



Correspondence Between Staff and Applicant

Approval Letter



3/18/2020

Daniel Childers
Architekton
464 S Farmer Ave Ste 101
Tempe, Az

RE: Development Review Board Packet requirements for the Development Review Board hearing.

Dear Mr. Childers:

Your case 55-DR-2019, Silver King Office & Car Storage, is scheduled for the 4/16/2020 Development Review Board hearing. Please submit the following directly to me by 1:00 p.m. on 3/26/2020 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)

- 8 copies on 11"x17" paper, collated and stapled into packets; and
- 1 copy on 8 1/2"x11" paper, not stapled, of the following:
 - Combined context aerial and Site Plan (color)
 - Site Plan (black and white)
 - Open Space Plan
 - Landscape Plans
 - Elevations (color)
 - Elevations (black and white)
 - Perspective (color)
 - Material and Color Board (color)
 - Electrical Site Plan
 - Exterior Lighting Cutsheets
- Please drop off Development Review Board Packet with the Receptionists and or Planning Support staff. (Option A)
- Please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov to make a submittal meeting. (Option B)

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 4/13/2020. Please limit your presentation to a maximum of 10 minutes.

Thank you,

Jeff Barnes
Senior Planner



1/27/2020

Daniel Childers
Architekton
464 S Farmer Ave Ste 101
Tempe, Az

RE: 55-DR-2019
Silver King Office & Car Storage
3462E (Key Code)

Dear Mr. Childers:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/17/2019. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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

Zoning:

1. Please revise the Project Narrative to address the Development Review Board criteria set forth in Section 1.904. of the Zoning Ordinance.
2. Please revise the Color & Material Sample Board to include the Chroma, Value, and Light Reflectance Value for all materials and colors proposed for this development.
3. Please revise the plans to provide the minimum required 20-foot deep landscape setback along the street frontage per Sec. 10.402.A.3.a of the Zoning Ordinance. The current proposal appears to provide only 13-feet of depth between the parking screen wall and the property line.
4. Revise the landscape plan so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction, per Zoning Ordinance Section 10.501.A.
 - a. Please also coordinate the landscape plan and the site plan for accurate configuration of the rear parking lot area.

Lighting:

5. All exterior luminaires with a total initial lumen output of greater than 1600 shall have an integral lighting shield, in accordance with Table 7.602.A.2 of the Zoning Ordinance.
6. Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff, in accordance with Table 7.602.A.2 of the Zoning Ordinance.
 - a. The proposed LC3/LC4 “light column” fixtures appear in their cutsheets to have cylindrical lenses connecting the base with the light source cap which negate the full cutoff function of having the light source recessed in the cap. Please select a different light fixture without a lens extending below the lighting shield.
 - b. The proposed LVO refuse area light fixtures feature a rounded unshielded lens and do not appear they can be mounted in a configuration where they can achieve the downward direction and shielding requirements of the zoning ordinance. Please select a different fixture or identify a shielding and mounting configuration that can demonstrate compliance.
7. The submitted Photometric Plan appears to misrepresent the location of the west property boundary and should be clarified with the resubmittal. The following calculations are required to be provided on the Photometric Plan and based on data points within and at the site boundary:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)

Drainage:

8. Please submit a revised Drainage Report with the rest of the resubmittal material identified in Attachment A.
 - a. The drainage report should be revised to acknowledge the specific requirements for an Underground Stormwater Storage Tank (USST) as outlined in the DSPM, including but not limited to the following:
 - i. Dedicating a public drainage easement which extends a minimum of 5-feet beyond the edge of the pipe.
 - ii. A design for at least a 75-year life of the entire system, including the lining and coating of the USST.
 - iii. Drainage by gravity.
 - b. In addition to the USST requirements listed above, the submittal of final plans must include the specific USST requirements per the DSPM including but not limited to the following:
 - i. Provide a smooth interior floor per the City’s MAG supplemental standard detail 2554.

- ii. An Operations and Maintenance (O&M) Manual
 - iii. Details for location signs to be placed at each end of the USST
 - iv. A signed and notarized Ownership Responsibility Statement to be recorded with the County Recorder's Office.
- c. Hydraulic calculations will need to be provided for storm drains and show the HGL on the storm drain profiles in the improvement plans.

Water and Waste Water:

9. Please submit revised Water and Waste Water Design Reports with the rest of the resubmittal material identified in Attachment A.
- a. A hydrant flow test is required in accordance with DSPM 6-1.405.
 - b. Lateral requirements on a commercial building are 6-inch diameter, in accordance with DSPM 7-1.409.

Airport:

10. This property falls within the Airport Influence Area, AC-2, and is adjacent from a taxilane so per Scottsdale Revised Code, Chapter 5 – Aviation and Airpark Rules and Regulations, requires Airport

- Vicinity Development Long Form and site plan as listed below to be reviewed by aviation staff:
- a. Please submit a full-size site plan to scale with the applicable items depicted per the long form (i.e. taxilane centerline, architectural barriers, auto parking area, drop-offs, taxilane safety area, exterior lighting, landscape plan (slope gradient not to exceed 5%) and refuse area).

Significant Policy Related Issues

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

Site Design:

11. Please revise the site plan so that at least the minimum number of parking spaces required for the 2nd story office use are located so they can be accessed without passing through the proposed gates to the rear of the site. It appears that 10 spaces are required and only 9 spaces are located in the front area of the site.
12. Please revise the proposed rear parking areas to include curbing and landscaping to define the limits of the parking lot.
13. The proposed rear parking spaces along the eastern building edge appear to conflict with the functionality of the proposed roll-up doors on that side of the building. Please coordinate the building access points and the parking lot configuration with the resubmittal.
14. The proposed Landscape Plan indicates optional plant materials under several of the symbols in the plant legend. Please select and propose one singular species per symbol and location on the revised Landscape Plans.
15. The proposed base planting along the front of the building appears to extend to the west vehicular gate on the building renderings provided but stops about 5-feet short on the Landscape Plan. Please

revise the Landscape Plan to extend and taper the planting area to the start of the vehicular gate/driveway.

Engineering:

16. The refuse enclosure location must comply with DSPM 2-1.309 and COS Standard Detail 2146. Please revise the site plan to show the ingress/egress turning movements for a 40-foot refuse truck along the collection route through the site.

Building Elevation Design:

17. The building architecture leaves large visual massing above the 2nd story office windows on the north elevation and above the roll-up doors on the west, south, and east elevations of the garage portion of the building. The City of Scottsdale Commercial Design Guidelines direct the reduction of large visual massing through division of large components into smaller components. Please revise the design to include:
 - a. An integrated band in the EFIS, or a window shade canopy element, wrapping the northern frontage that visually connects the alignment of the larger canopy elements on the west and east building elevations.
 - b. An integrated band of split-face block (or other alternate style compatible material) wrapping around the garage portion of the building situated at the midline of the area between the top of the roll-up doors and the top of the building wall.
18. In accordance with the City of Scottsdale Commercial Design Guidelines, please revise the color and material palette to emphasize muted earth tones and address the Sonoran Desert environment. The currently proposed material palette appears to convey more cool neutral tones rather than warm neutrals that would better align with the design guidelines and be indicative of earth tones.
19. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.
20. Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
21. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.
22. If fencing is to be provided it should utilize enhanced materials (such as wrought iron instead of the chain link proposed) in accordance with the City of Scottsdale Commercial Design Guidelines. Please provide an elevation detail for the sliding gates, rear fence, and refuse enclosure gates that identifies the design, materials, and finishes. The design and materials should provide consistency with that of the main building.

Circulation:

23. Please revise the plans to dimension the construction of a new 6-foot wide sidewalk along the Greenway Road frontage, per DSPM 5-3.110.

Technical Corrections

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

Site:

24. Please revise the plans to:
- a. Show consistent parking configurations between the various plan sheets.
 - b. Show the location of water and sewer main adjacent to the site.
 - c. Show the location of the water meter and backflow preventor.
 - d. Show the location of the sewer tap and service line to the buildings.
 - e. Show and dimension the location of the nearest fire hydrant.
 - f. Show the dedication of safety triangles at both site driveways; what is shown on the site plan does not appear to be correct. DSPM 5-3.123; Fig. 5-3.27
 - g. Show site driveways to conform to CL-1 driveway standards, Standard Detail #2256. DSPM 5-3.200; DSPM 5-3.205; COS Standard Detail Drawings - 2015 Revision.
 - h. Show a sidewalk connection from the building to the street that is a minimum of 6-feet wide in accordance with DSPM 2-1.808.
25. If sidewalk along the site frontage extends outside of the right-of-way, a non-motorized public access easement will be required for the portions on the private property.

Airport:

26. The following requirements need to be completed with final plan submittal:
- a. Height Analysis – Applicant must conduct a height analysis through FAA and submit FAA response. (Sec. 5-354)
 - b. Incorporate Airport Noise and Overflight Disclosure (Sec. 5-356)
 - c. Record and grant an aviation easement to the city (Sec. 5-357)

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL

AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 27 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **55-DR-2019**

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

Digital submittals shall include one copy of each identified below.

- One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- One copy: Revised Narrative for Project

Site Plan:

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Landscape Plan:

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Open Space Plan:

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Elevations:

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

Perspective(s):

_____ Color _____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

Floor Plan(s):

_____ digital _____ 24" x 36" _____ 11" x 17" _____ 8 ½" x 11"

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

- Revised Drainage Report:
- Revised Water Design Report:
- Revised Waste Water Design Report:



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2019-AWP-15322-OE

Issued Date: 01/03/2020

Daniel Childers
 Architekton
 464 S. Farmer
 101
 Tempe, AZ 85281

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Silver King
 Location: Scottsdale, AZ
 Latitude: 33-37-30.48N NAD 83
 Longitude: 111-55-12.16W
 Heights: 1475 feet site elevation (SE)
 30 feet above ground level (AGL)
 1505 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 07/03/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2527, or marla.wierman@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-15322-OE.

Signature Control No: 425116602-426646780

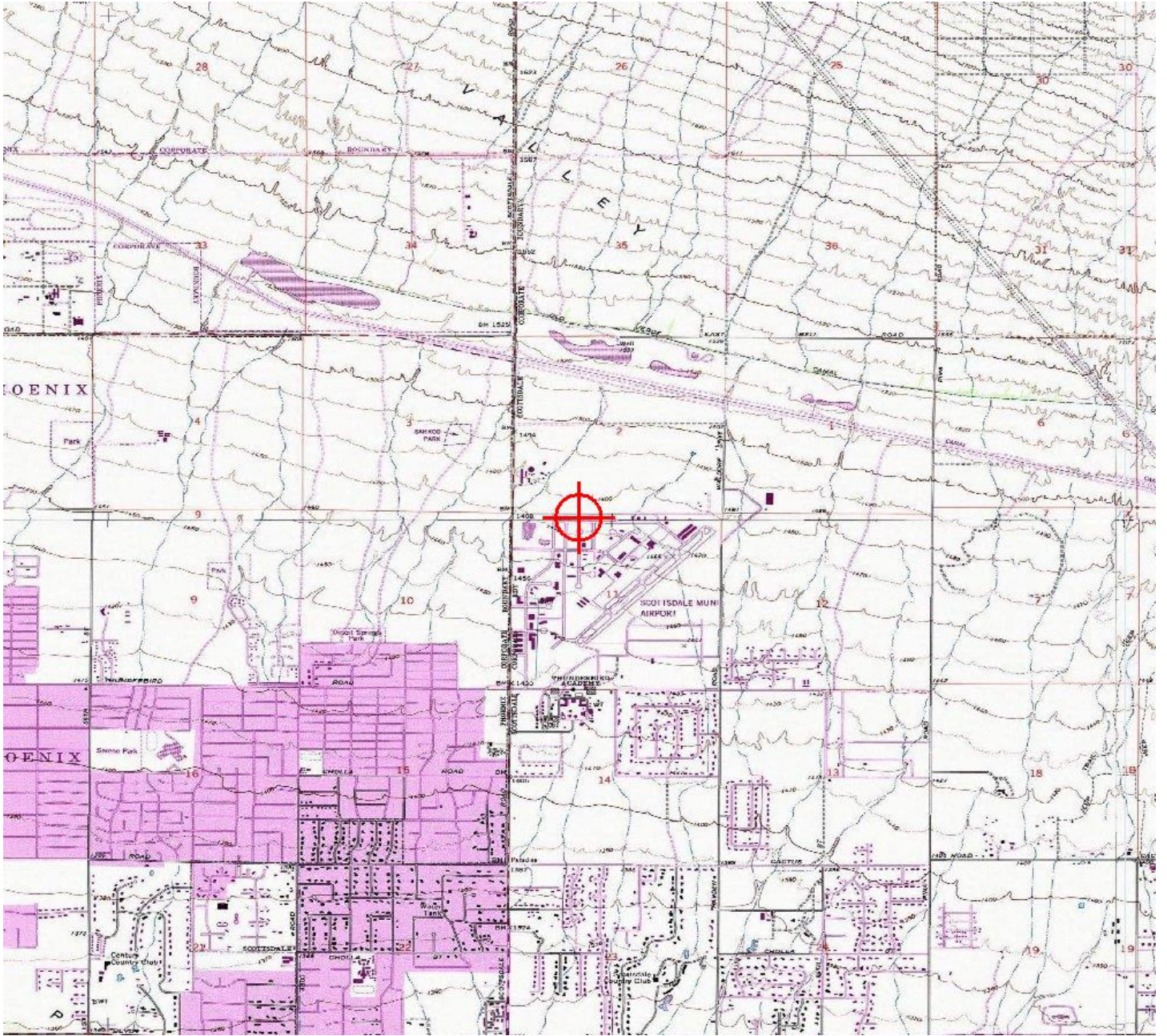
Marla Wierman
Technician

(DNE)

Attachment(s)

Map(s)

TOPO Map for ASN 2019-AWP-15322-OE



February 14th, 2020

ATTN: Jeff Barnes

Senior Planner, City of Scottsdale
Planning & Development Services
jbarnes@scottsdaleaz.gov
P 480.312.2376

**Re: Silver King Design Review Board V1 Submittal
Comments Received 01.27.2020**

Please refer below for comments and responses based the Silver King Design Review Board V1 review.

Zoning:

1. Please revise the Project Narrative to address the Development Review Board criteria set forth in Section 1.904 of the Zoning Ordinance.
 - **The Project Narrative has been revised to better address the Development Review Board criteria set forth in Section 1.904 of the Zoning Ordinance.**
2. Please revise the Color & Material Sample Board to include the Chroma, Value, and Light Reflectance Value for all materials and colors proposed for this development.
 - **The Color & Material Sample Board has been revised to include the Chroma, Value, and Light Reflectance Value for all applicable materials and colors proposed.**
3. Please revise the plans to provide the minimum required 20-foot deep landscape setback along the street frontage per Sec. 10.402.A.3.a of the Zoning Ordinance. The current proposal appears to provide only 13-feet of depth between the parking screen wall and the property line.
 - **Per our understanding of Sec. 10.402.A.3.a, the setback is to be measured from the *street line*, and not the property line as the comment indicates. The parking area is also allowed to be 20 feet from the *street line* as long as it is screened. The current design complies with both of these requirements. Refer Sec. 10.402.A.3.a and A011 Architectural Site Plan.**
4. Revise the landscape plan so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction, per Zoning Ordinance Section 10.501.A.
 - **Shrubs have been added so decomposed granite doesn't exceed seven (7) feet in any direction, please refer L1 and L2.**
 - a. Please also coordinate the landscape plan and site plan for accurate configuration of the rear parking lot area.
 - **The landscape plan and site plan have been revised to coordinate the configuration of the rear parking lot area. Note the owner intends to use the rear parking space for various activities and therefore the area is meant to remain flexible and rearrangeable. The parking spaces have been provided for proof of code requirements.**

Lighting:

5. All exterior luminaires with a total initial lumen output greater than 1600 shall have an integral lighting shield, in accordance with Table 7.602.A.2 of the Zoning Ordinance.
 - **All exterior luminaires with an output greater than 1600 have been provided with an integral lighting shield.**
6. Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements of full cutoff, in accordance with Table 7.602.A.2 of the Zoning Ordinance.
 - a. The proposed LC3/LC4 “light column” fixtures appear in their cutsheets to have cylindrical lenses connecting the base with the light course cap which negate the full cutoff function of having the light source be recessed in the cap. Please select a different light fixture without a lens extending below the lighting shield.
 - **The LC3/LC4 fixture does provide full cutoff, please refer provided the IES files for confirmation. If the city finds issue with the fixture, we have provided a substitute fixture with corresponding site photometrics.**
 - b. The proposed LVO refuse area light fixtures feature a rounded unshielded lens and do not appear they can be mounted in configuration where they can achieve the downward direction and shielding requirements of the zoning ordinance. Please select a different fixture or identify a shielding and mounting configuration that can demonstrate compliance.
 - **Upon further review by the electrical and lighting engineers, it was determined that the light levels from the site fixtures provide enough illumination with the refuse area without the need for the LVO fixtures. Therefore the LVO fixture has been removed.**
7. The submitted Photometric Plan appears to misrepresent the location of the west property boundary and should be clarified with the resubmittal. The following calculations are required to be provided on the Photometric Plan and based on data points within and at the site boundary:
 - **The Photometric Plan has been updated and all items below had been added.**
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM)
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation. (City of Scottsdale Exterior Lighting Policy, and DSPM).

Drainage:

8. Please submit a revised Drainage Report with the rest of the resubmittal material identified in Attachment A.

- a. The drainage report should be revised to acknowledge the specific requirements for an Underground Stormwater Tank (USST) as outlined in the DSPM, including but not limited to the following:
 - i. Dedicating a public drainage easement which extends a minimum of 5-feet beyond the edge of the pipe.
 - ii. A design for at least a 75-year life of the entire system, including the lining and coating of the USST.
 - iii. Drainage by gravity.
 - **The drainage report has been revised to include the items listed above.**
- b. In addition to the USST requirements listed above, the submittal of final plans must include the specific USST requirements per the DSPM including but not limited to the following:
 - i. Provide a smooth interior floor per the City's MAG supplemental standard detail 2554.
 - ii. An Operations and Maintenance (O&M) Manual
 - iii. Details for location signs to be placed at each end of the USST.
 - iv. A signed and notarized Ownership Responsibility Statement to be recorded with the County Recorder's Office.
 - **The final plans have been revised to include the items listed above.**
- a. Hydraulic calculations will need to be provided for storm drains and show the HGL on the storm drain profiles in the improvement plans.
 - **Hydraulic calculations have been provided for storm drains, HGL has been provided on the improvement plans.**

Water and Waste Water:

9. Please submit revised Water and Waste Water Design Reports with the rest of the resubmittal material identified in Attachment A.
 - a. A hydrant flow test is required in accordance with DSPM 6-1.405.
 - b. Lateral requirements on a commercial building are 6-inch diameter, in accordance with DSPM 7-1.409.
 - **The Water and Waste Water Design Reports have been revised to include the items listed above.**

Airport:

10. This property falls within the Airport Influence Area, AC-2, and is adjacent from a taxilane so per Scottsdale Revised Code, Chapter 5 – Aviation and Airpark Rules and Regulations, required Airport Vicinity Development Long Form and site plan as listed below to be revised by aviation staff.
 - **The architect will coordinate application and submittal to the aviation staff. The provided architectural site plan (refer A011 Architectural Site Plan) drawings cover all applicable items listed below.**
 - a. Please submit a full-size site plan to scale with the applicable items depicted per the long form (i.e. taxilane centerline, architectural barriers, auto parking area, drop-offs, taxilane safety area, exterior lighting, landscape plan (slope gradient not to exceed 5%) and refuse area).

Site Design:

11. Please revise the site plan so that at least the minimum number of parking spaces required for the 2nd story office use are located so they can be accessed without passing through the proposed gates to the rear of the site. It appears that 10 spaces are required and only 9 spaces are located in the front area of the site.
 - **This parking spaces and locations have been coordinated with the owner for best use, the gates can be opened if needed to provide parking. The primary occupants of the building will be parking behind the gates.**
12. Please revise the proposed rear parking areas to include curbing and landscaping to define the limits of the parking lot.
 - **The rear parking area is meant to be flexible and rearrangeable, depending on the needs of the owner. Providing curbing and fixed landscaping would prevent this from occurring.**
13. The proposed rear parking spaces along the eastern building edge appear to conflict with the functionality of the proposed roll-up doors on that side of the building. Please coordinate the building access points and the parking lot configuration with the resubmittal.
 - **The parking spaces and locations have been coordinated with the owner for best use. The storage space has numerous access points and the rear parking area is meant to be flexible and rearrangeable, depending on the needs of the owner. Furthermore, the Car Storage Area, Break Room, and Office Space will be used by the same occupants. Therefore the 7.4 parking spaces for the Car Storage, and the 5.7 parking spaces for the Break Room will not be used for the primary building use.**
14. The proposed Landscape Plan indicated optional plant materials under several of the symbols in the plant legend. Please select and propose one singular species per symbol location on the revised Landscape Plans.
 - **The Landscape Plans have been revised to indicate a singular plant species per symbol, please refer L1 and L2.**
15. The proposed base planting along the front of the building appears to extend to the west vehicular gate on the building renderings provided but stops about 5-feet short on the Landscape Plan. Please revise the Landscape Plan to extend and taper the planting area to the start of the vehicular gate/driveway.
 - **The renderings have been revised to coordinate with the Landscape Plan. The landscape base planting along the front of the building stops at the edge of the asphalt driveway per the latest site plan. Edge of asphalt labeled on plan. Please refer sheet L1.**

Engineering:

16. The refuse enclosure location must comply with DSPM 2-1.309 and COS Standard Detail 2146. Please revise the site plan to show the ingress/egress turning movements for a 40-foot refuse truck along the collection route through the site.
 - a. The site plan has been revised to show the ingress/egress turning movements for a 40-foot refuse truck along the collection route.

- **Notes have been added for the refuse enclosure to comply COS Standard Detail 2146-1. Ingress/egress turning movements for a 40-foot refuse truck have been added to A011 Architectural Site Plan.**

Building Elevation Design:

17. The building architecture leaves large visual massing above the 2nd store office windows on the north elevation and above the roll-up doors on the west, south, and east elevations of the garage portion of the building. The City of Scottsdale Commercial Design Guidelines direct the reduction of large visual massing through division of large components into smaller components. Please revise the design to include:
 - **The owner is planning on using an artist to create a public mural on the EFIS volume. Intent will be provided during our DRB meeting.**
 - a. An integrated band in the EFIS, or a window shade canopy element, wrapping the northern frontage that visually connects the alignment of the larger canopy elements on the west and east building elevations.
 - b. An integrated band of split-face block (or other alternate style compatible material) wrapping around the garage portion of the building situated at the midline of the area between the top of the roll-up doors and the top of the building wall.
18. In accordance with the City of Scottsdale Commercial Design Guidelines, please revise the color and material palette to emphasize muted earth tones and address the Sonoran Desert environment. The currently proposed material palette appears to convey more cool neutral tones rather than warm neutrals that would better align with the design guidelines and be indicative of earth tones.
 - **The colors and finishes were chosen to reduce visual clutter and unnecessary ornamentation. The project design looks to provide a clean, modern structure unencumbered by decoration. The colors chosen match surrounding properties, including the property across the street and the new District Condominiums, and will easily integrate into and enhance the architectural community. The owner is planning on using an artist to create a public mural on the EFIS volume. Intent will be provided during our DRB meeting.**
19. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.
 - **Building elevations linework has been revised to provide better depth perception.**
20. Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clearstory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
 - **Please provide reference to 50% recessed window requirement, applicant could not find this requirement within the Scottsdale Sensitive Design Principle 9, Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or**

Restaurant Design Guidelines. This requirement does not greatly affect (positively or negatively) the solar gain of this project's glazing size and locations. Solar studies have been conducted to provide maximum protection from direct solar gain. The large glazing area facing north will experience only minimal solar gain in the early mornings and late evenings during the summer.

21. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
 - **Please provide reference to 30% recessed door requirement, applicant could not find this requirement within the Scottsdale Sensitive Design Principle 9, Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines. This requirement does not greatly affect (positively or negatively) the project's doors given their locations. Solar studies have been conducted to reduce solar gain on all main doors.**
22. If fencing is to be provided, it should utilize enhanced materials (such as wrought iron instead of chain link proposed) in accordance with the City of Scottsdale Commercial Design Guidelines. Please provide an elevation detail for the sliding gates, rear fence, and refuse enclosure gates that identifies the design, materials, and finishes. The design and materials should provide consistency with that of the main building.
 - **Black chain link was selected to provide security and visibility. Wrought iron or similar material would create a more prominent visual barrier on the rear of the property and would not align with any other material on the project. Elevations of the sliding gates and refuse gate has been provided. The rear fence can be seen in the South Elevation on A201 Exterior Elevations.**

Circulation:

23. Please revise the plans to dimension the construction of a new 6-foot wide sidewalk along the Greenway Road frontage, per DSPM 5-3.110.
 - **The site plan has been revised to accommodate a new 6-foot wide sidewalk. If possible, we would like to be granted by the DRB to use a 5-foot wide sidewalk to avoid the possible right-of-way, non-motorized public access easement concerns. Furthermore, the adjacent properties to the west and north have a 5'-0" wide sidewalk. Note the property to the east does not have a sidewalk and the existing fire hydrant would have to be moved to provide a sidewalk.**

Site:

24. Please revise the plans to:
 - a. Show consistent parking configurations between the various plan sheets.
 - **Parking configurations have been coordinated between plan sheets. Note the rear parking area is meant to be flexible and rearrangeable, therefore the owner would like to not provide permanent parking curbs or stripping.**

- b. Show the location of water and sewer main adjacent to the site.
 - **The water and sewer mains have been added to the Architectural Site Plan, refer A011.**
 - c. Show the location of the water meter and backflow preventor.
 - **The water meter and backflow preventor have been added to the Architectural Site Plan, refer A011.**
 - d. Show the location of the sewer tap and service line to the buildings.
 - **The sewer tap and service lines are shown on the civil plans, please refer C400, C500. Main lines have been added to the Architectural Site Plan, refer A011.**
 - e. Show and dimension the location of the nearest fire hydrant.
 - **The nearest fire hydrant has been noted and dimensioned on the Architectural Site Plan, refer A011.**
 - f. Show the dedication of safety triangles at both site driveways; what is shown on the site does not appear to be correct. DSPM 5-3.123, Fig. 5-3.27.
 - **Safety visibility triangles have been added to both driveways per DSPM 5-3.123. Previous triangles shown were the traffic safety triangles and the note has been revised, refer DSPM Figure 5-3.27.**
 - g. Show site driveways to conform to CL-1 driveway standards, Standard Detail #2256. DSPM 5-3.200; DSPM 5-3.205; COS Standard Detail Drawings – 2015 Revision.
 - **Noted northeast driveway is a flipped but wider version of the CL-1 driveway, this was intended to allow for a larger landscaped area at the boundary line. The current design is wider at the entry (27'-0" @ narrowest point). Northwest driveway is in compliance with CL-1 driveway standards, Standard Detail #2256. DSPM 5-3.200; DSPM 5-3.205; COS Standard Detail Drawings – 2015 Revision.**
 - h. Show a sidewalk connection from the building to the street that is a minimum of 6-feet wide in accordance with DSPM 2-1.808.
 - **If possible, we would like to be granted by the DRB to use a 5-foot wide sidewalk connection from the building to the street as it would align with the ADA 5'-0" aisle and proposed 5-foot wide sidewalk along the street. The sidewalk connection also expands from 5'-0" to 8'-0" wide once it reaches the parking lot.**
25. If sidewalk along the site frontage extends outside the right-of-way, a non-motorized public access easement will be required for portions of the private property.
- **If possible, we would like to be granted by the DRB to use a 5-foot wide sidewalk connection to the street to avoid the possible right-of-way, non-motorized public access easement concerns. Furthermore, the adjacent properties to the west and north have a 5'-0" wide sidewalk. Note the property to the east does not have a sidewalk and the existing fire hydrant would have to be moved to provide a sidewalk.**

Airport:

26. The following requirements need to be completed with final plan submittal:
- a. Height Analysis – Applicant must conduct a height analysis through FAA and submit FAA response.
 - b. Incorporate Airport Noise and Overflight Disclosure (Sec. 5-356)
 - c. Record and grant an aviation easement to the city (Sec. 5-357)
 - **All documentation above has been reviewed and approved by the FAA. The Airport Noise and Overflight Disclosure and Aviation Easement was provided during the initial DRB submittal.**

Daniel Childers, AIA
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480.894.4637



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2019-AWP-15322-OE

Issued Date: 01/03/2020

Daniel Childers
 Architekton
 464 S. Farmer
 101
 Tempe, AZ 85281

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Silver King
 Location: Scottsdale, AZ
 Latitude: 33-37-30.48N NAD 83
 Longitude: 111-55-12.16W
 Heights: 1475 feet site elevation (SE)
 30 feet above ground level (AGL)
 1505 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 07/03/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (816) 329-2527, or marla.wierman@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-15322-OE.

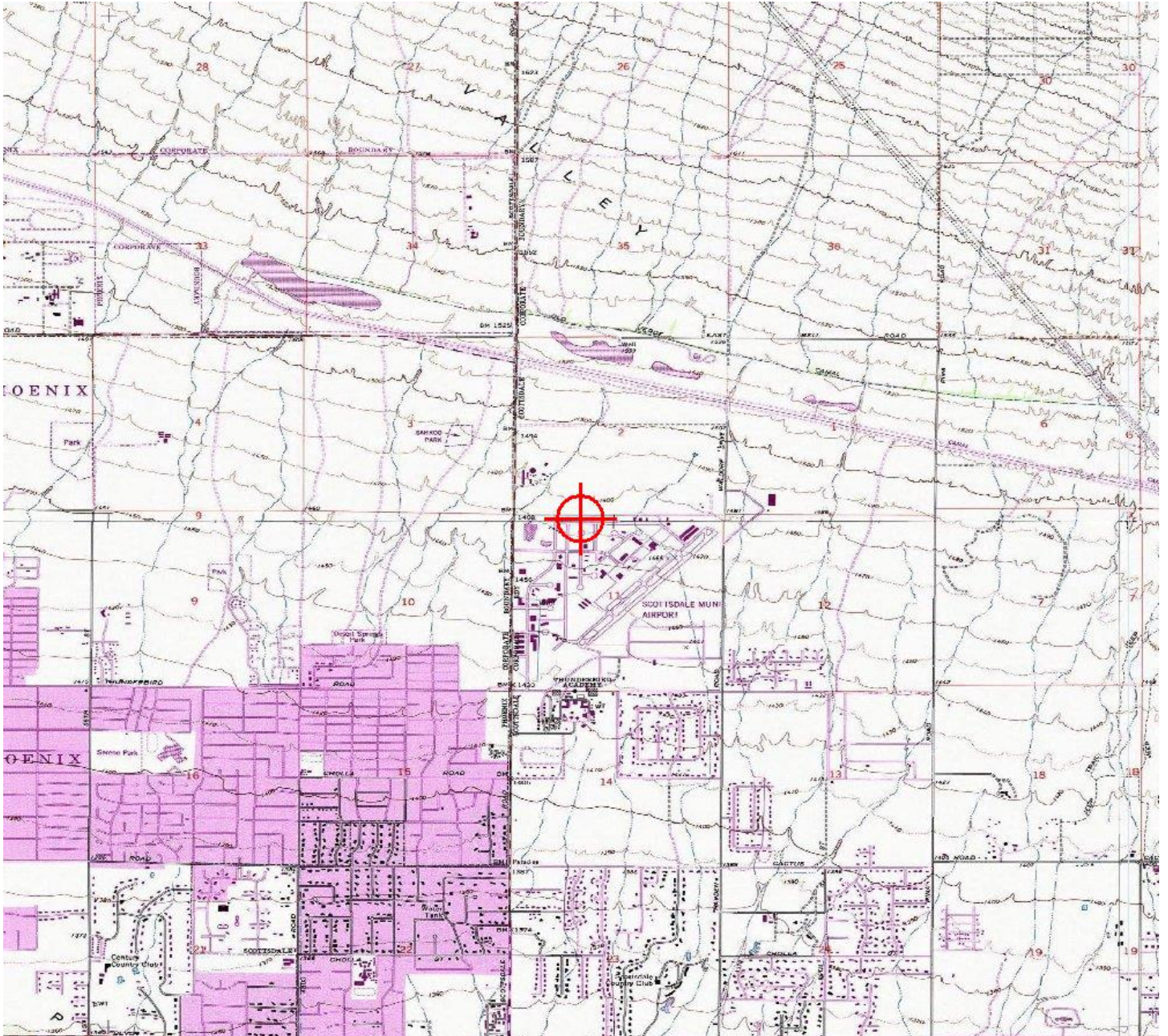
Signature Control No: 425116602-426646780

Marla Wierman
Technician

(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2019-AWP-15322-OE



Berry, Melissa

From: Daniel Childers <daniel.t.childers@gmail.com>
Sent: Friday, February 21, 2020 7:23 AM
To: Barnes, Jeff
Cc: Daniel Childers
Subject: Re: Silver King 55-DR-2019 Second DRB Submittal

⚠ External Email: Please use caution if opening links or attachments!

Thank you Jeff - Understood regarding the landscape setback requirement at the streetline. We will work on revising all applicable sheets ASAP.

If possible, we'd still like to move forward with our DRB application and review with the understanding the setback requirement is being captured/revised. I am confident we would have updated documents in time for our DRB city meeting, and would prefer to not hold up the process any longer.

Looking at the site plan, we have room to shift the building, drive, and parking 5'-0" to the south to accommodate the setback. From a design perspective the only revision would be an additional 5'-0" of landscaping along the street (ie visually the rendered perspectives and elevations would look the same).

Thanks and please let me know your thoughts or concerns with this approach.

Daniel Childers AIA

Architect

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On Feb 20, 2020, at 4:54 PM, Barnes, Jeff <JBarnes@scottsdaleaz.gov> wrote:

Dan,

I saw that you uploaded your resubmittal materials. In quickly checking through them to make sure we have a complete resubmittal to review, I had one item that stood out that I wanted to see if you wanted an opportunity to take a closer look at before we start our review cycle. I know we discussed the possibility reaching differing opinions on some design related items and taking those to the DRB for their decision, but I noticed one code related item that could be a big impact. The response to our comment regarding the 20-foot parking setback you talk about street line versus property line, but our Zoning Ordinance (Sec. 3.100) defines them as being one in the same:

"Street line shall mean a dividing line between a lot, tract or parcel of land and a contiguous street (right-of-way)."

My question to you is: Knowing that this will be a reoccurring comment that could have larger impacts to the overall site layout, would you like more time to assess that resolution before we start in on our reviews?

Jeff

From: Barnes, Jeff
Sent: Wednesday, February 19, 2020 4:40 PM
To: D Childers <daniel.t.childers@gmail.com>
Cc: Daniel Childers <danielchilders@architekton.com>
Subject: RE: Silver King 55-DR-2019 Second DRB Submittal

Sorry about that, it should be unlocked now.

From: D Childers <daniel.t.childers@gmail.com>
Sent: Wednesday, February 19, 2020 4:36 PM
To: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>
Cc: Daniel Childers <danielchilders@architekton.com>
Subject: Re: Silver King 55-DR-2019 Second DRB Submittal

⚠ External Email: Please use caution if opening links or attachments!

Good afternoon Jeff - Thanks for the call this morning. I'm looking to upload our revised Silver King DRB application to the online file exchange and it appears to be locked for uploads (55-DR-2019, Keycode 3462E). Could you please review and let me know if I'm looking at the right location?

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Using case number: **55-DR-2019** and Keycode: **3462E**

Thanks,

Daniel Childers AIA
Architect
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On Wed, Feb 19, 2020 at 9:31 AM D Childers <daniel.t.childers@gmail.com> wrote:

Good morning Jeff,

I wanted to follow up on my voicemail on Monday to see if we could setup a meeting to review and submit our revised DRB application for **Silver King 55-DR-2019**. Could you please let me know your availability?

Thanks, and please let me know if you have any questions!

Daniel Childers AIA
Architect
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