

## **2<sup>nd</sup> Street & Bishop Lane Response to City Comments**

### **11-07-2019**

1. Looking at the latest submittal, I am concerned with what I see on the building sections that call out the building stepbacks (see attached). These are showing a 3:1 ratio from 45' up. The ordinance, and the proposed development standards, require a 2:1 ratio. The ratio was not shown on the 1<sup>st</sup> submittal, but is now identified in the current submittal. If the sections are accurate, the building may in fact require modifications to the stepback requirement.

**Response: There are conflicting stepback standards between the Scottsdale Downtown Ordinance and proposed Bishop Lane Amended Development Standards and the Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG). The Bishop Lane design will conform to the Downtown Ordinance and proposed Bishop Lane Amended Development Standards with a stepback standard of 2:1.**

**Areas of the building that project beyond the 2:1 building stepback envelope are allowed per Section I and described on Sheet 6 (Site Sections), and Sheets 10- 13 (Building Elevations).**

2. It appears the setback on Bishop does not account for moving the curb for the angled parking spaces, since the setbacks are measured from back of curb, per the D district.

**Response: Setbacks will be measured from existing curb location and described on Sheet 4A (Site Plan Setback Exhibit)**

3. It is not clear that the building location requirements in Section F. of the attached standards is being met on 2<sup>nd</sup> street and on Bishop.

**Response: Section F requirements are met in the revised design and described on Sheet 4 (Site Plan), and Sheet 4A (Site Plan Setback Exhibit)**

4. It is not clear that the portions of building that exceeds 90' is complying with the Rooftop appurtenances limitations of 15 feet setback from perimeter of the building and 20% max coverage.

**Response: The revised building design complies with the rooftop appurtenance setback and maximum coverage requirements. These revisions are described on Sheet 20 (Roof Plan), and the associated roof overhang projection exceptions are described on Sheet 6 (Site Sections).**

5. We will need to discuss how the public access rights and maintenance will be handled for the proposed angled parking on Bishop. There will be limitations on the types of specialty material that can be used in the right-of-way.

**Response: Owner will enter into a maintenance agreement for the proposed angled parking area with the City of Scottsdale.**

6. We acknowledge the responses regarding the proposed density and parking. However, these will likely be key issues moving forward.

**Response: This will be an on-going discussion.**