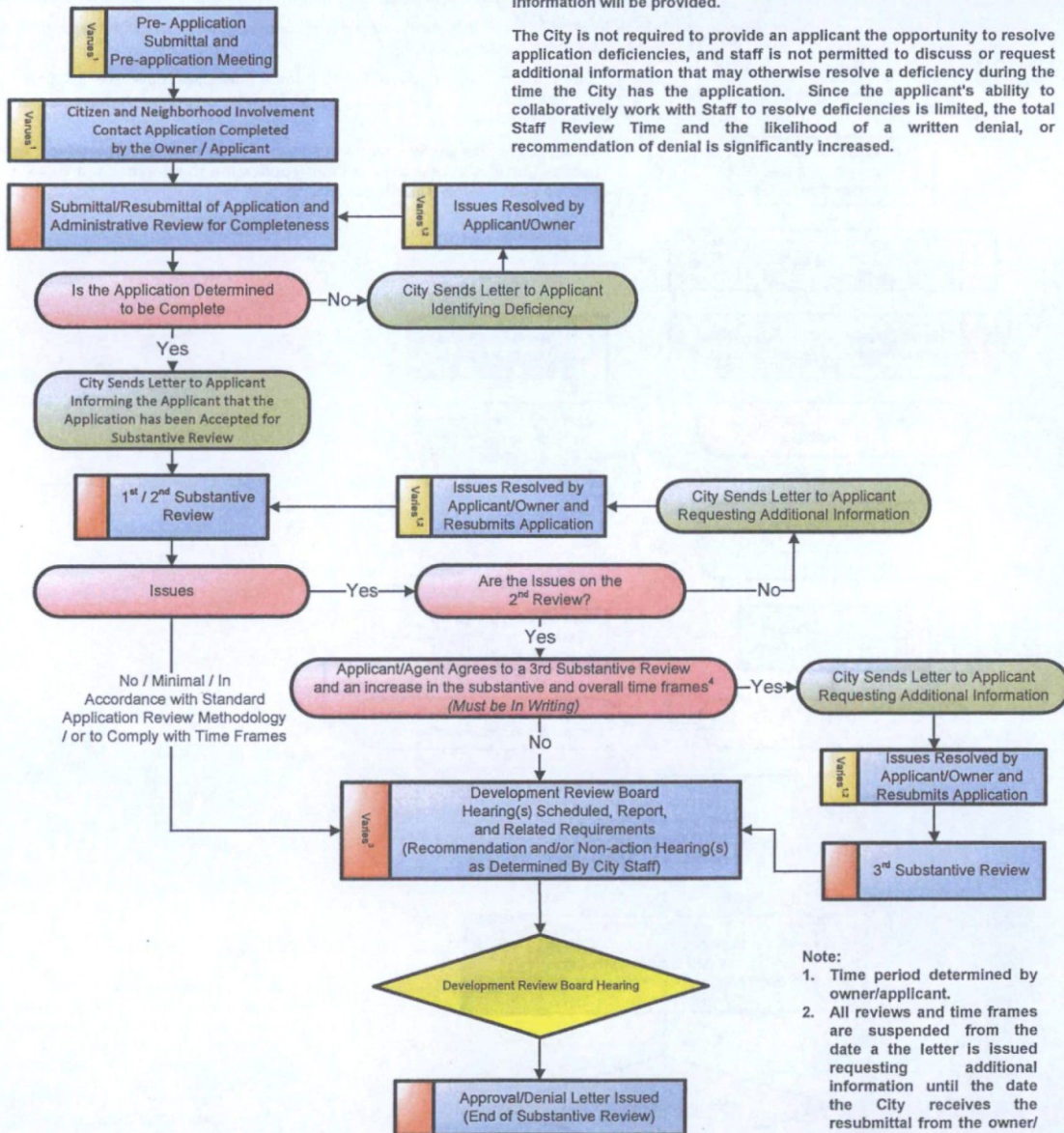
Standard Application Review

Development Review (DR and PP)

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 of 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 to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews In This Time Frame ^{2,3,4}	Time Frames Vary ³	

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