

Greystar-90th Street - RESPONSE MATRIX 1st Review Letter dated 12-1-2020 (issued 12-11-2020) Date: January 15, 2021	16-ZN-2020
Item	Response
Greystar Active Independent Living Rezoning	
Zoning Ordinance and Scottsdale Revise Code Significant Issues	
Planning, Katie Posler	
<p>22. The proposed project appears to be an age-restricted multi-family residential community and not a residential healthcare facility. The project narrative provides no mention of on-site care or licensing of the facility by the State. In addition, the site plan provides no services such as central dining. Multi-family residential is not a permitted land use within the Commercial Office (C-O) zoning district. Please revise the project plans and narrative to address the land use restrictions of the C-O zoning district, or alternatively, submit an application for rezoning of the site to a zoning district that permits multi-family residential (Zoning Ordinance, Sec. 11.201.)</p> <p>Zoning Ordinance Definition:</p> <p><i>Minimal residential health care facility</i> shall mean a residential health care facility which provides resident rooms or residential units, and may include independent living units and such services such as central dining, transportation and limited medical assistance.</p> <p>The submittal seems to appear as an active-adult-branded conventional apartment complex, consistent with the following two related webpages:</p> <p>https://www.greystar.com/business-services/property-</p>	<p>Per discussion with City Staff on 12/28, refinements have been made to the floor plan to demonstrate the resident services and amenities associated with the proposed minimal residential health care facility.</p> <p>Enlarged First Floor Amenity Plan added to Floor Plan exhibit. See sheet 12-11.</p> <p>Minimal residential health care by definition “may include independent living units with such services as central dining, transportation and limited medical assistance.” As reflected with the floor plan, in addition to the community dining areas (both indoor and outdoor), the facility offers a focus on wellness and resident care by offering wellness concierge and a wellness suite with rehabilitation services, physical therapy, telemedicine, massage, occupational and speech therapy. Transportation services will also be offered to the residents and specified in the Mobility section below.</p> <p>Summary of Ageility therapy services and the bWell wellness model have been added to Project Narrative. www.agilityphysicaltherapy.com www.bwellaging.com See Project Narrative pages 17 and 18.</p>

<p>management/active-adult https://www.mcknightsseniorliving.com/home/news/business-daily-news/greystar-launching-new-seniors-housing-brand/</p> <p>The minimal residential health care facilities we have been processing have had central dining and large kitchen areas. Offices were also more apparent in the other facilities for care services. Below is the difference in floor plans:</p>	
<p>2. Any existing GLOPE that conflicts with the proposed development must be abandoned by City Council prior to the issuance of any permit. See case 7-AB-2020 for review comments.</p>	<p>Underway.</p>
<p>Long Range, Adam Yaron:</p>	
<p>3. The City has completed the review of the above referenced development application submitted on October 20, 2020 (16-ZN-2020). The following 1st Review Comments represent the review performed by our team and is intended to provide you with guidance for compliance with General Plan and Character Area Plan policies, and guidelines related to this application.</p> <p>Please expand in the response to Goal 2, Bullet 2 of the Housing Element, remarking on how the sites operation and its associated building floor plan differs from traditional multifamily housing development. In this response, please consider the definition for Minimal Residential Health Care Facility as defined by the city's Zoning Ordinance:</p> <p>Minimal residential health care facility shall mean a residential health care facility which provides resident rooms or residential units and may include independent living units and such services such as central dining, transportation, and</p>	<p>See response to #1 above.</p> <p>Housing Goal 2, Bullet 2 revised in Project Narrative. See pages 17 and 18.</p>

<p>limited medical assistance.</p> <p>To this end, please also provide the planned North American Industry Classification System or NAICS code which would classify the planned business establishment by the type of economic activity. For example, Belmont Village Senior Living, located at the southeast corner of East Frank Lloyd Wright Boulevard and North 100th Street, is 623311 – Continuing Care Retirement Communities.</p>	
<p>4. Please respond to Goal 5, bullets 1, 2, 3, 4, and 8 of the Land Use Element which seeks to develop land use patterns that are compatible with and support a variety of mobility opportunities/ choice and service provisions. Please also note in the response Scottsdale Trolley's Mustang Route is in proximal location to the subject site. (https://www.scottsdaleaz.gov/trolley)</p>	<p>Land Use Element – Goal 5 updated in Project Narrative. Trolley discussion and map provided. See pages 13-14.</p>
<p>5. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.</p>	<p>Community Involvement Element – Goal 1 added to Project Narrative. See page 19. Updated Community Involvement report included with resubmittal.</p>
<p>6. Please respond to Goal 5, Policy 5.2 of the Land Use Element of the GACAP which remarks that "Greater Airpark public amenities and benefits should be provided by the private sector when development bonuses, such as increased floor area, greater intensity, greater height development standards flexibility, and/or street abandonment are considered."</p>	<p>Land Use Element of GACAP Goal 5, Policy 5.2 added to the Project Narrative. See page 22.</p>
<p>Aviation, Sarah Ferrara:</p>	
<p>7. This project falls within the Airport Influence Area, AC-1, and is also considered a noise sensitive use. Because this project is seeking a noise use density increase, the project should go before the Airport Advisory Commission.</p>	<p>Acknowledged.</p>

<p>8. Per Scottsdale Revised Code, Chapter 5, Aviation Code the following stipulations if the project moves forward are required and need to be submitted prior to final plan approval:</p> <ul style="list-style-type: none"> • Height Analysis (Sec 5-354) – The owner of new development (and natural growth and construction equipment associated with new development), to be located within the twenty- thousand-foot radius of the Scottsdale Airport, that penetrates the 100:1 slope from the nearest point of the runway shall submit to the FAA the appropriate forms for FAA review. See FAA Form 7460-1. Before final plan approval, the owner shall submit the FAA response to FAA Form 7460- 1. • Fair Disclosure (Sec 5-355) – As recommended by the FAA Part 150 Noise Compatibility Study, each owner of property located in the areas labeled AC-1, AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall make fair disclosure to each purchaser. If a development is subject to Covenants, Conditions and Restrictions (CC&Rs), the owner shall include the disclosure in the CC&Rs. • Avigation Easement (Sec 5-356) – Before final plan approval for any new development, the owner of a new development in the areas labeled AC-1 for noise sensitive use shall grant the city, and record, an avigation easement satisfactory to the city attorney’s office. 	<p>FAA form7460-1 submitted 10/6/2020. Aeronautical Study Number 2020-AWP-11432-OE. Determination Letter received 12/29/2020 and is included with the resubmittal.</p>
Significant Policy Related Issues	
Planning, Katie Posler:	
<p>9. There are goals and policies that support the burial of existing overhead utility lines; the objective being to provide a public benefit and minimize visual impact. The</p>	<p>Per discussion with City Staff on 12/28, 69 KV lines to remain.</p>

<p>2001 General Plan (Growth Areas Element Goal 1, bullet 3 and Public Services and Facilities Element Goal 3, bullets 2 and 4) and the Greater Airpark Area Plan (Goal Public Service Facilities 1, Policy 1.1) both recommend and encourage burial of existing overhead utility lines, on-site and within utility easements as part of a redevelopment project. This is also a requirement of the Scottsdale Revised Code (Section 47-80) for utility lines in the right-of-way (including alleys).</p> <p>Please coordinate with APS to bury all existing above ground distribution and project service utility and cable lines within and adjacent to project site. Specifically, the utility poles along the property's southern boundary should be removed. As an alternative to undergrounding the lines, a fee in-lieu may be paid.</p>	
<p>10. Please revise the submittal to include two new streetlights along the N. 90th Street frontage. There are currently only streetlights on the east side of N. 90th Street so staff is requesting two lights on the west side next to the subject site. Please contact Hong Huo in the Traffic Management department in case you have any questions ((480) 312-7935).</p>	<p>Streetlights to be provided per City requirements. Locations TBD with electrical engineer during final plan review.</p>
<p>11. Please revise the Pedestrian and Vehicular Circulation Plan and Site Plan so that it indicates a pedestrian access for the proposed trail along N. 90th Street. Please revise the project plans to shift the location of proposed trees along N. 90th Street so that they do not conflict with the proposed trail located along the street frontage.</p>	<p>Site plan revised to include pedestrian access to trail. See Pedestrian & Vehicular Circulation Plan and Landscape Plans.</p>
<p>12. Please revise the project plans to provide a pedestrian connection to the new self-storage facility located west of the property.</p>	<p>No pedestrian connection is being proposed at this time in order to maintain a secured residential health care facility.</p>

13. Please identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. This may require coordination with the utility providers on more appropriate locations and paint colors to mitigate the visual impacts of those equipment on the site.	Above ground utility equipment has been labeled. See Site Plan, Electrical Plans, and Civil Plans.
Transportation, Phil Kercher:	
14. Please dedicate a 15-foot wide public nonmotorized access easement along the 90 th Street frontage to accommodate a public trail and match the existing dedications on the adjacent properties. 2004 Trails Master Plan, Trail Network, 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails); DSPM Sec. 8-3.200, Trail Classifications, 8-3.203.	15' Trail Easement added to Site Plans. See Site Plan and Landscape Plans.
14. Please update the site plan to include construction of an 8-foot unpaved trail with the dedicated 15-foot public nonmotorized access easement. Tie trail into the sidewalk at the north and south locations of the driveway. 2004 Trails Master Plan, Trail Network, 2016 Transportation Master Plan (Nonmotorized Vehicle Element – Trails); DSPM Sec. 8-3.200, Trail Classifications, 8-3.203.	8' unpaved trail added to Site Plans. See Pedestrian & Vehicular Circulation Plan and Landscape Plans.
16. Please update the site plan to include construction of a minimum 8-foot wide sidewalk along the site's 90 th Street frontage, separated from the back of curb and matching the existing sidewalk alignment to the north and south of the site. DSPM Sec. 5-3.110.	8' sidewalk added to Site Plan. See Pedestrian & Vehicular Circulation Plan and Landscape Plans.
17. Show the sight distance triangles at the site driveway; dedicate sight distance easements, as necessary. DSPM Sec. 5-3.123; Figs. 5-3.25 and 5-3.26.	Sight distance triangles added to Site Plan.

Engineering, Eliana Hayes:	
18. DSPM 1-2.400: Any GLO easements in conflict with proposed development + not required by city LAIPS or TMP will need to be abandoned by applicant prior to any permit issuance.	Underway, 7-AB-2020
19. DSPM 2-1.309 Update site plan with the following refuse requirements: <ul style="list-style-type: none"> • So that path of travel for the refuse truck accommodates a minimum vehicle of turning radius of 45 feet, and vehicle length of 40 feet. • For horizontal compactors: Provide a compactor container approach area that has a minimum width of fourteen (14) feet and length of sixty (60) feet in front of the container. • For both horizontal compactors: Non-self-contained compactors will require a grease interceptor with drain placed in compactor enclosure. 	Refuse Plan revised to show 45' min. refuse truck turning radius. Compactor enclosure repositioned to accommodate 60' clear approach area. Grease interceptor requirement for non-self-contained compactors noted.
20. DSPM 2-1.310: Update site plan with a 6' width accessible pedestrian route from the main entry of the development to project required 90 th ST sidewalk + multi-use trail. Update site plan accordingly.	6' wide accessible pedestrian route from main entry to 90th Street added. See Site Plan and Landscape plans.
21. DSPM 5-3.201: Provide cross access and emergency services access easement through project parcel to abutting parcels, west and south, update site plan accordingly. Dedications will be required prior to permit issuance.	Per 1/12/2021 meeting with City Staff, no cross access will be required.
Drainage, Alex Menez:	
22. Drainage Report: <ul style="list-style-type: none"> • Page 4 – The heading for the section discussing the scuppers along 90th St should be renamed “east” not “west.” • Page 6 – Discuss the function of the underground stormwater storage tanks (USSTs) in combination with 	<ul style="list-style-type: none"> • Page 4 The heading was changed. • Page 6 The function of the combined underground storage tanks and open retention was discussed in the report, explaining how the hydraulic system will be stabilized.

<p>the surface retention basins? According to the G&D you are proposing a 10' diameter USST underneath the 3' deep surface basin?</p> <p>G&D Plans:</p> <ul style="list-style-type: none"> • Provide invert elevations for storm drain trunk lines and USSTs. • Provide a profile for the USSTs, including any nearby utilities. • Show storm drains, USSTs and any utilities in the cross sections, especially sections C and D • USSTs must have a drainage easement extending to at least 5' from the edge of pipe (show on plan and on sections). <p>Comments for subsequent stages:</p> <ul style="list-style-type: none"> • DR case review will require 75% level G&D plans and an updated drainage report. • Understand that the USSTs will need to meet specific requirements during final design as outlined in our DSPM. 	<ul style="list-style-type: none"> • Invert elevations were provided for storm pipes. • Underground CMP's were added in the cross sections. • Storm drains were added to the cross sections. • A 5' easement was proposed around the CMP's <ul style="list-style-type: none"> • Acknowledged.
Technical Corrections	
Planning, Katie Posler	
<p>23. Please update the open space plan to clearly show the frontage open space differently than the common open space. Per ordinance:</p> <p><i>Frontage open space</i> is the meaningful open space between the street line and a building. Frontage</p>	<p>Open Space Plan has been extensively revised to improve clarity of information. Frontage Open Space calculations have been revised to demonstrate compliance.</p>

open space generally provides a setting for the building and visual continuity within the community. Frontage open space may extend between structures or between a structure and a side property line to a depth of not more than one-half (½) the width of the opening.	
24. On the site plan, please break down the square footage of building to explain the asterisk next to Gross Square Footage under the Floor Area Ratio category.	Building square footage breakdown has been added to Site Plan. Explanation of asterisk has been added. City of Scottsdale definition of Gross Building Area used to calculate Floor Area Ratio differs from commonly used IBC definition. Clarification of definition used was added to avoid potential future confusion during IBC code analysis.
25. Please demonstrate that Spencer Hale has authorization to sign on behalf of SFR Scottsdale. Please provide evidence or documentation that Spencer Hale has authorization to sign the application on behalf of the LLC.	Documentation from iStar included with resubmittal.
26. The net lot area on the site plan and ALTA survey do not match, please update plans.	Net Lot Area on architectural and Landscape plans has been revised to match ALTA survey. Calculations have been updated accordingly.
27. Please revise the roof plan and building elevations to demonstrate that mechanical equipment and screening do not occupy more than fifty percent of the roof area.	Roof Plan has been revised to include roof area calculations. Mechanical well occupies 46.4% of total roof area.
28. Please revise the project plans to provide a revised color for the main body color of "Snowbound". White and off-white colors should have an LRV that does not exceed 75 per the Sensitive Design Principles.	Elevations have been revised to replace main body color. LRV values for all colors have been added to Color Schedule.
29. Many of the windows on the south, east and west elevations are exposed without appropriate solar protection. Please revise the project plans to provide solar shading of windows. In addition, 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	1/11/2021 Meeting with City Staff. Elevations have been revised to improve solar protection of windows on South, East, and West facades. Solar protection is now provided to more than 70% of the South/east, and West windows by a combination of balcony and roof overhangs, grade level landscaping, eyebrow elements, deeply recessed windows and solar screens. New exhibits have been added to package to demonstrate shading: Solar Protection Analysis tables

<p>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.</p>	<p>on sheets 10-05 & 10-06 quantify distribution of solar protection types, with section details and shading calculations shown on sheet 10-07.</p>
<p>30. 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.</p>	<p>SES and electrical meters to be located internally. Locations of SES and Electrical Rooms have been labeled on Site Plan.</p> <p>Electrical service entrance sections are now shown on new added sheet, E1.5, electrical power distribution.</p>
<p>31. No fixture shall be mounted higher than sixteen (16) feet and all exterior lighting fixtures shall have a Kelvin temperature of 3000 or less per the City of Scottsdale Exterior Lighting Policy and DSPM.</p>	<p>SES and electrical meters to be located internally. Locations of SES and Electrical Rooms have been labeled on Site Plan.</p> <p>Electrical service entrance sections are now shown on new added sheet, E1.5, electrical power distribution.</p>
<p>32. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot- candles. All exterior luminaires shall be included in this calculation.</p>	<p>Corrected. Please see revised photometric plan, Sheet E1.2.</p>
<p>33. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot- candles. All exterior luminaires shall be included in this calculation.</p>	<p>Corrected. Please see revised photometric plan, Sheet E1.2.</p>
<p>34. 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</p>	<p>Corrected. Please see revised photometric plan, Sheet E1.2.</p>

included in this calculation.	
35. Please replace fixture S5 with a light that is fully cut off and directed downward.	Replaced S5 fixture with a fully cut-off fixture, see Sheet E1.3.
<p>36. Pursuant to the DSPM Section 2-1.702. (2), non-residential uses that are next to residential uses should install landscape improvements that are substantial enough in size and density in order to achieve the desired buffering. Please revise the landscape plan to include the following improvements:</p> <ul style="list-style-type: none"> • Utilize two (2) inch minimum caliper or larger tree materials; • Utilize the mature size of the tree canopy to determine the spacing between trees if the landscaped areas is less than 10 feet wide, or provide one (1) tree for every 300 to 400 square feet for larger landscaped areas; • Not utilize earth berms or mounding unless the mound is at least forty (40) feet away from the perimeter of the property; and • Not include landscape lighting that illuminates the tree canopies. 	<p>1. 2-inch caliper trees have been provided on the landscape plans.</p> <p>2. Mature size of canopy has been used to determine spacing between trees.</p> <p>3. Acknowledged.</p> <p>4. Acknowledged.</p>
37. Please provide quantities and caliper size of each listed species within the landscape legend.	As discussed with the City, caliper sizes have been provided for each tree within the plant legend. The quantities for all plant materials shall be provided at DRB.
38. Please update the landscape plan to include additional plants and trees adjacent to the first floor units as that open space is lacking planting.	As discussed with the City, quantities for all plant materials shall be provided at DRB.
39. Please consider providing direct pedestrian access to exterior ground floor units.	Greystar considered this request, but it does not work with the proposed residential health care program.

Transportation, Phil Kercher:	
40. Retain a 25-foot wide portion of the western GLO easement that aligns with the existing emergency and refuse access easement on the property to the west or (contingent on 7-AB-2020) dedicate a similar 25-foot wide emergency and refuse access easement. Modify the site plan to show this connection and remove parking spaces.	Per 1/12/2021 meeting with City Staff, no cross access will be required.
41. Provide an improved sidewalk and trail crossing of the site driveway on 90th Street. Narrow the exit lane to 20 feet of pavement; separate right and left turn lanes are not needed. Provide a cut in the entry island to allow the trail to continue across the driveway. Pull the island median nose back from 90th Street to allow pedestrians on the sidewalk to cross without being pushed toward the travel lane.	Site Plan has been revised with narrowed exit lane and modified entry island. See Site Plan & Landscape plans.
42. There does not appear to be enough room in front of the recycle container to allow for truck maneuvering. The container may have to be rotated to align with the parking aisle.	Recycling and compactor enclosures have been rotated to improve access. See Site and Refuse Plans.
Maps, Brian Kulina:	
43. Any existing GLOPE that conflicts with the proposed development must be abandoned by City Council prior to the issuance of any permit.	Acknowledged. Case 7-AB-2020 has been filed for the GLOPE abandonment.
44. Any required easement shall be dedicated prior to permit issuance. If two or more easement dedications are required, then a Map of Dedication must be prepared.	Acknowledged.