



29-DR-2021 Response Letter

Pepin Restaurant Remodel
7363 N. 2nd St
Scottsdale, AZ 85251
786-PA-2020

Jeff Barnes
Senior Planner
City of Scottsdale
Planning and Development Services

Dear Mr. Barnes,

Thank you for providing 1st Review Comments to our DRB application submittal.

The following is our response to concerns and requirements noted in the Comments Letter dated August, 26, 2021.

Zoning:

1. Please submit a revised Project Narrative that addresses the Development Review Board criteria set forth in Sec. 1.904 of the Zoning Ordinance

Response: Project Narrative was updated to include paragraph addressing Development Review Board Criteria

Engineering:

2. In accordance with SRC Ch.48, please revise the plans to reflect the parcel boundaries. Please note that the Private Improvement in the ROW Agreement or lease from the city for the Outdoor Dining patio will need to be attained prior to permit issuance. Please note on site plan, accordingly.

Response: Keynote 18 was provided on Site Plan A-1.0 relative to lease agreement for Outdoor Dining Patio required to be obtained prior to permit issuance. Coordination and documentation related to the lease agreement is in progress between the owner Tom Frenkel and the City's Real Estate Management office.

3. In accordance with SRC Ch. 48, private improvements may not be placed within public easements. The new SES cabinet is private infrastructure servicing only this project. Please revise the plans to relocate the SES and any other project establishment improvements (bathroom, stairs etc.) to positions outside of the easements and/or alley right-of-way. Please update site plan accordingly

Response: All proposed improvements including SES (located along the west property line), bathrooms and stair (located along north property line) are contained completely within the property boundaries – property lines are identified on Site Plan with keynote 1.

Landscape Design:

4. The proposed landscape plans provide for landscaping of the pedestrian pathway adjacent to the site on the north side. This area is located off-site and on an adjacent property. Please provide documentation of agreement of these landscape improvements from the adjacent property owner with the next submittal.

Response: Letter of agreement from AZ88 President Dale Jodoin is attached with the resubmittal.



Building Elevation Design:

5. 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 Section 7.105.C and DSPM 2-1.401.4.

Response: Roof drainage pattern was coordinated with the civil engineer - Jeff Hunt of Cypress Development. Flat roof over one story portion of the building will drain towards the west – consistent with the existing drainage pattern near NWC of the building - locations of roof drains are shown on Site Plan A-1.0 with keynote 25. The high roof is comprised of faceted planes forming a multidimensional volume – sloping towards the west. The intent is to capture the runoff thru internal roof valleys into an internal drains. Drains will be piped down thru wall cavities of the first level and under first floor slab, then directed east to discharge into the existing City storm water system (18" storm drain – see TOPO survey). These underground drains will be shown on plumbing plan after the system is designed – at this stage there is no good way to indicate specific locations on site plan. The overall design of the system will NOT require any exposed scuppers or downspouts.

6. Please revise the plans to better integrate the SES into the building as opposed to placing it extending from the rear building face into the alley. In accordance with DSPM 2-1.402, 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.

Response: Plan was revised to include an integral enclosure for the SES cabinet (illustrated on west elevation). SES is located inside an alcove created by new and existing western walls – new sliding panel/gate will create a visual screen for the equipment and add additional architectural element to the otherwise plain façade. The SES cabinet is recessed into the alcove while the enclosure panels are flush with the face of west wall, making it integral part of the design. Darker, brown color of the screen panels will break down the scale of the west wall and make it more pedestrian friendly while hiding scuffs typically observed along the “back of house” side of buildings. Panels slide for maintenance and inspections as required.

7. The north side of the site fronts a pedestrian entry point into the Scottsdale Mall area from the adjacent parking structure located west of the site. The Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG) note that building design should be to a human scale and add interest to the pedestrian experience. In concert with this direction, please revise the project plans to avoid blank walls void of articulation, provide additional ground-floor activation, and provide architecturally integrated shading on the north side of the building at the pedestrian walkway.

Response: The pedestrian passageway between our building and AZ88 is designed to enhance the pedestrian experience. The design includes new, undulating path meeting ADA accessibility standards with new added landscaping on both sides. Path includes a long bench fit within the curve of the path to provide a respite spot for pedestrians. Low wall and planter along the south edge of the passage create a visual and textural variety. The new wall of the restrooms which faces the passageway features a series of glass fins intended to articulate and break up the plane of the wall and to create an opportunity for light and shadow play. All of these elements provide additional ground-floor activation, are human scale and add interest to the



pedestrian experience. Regarding the shading: the passage way is self-shaded most of the time given the high volumes of walls on both sides. Adding overhead shading element would not be possible as the passage way is a public easement and outside the north boundary of our property.

8. Images of the building perspectives indicate that the proposed retaining wall and glass fence at the eastern edge of the lower-level patio will be at an angle to the ground. However, the building elevations seem to indicate that this same feature will be perpendicular to the ground plane and not at an angle. Please revise the project plans to clarify this discrepancy.

Response: Guardrail at the east edge of patio was re-designed to a straight, open steel frame element (straight glass guardrail remains on the 2nd floor level). The revised guardrail design created an opportunity for added integration into the park space below – extending the frame in the perpendicular direction formed an arm suitable for anchoring a bike. Using the frame in a pattern along the entire edge resulted in a bike rack grouping which will be able to serve the entire side of the park, becoming a unique node – a biker's spot.

9. The OTSUDAG emphasize the use of muted desert colors for building paints and materials. The proposed white porcelain tile appears to conflict this guideline. Please revise this material to meet the guideline.

Response: The proposed colors and materials palette was established in observance of the OTSUDG with focus on muted desert colors and involving earth tones with variety of textures. The selection of predominant materials proposed closely follows the guidelines. The porcelain tile is proposed to be used in a very limited way as an accent only. We believe that the selected tile material does not represent a departure from the guideline but rather falls within the “accent” characteristic reserved for elements not exactly fitting within the strict guideline interpretation as outlined in section of OTSUDG Materials 18.7. Porcelain tile is intentionally proposed only on faces of planters (where plant material will spill over) and on lower level bar die wall (where ease of maintenance is a concern at bar seating). The selected color name suggests “pure white”, however the actual material is an “off-white” tone – a physical sample can be provided for review. The porcelain tile occurs on two elevations only: east and north and represent approximately 5% and 8% area of the respective facades. The OTSDUG section 18 Materials, speaks of the importance of context and use of materials that “tie buildings into a composition of the neighborhood” – in our case the building is flanked by two, predominantly “white structures”- we believe that the limited use of a light colored tile is appropriate and fitting with the existing context and character of this specific area.

Lighting Design:

10. 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.

Response: Revised elevations show all building mounted lighting fixtures. Please note that most of the light fixtures are ceiling mounted, hence they are not visible on elevations.

11. All exterior luminaires that are mounted eight (8) feet or higher, above adjacent finish grade, shall be directed downward in accordance with Table 7.602.A.2. of the Zoning Ordinance. Please revise the proposed lighting to ensure all lighting is downlighting only.

Response: Revised Lighting Plan shows all luminaires directed downward.

Engineering:

12. In accordance with DSPM 2-1.601, please revise the plans to provide an additional 4-feet of right-of-way dedication for the alley and show the reconstruction of the alley sidewalk to a 6-foot minimum



width.

Response: The existing sidewalk along the Alley is 4'-0" and it is to remain – see keynote 26. The west wall of the existing building is on the property boundary (see attached survey drawing), portions of that wall will remain while new walls will be added – all to remain completely within the property boundaries, not in ROW. This issue was addressed during the Parkview project review and approvals – with the development extending to the property line and the existing 4'-0" sidewalk remaining.

13. In accordance with DSPM 2-1.309, for a shared refuse situation, please provide the following:

A. A shared refuse plan depicting the following:

- a. Route to and from establishment and shared refuse container.*
- b. Capacity of shared refuse container, taking in to account 1 container per 20,000 sq ft of building space or 1 dedicated container per restaurant or combination thereof, and 1 dedicated grease container per restaurant*
- c. Truck route to and from shared refuse container.*

B. Recorded shared refuse agreement.

Response: Items a, b and c as listed are noted and shown on Site Plan A-1.0. Keynotes 27 and 28. The area of the two restaurants sharing the containers is well under 20,000 sf: AZ88 3,900 + Pepin 7,345 sf = 11,245 sf total. Shared refuse agreement between AZ88 and former Pepin restaurant is on file with the City of Scottsdale and in existence for close to two decades – the proposed remodel will utilize the existing agreement.

Circulation:

14. There is an existing sidewalk along the west side of the existing building along the alley, that is proposed to be obstructed by the new SES cabinet (callout #15) and the new concrete site stair (callout #21). Please revise the design to leave the alley unobstructed.

Response: Existing 4'-0" sidewalk is to remain, unobstructed. The proposed SES cabinet and the enclosure intended to screen it and integrate it into the building design are all within the property boundaries – not obstructing the sidewalk. Similarly, the new concrete stair is contained within the property lines – not obstructing the sidewalk. Keynote 26 was added to Site Plan to clearly indicate location of the sidewalk.

Water and Sewer:

15. Sewer: Please confirm that the existing sewer service line is minimum 6-inch in size and per MAG 440-3. If not, please identify the connection of a new sewer service line on the southern 3rd of the fronting sewer line.

Response: Sewer Basis for Design Report (page 3) prepared by Cypress Civil Development, dated 5/19/21 and submitted with the DRB package indicates an existing 6" lateral sewer line near NWC of the structure and extending to existing 8" sewer line in the Alley.

16. Water: If possible, please coordinate new connections to the public water main with the replacement of the water main occurring as part of the civic center plaza redesign project being executed by the City.

Response: This is our intent – initial coordination has already begun and will continue between the civic center plaza redevelopment team and our civil engineer who will be preparing Utilities Plan for new Fire Line and Water Line to service the project.



Aline Architecture Concepts
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September 8, 2021

Thank you for your time and effort in considering our project DRB application and approval request. Feel free to reach out to our team for further clarifications.

Respectfully,
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