



Correspondence Between Staff and Applicant

Approval Letter

Denial Letter



May 14, 2021

1-DR-2021  
Ashley Nye  
Trammell Crow  
2575 E Camelback Rd Ste 400  
Phoenix, AZ 85016

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 1-DR-2021 Raintree Drive Residential

The Development Review Board approved the above referenced case on May 6, 2021. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Accepted Basis of Design Reports
- Accepted Case Drainage Report
- Construction Document Submittal Requirements/Instructions
- DRB - This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
- These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Jeff Barnes, 480-312-2376.
- Table: "About Fees" – This is provided as a brief overview of fee types. A plan review fee is paid when construction documents are submitted. You may review the current year's fee schedule at: <https://www.scottsdaleaz.gov/planning-development/fees>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500 with any questions regarding fees.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including, but not limited to, the owner, engineers, architect, and developer.**

Sincerely,

Jeff Barnes  
Senior Planner  
jbarnes@ScottsdaleAZ.gov

## About Fees

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources Non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Commercial, foundation, addition, tenant improvement/remodel</li> <li>▪ Apartments/Condos</li> <li>▪ Engineering site review</li> <li>▪ Signs</li> <li>▪ Plat fees</li> <li>▪ Misc. Plan Review</li> <li>▪ Lot Tie/Lot Split</li> <li>▪ Pools &amp; Spas</li> <li>▪ Recordation</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins
Residential	Application	<ul style="list-style-type: none"> <li>▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>	At time of application submittal
	Plan Review	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, standard plans</li> <li>▪ Engineering site review</li> <li>▪ Misc. plan reviews</li> </ul>	At time of construction document submittal
	Building Permit	<ul style="list-style-type: none"> <li>▪ Single family custom, addition, remodel, detached structure, standard plans</li> <li>▪ Fence walls or Retaining walls</li> <li>▪ Misc. Permit</li> <li>▪ Signs</li> </ul>	After construction document approval and before site construction begins



**Community & Economic Development Division  
Planning and Development Services**

7447 East Indian School Road, Suite 105  
Scottsdale, Arizona 85251

4/2/2021

Ashley Nye  
Tramell Crow  
2575 E Camelback Rd Ste 400  
Phoenix, AZ 85016

RE: Determination of a Development Review Board hearing

Dear Ms. Nye:

Your Development Application case 1-DR-2021, Raintree Drive Residential, is scheduled on the May 6, 2021 Development Review Board hearing agenda.

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 5/3/2021. Please limit your presentation to a maximum of 10 minutes.

The Planning and Development Services Division has had this application in review for 38 Staff Review Days.

Thank you,

Jeff Barnes  
Senior Planner



2/18/2021

Ashley Nye  
Tramell Crow  
2575 E Camelback Rd Ste 400  
Phoenix, AZ 85016

RE: **1-DR-2021**  
Raintree Drive Residential  
**5Q220 (Key Code)**

Dear Ms. Nye:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/25/2021. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

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

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

**Zoning:**

1. Please submit a revised Project Narrative that notes the current zoning on the site, which is Planned Community, Planned Airpark Core Development – Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD).
2. Please revise the Color & Material Sample Board to include the manufacturer name, color/material name, and Light Reflectance Value for all materials and colors proposed for this development. Please also include a sample of the MT-1 material (Zoning Ordinance, Sec. 1.305.A.)
3. Please revise the floor plans to ensure all parking spaces are a minimum of 9-feet in width, in accordance with the minimum dimensions specified in Zoning Ordinance Sec. 9.106. "Compact" parking spaces are not supported by our zoning ordinance.
4. Please revise the open space plan to match the improvements on the site plan, specifically the location and width of the new sidewalk along E. Raintree Drive and remove the "right-of-way open space" from the calculation of provided open space. (Zoning Ordinance, Sec. 1.305.A.)
5. Please revise the photometric cut sheets to highlight the specifications that will be used for each light fixture (color temp, lumens, finish, etc.). (Zoning Ordinance, Sec. 1.305.A.)

1-DR-2020  
3/9/2021

#### Building Design:

6. Please revise the building elevations to meet the requirements of Stipulations #8 and #9 of zoning approval 19-ZN-2019, which note additional solar shading of windows and integration of balconies.
7. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.A.3.
8. The site cross sections appear to show a portion of the building overrun area exceeding the maximum allowable building height of 69 feet. Please revise the project plans to ensure all building heights are contained within the maximum allowable building height.
  - a. Please provide correlation to the building height calculations based on the defined measurement from the baseline of the average top of curb, plus one foot, specified in the Definitions Sec. 3.100 of the Zoning Ordinance.
9. Please provide information and details related to the roof drainage system. Roof drainage systems, excluding overflow scuppers, shall be interior to the building, or architecturally integrated within the design of the structure. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Zoning Ordinance Sec. 7.105.C.

#### Landscape:

10. Please revise the landscape plan and hardscape plan to match the improvements on the site plan, specifically the location and width of the new sidewalk along E. Raintree Drive and location of trees along the roadway as a result. (Zoning Ordinance, Sec. 1.305.A.)
11. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Sec. 10.200.
12. 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 Sec. 10.501.A.

#### Drainage:

13. Please submit revised Drainage Report and Preliminary G&D Plans, including a 75% level of design and analysis with a preliminary grading and drainage plan to allow an analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff

#### Water and Waste Water:

14. Please submit the revised Water and Wastewater Design Reports per the comments provided.

#### **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:

Landscape Design:

15. Please revise the landscape plan to indicate trees species along the E. Raintree Drive frontage that match those planted with the recently completed office development to the east of the site.
16. Please consider the use of a seedless variety of Mesquite tree in areas of pedestrian activity.
17. Avoid conflicts between the size of mature trees and light fixtures. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.
18. Please add a note to the Landscape Plan, as follows: Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM 2-1.501.L.

Building Elevation Design:

19. Please revise the material palette sheet to provide an alternative color for the warm white color. The Scottsdale Sensitive Design Principles suggest muted earth tones for paint and applied materials. To achieve that guideline, warm white colors should have a Light Reflective Value of 70 or less.
20. Please 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.
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.
22. Please provide section drawings of the proposed exterior shade devices. Please provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
23. Please Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. (Zoning Ordinance, Sec. 1.305.A.)
24. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

25. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

Lighting Design:

26. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation, in accordance with the City of Scottsdale Exterior Lighting Policy and DSPM.

- a. The submitted Photometric Plan appears to reflect a 14.7 foot-candle maintained maximum, in excess of the 10.0 foot-candle called for above.

**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:

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27. Please provide details on the community amenities (pool, fountains, required private open space, etc) with the next submittal.

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28. There appears to be an error in the Color Elevation PDF that obstructs the lower portion of the east and north elevations, which does not occur on the black and white elevation drawing. This may be a computer specific glitch, but please verify that the document is rendering correctly.

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.

The Planning & Development Services Division has had this application in review for 19 Staff Review Days since the application was determined to be administratively complete.

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

If you have any questions, or need further assistance please contact me at 480-312-2376 or at [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov).

Sincerely,



Jeff Barnes  
Senior Planner

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

**Case Number: 1-DR-2021**

**Key Code: 5Q220**

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- Lighting Site Plan(s):
- Photometric Analysis Plan(s):
- Floor Plan(s):
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- Site Cross Sections:
- Revised Material Board

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2/18/2021

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Sincerely,



Jeff Barnes  
Senior Planner

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

**Case Number: 1-DR-2021**

**Key Code: 5Q220**

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- Site Cross Sections:
- Revised Material Board

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

- Revised Drainage Report:
- Revised Water Design Report:
- Revised Wastewater Design Report:

March 5, 2021

Jeff Barnes, Senior Planner  
Planning and Development Services  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251

E: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)  
Ph: 480-312-2376

**Re:** Raintree Drive Residential | ESG Project No: 219514

**City of Scottsdale Case #: 1-DR-2021**  
**Key Code: 5Q220**

Dear Jeff,

Please refer to our responses to '1-DR-2021\_V1\_Comment Letter' in **red** in the pages that follow.

**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 submit a revised Project Narrative that notes the current zoning on the site, which is Planned Community, Planned Airpark Core Development – Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD).

**RESPONSE: Corrected. Refer to revised narrative.**

2. Please revise the Color & Material Sample Board to include the manufacturer name, color/material name, and Light Reflectance Value for all materials and colors proposed for this development. Please also include a sample of the MT-1 material (Zoning Ordinance, Sec. 1.305.A.)

**RESPONSE: Materials have been updated. Refer to revised color and material sample board on At.5.**

3. Please revise the floor plans to ensure all parking spaces are a minimum of 9-feet in width, in accordance with the minimum dimensions specified in Zoning Ordinance Sec. 9.106. "Compact" parking spaces are not supported by our zoning ordinance.

**RESPONSE: Parking spaces have been revised to 9'-0", with the exception of the accessible stalls, which are 11'-0" wide. Parking counts have been revised and noted on revised site plan Af.1. Refer to revised floor plans on A.w.1,**

**A.w.2, A.w.3, and A.w.4 for parking stalls.**

4. Please revise the open space plan to match the improvements on the site plan, specifically the location and width of the new sidewalk along E. Raintree Drive and remove the “right-of-way open space” from the calculation of provided open space. (Zoning Ordinance, Sec. 1.305.A.)

**RESPONSE: Refer to revised calculation on sheets LA-100A and LA100-B. The Right of Way calculations have been excluded from the Total Open Space Calculations but are still noted on the calculations (Norris)**

5. Please revise the photometric cut sheets to highlight the specifications that will be used for each light fixture (color temp, lumens, finish, etc.). (Zoning Ordinance, Sec. 1.305.A.)

**RESPONSE: Refer to revised photometric cut sheets for additional information requested. Refer to A.x.1 and A.x.2.**

Building Design:

6. Please revise the building elevations to meet the requirements of Stipulations #8 and #9 of zoning approval 19-ZN-2019, which note additional solar shading of windows and integration of balconies.

**RESPONSE: #8 - The balconies are largely inset to provide shading and recede into the building architecture. The materials and detailing are consistent with the balconies and architectural language throughout the project. #9 - Shading design and details have been updated to provide a greater level of protection at building fenestration by extending shading devices further from the building facade. See additional shading details on A.t.2, A.hh.1**

7. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.A.3.

**RESPONSE: The majority of the rooftop mechanical units are fully screened with the use of parapets. Additional rooftop screening has been added to fully screen the mechanical units that are not screened fully by the parapets. Refer to revised building elevations on A.t.1-A.t.4 and roof plan on A.w.4 for additional roof screening.**

8. The site cross sections appear to show a portion of the building overrun area exceeding the maximum allowable building height of 69 feet. Please revise the project plans to ensure all building heights are contained within the maximum allowable building height.

**RESPONSE: All building heights are contained within the maximum allowable building height. Refer to revised cross sections on A.i.1 for correction.**

a. Please provide correlation to the building height calculations based on the defined measurement from the baseline of the average top of curb, plus one foot, specified in the Definitions Sec. 3.100 of the Zoning Ordinance.

**RESPONSE: Refer to revised cross sections on A.i.1 and building elevations At.1-At.4 for revised building height per the zoning definition.**

9. Please provide information and details related to the roof drainage system. Roof drainage systems, excluding overflow scuppers, shall be interior to the building, or architecturally integrated within the design of the structure. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize

erosion or staining of nearby building walls and directs water away from the building foundations.  
Please refer to Zoning Ordinance Sec. 7.105.C.

**RESPONSE: All primary roof drains are piped to drain through the building to be collected under slab. Overflow drains are scuppered. Splash blocks are provided at grade to control the flow of water. Refer to revised roof plan on A.w.4 and elevations on At.1-A.t.4.**

Landscape:

10. Please revise the landscape plan and hardscape plan to match the improvements on the site plan, specifically the location and width of the new sidewalk along E. Raintree Drive and location of trees along the roadway as a result. (Zoning Ordinance, Sec. 1.305.A.)

**RESPONSE: Landscape and Hardscape plans have been updated to show the new sidewalk along E. Raintree Drive. Refer to updated landscape plan sheets LA-101 and LA-301.**

11. Revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Sec. 10.200.

**RESPONSE: Calculations have been added to the landscape plan. Refer to updated landscape plan sheets LA-301 and LA-302.**

12. 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 Sec. 10.501.A.

**RESPONSE: Additional plant material has been provided to ensure open space of DG does not exceed 7' in any direction. Refer to updated landscape plan sheets LA-301 and LA-302.**

Drainage:

13. Please submit revised Drainage Report and Preliminary G&D Plans, including a 75% level of design and analysis with a preliminary grading and drainage plan to allow an analysis of the viability of the proposed project and an in-depth evaluation of the function and design of the stormwater management system by City staff

**RESPONSE: Refer to updated Drainage and Preliminary G&D Plans.**

Water and Waste Water:

14. Please submit the revised Water and Wastewater Design Reports per the comments provided.

**RESPONSE: Refer to updated Water and Wastewater Design Reports.**

**Water Comments:**

- Page 2: These connections need to be shown on the site plan.**
- Response: Connections shown and labeled on Water Exhibit. See legend for pipe sizing.**
- Page 3: This requires a vault. Show on site plan.**
- Response: The vault location has been added to the Water Exhibit.**
- Page 3: 8" Shown on our GIS**
- Response: This service stub is no longer being utilized.**
- Page 3: Not shown on site plan.**

**Response: Existing and Proposed hydrants have been labeled on the Water Exhibit.**  
**Page 3: How is minimum pressure of 50 psi maintained at highest floor?**  
**Response: Minimum Pressure at highest floor to be confirmed by plumbing engineer.**  
**Exhibit: Show all connections and location of hydrant relocation on site plan.**  
**Response: Proposed services and existing/relocated hydrant labels have been added as noted.**

**Sewer Comments:**

**Page 2: Show building lateral on site plan. Indicate diameter.**  
**Response: Building Laterals shown on Sewer Exhibit. See legend for pipe sizing.**  
**Page 2: Is there a swimming pool within site. If yet, need to account for backwash into sewer system.**  
**Response: A swimming pool is included on site. The plumbing engineer will account for pool backwash within the internal building design.**  
**Exhibit: Raintree sewer at this location flows west to Northside not east.**  
**Response: Raintree sewer has been revised in the exhibit to show continuation west as noted.**  
**Exhibit: What diameter is this?**  
**Response: See the legend for pipe sizing.**  
**Exhibit: What is the slope of this line.**  
**Response: Slopes for all sewer lines in the private drive have been added to the exhibit.**

**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:

**Landscape Design:**

- 15. Please revise the landscape plan to indicate trees species along the E. Raintree Drive frontage that match those planted with the recently completed office development to the east of the site.  
**RESPONSE: The trees along Raintrees will be Foothill Palo Verde to match the development to the east of this site. Refer to revised landscape plan sheet LA-301.**
  
- 16. Please consider the use of a seedless variety of Mesquite tree in areas of pedestrian activity.  
**RESPONSE: In order to comply with COS requirements noting that no thorny plants shall be located adjacent to pedestrian walkways, we have changed all Mesquite Trees to Seedless Desert Willows and Foothill Palo Verde. Refer to revised landscape plan sheets LA-301 and LA-302.**
  
- 17. Avoid conflicts between the size of mature trees and light fixtures. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures. Please refer to Scottsdale Sensitive Design Principle 13.  
**RESPONSE: Tree locations have been coordinated so that the trunk of the tree is 20’ away from the light pole location. Refer to revised landscape plan sheets LA-301 and LA-302.**
  
- 18. Please add a note to the Landscape Plan, as follows: Thorny trees, shrubs and cacti shall be planted

so that their mature size/canopy will be at least 4 feet away from any walkways or parking area curbing. Please refer to DSPM 2-1.501.L.

**RESPONSE:** Note has been added to the Landscape Plan. Refer to revised landscape plan sheets LA-301 and LA-302.

Building Elevation Design:

19. Please revise the material palette sheet to provide an alternative color for the warm white color. The Scottsdale Sensitive Design Principles suggest muted earth tones for paint and applied materials. To achieve that guideline, warm white colors should have a Light Reflective Value of 70 or less.

**RESPONSE:** An alternate color has been selected to meet this requirement. Refer to revised color and material sample board on At.5.

20. Please 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.

**RESPONSE:** Refer to added details on A.hh.1.

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.

**RESPONSE:** Refer to added details on A.hh.1.

22. Please provide section drawings of the proposed exterior shade devices. Please provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

**RESPONSE:** Shading design and details have been updated to provide a greater level of protection at building fenestration by extending shading devices further from the building facade. See additional shading details on A.t.2, A.hh.1

23. Please Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. (Zoning Ordinance, Sec. 1.305.A.)

**RESPONSE:** Refer to revised exterior elevations on At.1-At.4

24. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and

service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

**RESPONSE: The SES will be located inside the parking ramp at level 1. Refer to the note on revised floor plan A.w.1.**

25. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.

**RESPONSE: Roof access is through a door at the stair at the southeast at Level 6. Refer to revised roof plan A.w.4.**

Lighting Design:

26. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation, in accordance with the City of Scottsdale Exterior Lighting Policy and DSPM.

**RESPONSE: Refer to revised site photometric plan on A.x.1.**

a. The submitted Photometric Plan appears to reflect a 14.7 foot-candle maintained maximum, in excess of the 10.0 foot-candle called for above.

**RESPONSE: Refer to revised site photometric plan A.x.1.**

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:

27. Please provide details on the community amenities (pool, fountains, required private open space, etc) with the next submittal.

**RESPONSE: Refer to added sheet A.w.1.1.**

Building Elevations:

28. There appears to be an error in the Color Elevation PDF that obstructs the lower portion of the east and north elevations, which does not occur on the black and white elevation drawing. This may be a computer specific glitch, but please verify that the document is rendering correctly.

**RESPONSE: This has been corrected. Refer to revised exterior elevations on A.t.1-A.t.4.**

Sincerely,

Maria Ambrose, NCARB, AIA, LEED AP  
Principal  
Ph: 612.373.4608 | E: [maria.ambrose@esgarch.com](mailto:maria.ambrose@esgarch.com)

ELNESS SWENSON GRAHAM ARCHITECTS, INC.

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

**Case Number: 1-DR-2021**

**Key Code: 5Q220**

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **5Q220**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

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

Digital submittals shall include one copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- Revised Narrative for Project:
- Site Plan:
- Open Space Plan:
- Elevations:
- Landscape Plan:
- Lighting Site Plan(s):
- Photometric Analysis Plan(s):
- Floor Plan(s):
- Phasing Plan(s):
- Site Cross Sections:
- Revised Material Board

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

- Revised Drainage Report:
- Revised Water Design Report:
- Revised Wastewater Design Report: