

NELSEN PARTNERS, INC.
Austin | Scottsdale

—

15210 North Scottsdale Road
Suite 300
Scottsdale, Arizona 85254
480.949.6800

Principals

Brad J. Nelsen, ^{AIA, RAIA}
Philip J. Crisara, ^{AIA}
George A. Melara, ^{AIA}
Erston Senger, ^{AIA}

Directors

Jeff Brand, ^{AIA}
J. Scott Chasteen
Scott DeMont, ^{AIA}
Michael Martin, ^{AIA}
Carson Nelsen
Stephen L. Oliva, ^{AIA}

Associates

Lindsay Abati, ^{AIA}
Matthew Beaton, ^{AIA}
Stephen Hunt, ^{AIA}
Randy McManus
Bob Newell, ^{AIA}
Janet Quan
Sandra Saldaña

July 14, 2021

Greg Bloemberg
Senior Planner
City of Scottsdale
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251

RE: 17-DR-2021 | Southdale

Dear Mr. Bloemberg,

The following is our response to the first review comments. We appreciate the time and effort staff has put into the review. We believe the comments and issues are addressed as part of this letter and our re-submittal of the additional requested drawings. Our response follows the COS Staff comments in [BLUE](#).

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review and shall be addressed with the resubmittal. Addressing these items is critical to scheduling the application for public hearing and may affect staff's recommendation if not resolved. Please address the following:

Landscaping:

Please revise the landscape plan to demonstrate compliance with the McDowell Road Streetscape Design Guidelines; specifically, the "Traditional Resort" theme. Refer to stipulations for case 5-ZN-2020.

[LANDSCAPE PLAN UPDATED TO SHOW STREETScape TREES PER STIPULATIONS.](#)

Project Narrative:

Please revise the narrative to respond to all applicable criteria identified in Section 1.904 of the Zoning Ordinance. Format narrative to provide a general description of the project, followed by identification of each DRB criterion with a response to each.

[NARRATIVE REVISED TO STANDARDS ABOVE.](#)

Circulation:

Please provide additional details on how construction of required transit pad, landscaping, bench and trash container will be incorporated into the existing transit stop. Review the site plan to indicate required Public Transit and Access Easement. Refer to stipulations for case 5-ZN-2020.

[A NEW TRANSIT PAD AND IMPROVEMENTS PER COS DSPM WILL BE PROVIDED AT THE EXISTING TRANSIT STOP LOCATION AT THE CORNER OF 70TH STREET AND McDOWELL ROAD. IMPROVEMENTS TO INCLUDE: A BENCH, TRASH CONTAINER AND](#)

NEW LANDSCAPING FOR SHADE AS REQUIRED IN THE STIPULATIONS FOR CASE 5-ZN-2020. PLEASE SEE THE UPDATED SITE PLAN (SHEET A122) FOR THE TRANSIT PAD AND EASEMENT LOCATION.

Prior to issuance of the first Certificate of Occupancy for this project, the property owner is required to install traffic signal equipment necessary to provide permitted/protected left-turn phasing at the intersection of N. 70th Street and E. McDowell Road for eastbound and westbound approaches. Please note for construction plan submittal and acknowledge/identify on the site plan. Note: the addition of permitted/protected left-turn phasing will require new signal heads to be placed at this intersection. Provide detail of the proposed improvements so staff can assess any impacts at that that corner. Refer to stipulations for case 5-ZN-2020.

PROPERTY OWNER ACKNOWLEDGES PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, TRAFFIC SIGNAL EQUIPMENT NECESSARY TO PROVIDE PERMITTED/PROTECTED LEFT-TURN PHASING AT N. 70TH STREET AND E. McDOWELL ROAD FOR EASTBOUND-WESTBOUND APPROACHES SHALL BE INSTALLED. THE EQUIPMENT TO BE INSTALLED SHALL BE PART OF THE CONSTRUCTION DOCUMENT SUBMITTAL.

Engineering:

Per the stipulations for case 5-ZN-2020, overhead utility lines within and adjacent to the project site are required to be placed underground; specifically, a total of four utility poles in the alley along the west property line are to be removed. If the service lines connected to the multi-family buildings cannot be undergrounded, a payment in-lieu shall be paid as an alternative. If the in-lieu option is selected, the property owner/developer shall be responsible for 100% of the construction cost of undergrounding the lines, excluding the cost of connecting to the existing adjacent multi-family buildings. Please revise the site plan to indicate which option is being pursued.

PROPERTY OWNER IS ELECTING TO PROCEED WITH THE "PAYMENT IN-LIEU" OPTION AS DESCRIBED IN THE STIPULATIONS FOR CASE 5-ZN-2020.

Significant Policy Related Issues

The following policy related issues have been identified in the first review. Though some of these issues may not be critical to scheduling the application for public hearing, they may influence staff's recommendation pertaining to the application and should be addressed with the resubmittal. Please address the following:

Lighting:

1. As proposed, the "public park" space does not appear to be sufficiently lit to provide a safe and inviting environment. Please add pedestrian scale lighting (bollards) to the space to increase safety and make the space more inviting to the public. Provide a cut sheet for the proposed bollard with the next submittal. Refer to Section 2-1.209 of the DSPM.

BOLLARDS ARE ADDED ALONG AT THE PARK ENTRY AT 70TH STREET AND IN-GROUND PATH LIGHTING, LANDSCAPE AND BUILDING LIGHTING HAVE BEEN ADDED THROUGHOUT THE PARK SPACE TO PROVIDE BOTH SAFETY AND AMBIANCE WITHIN CONFORMANCE TO THE COS STANDARDS AND REQUIREMENTS. PLEASE SEE THE UPDATED SEE THE UPDATED LIGHTING PLANS AND FIXTURE SCHEDULE INCLUDED WITH THIS SUBMITTAL.

Building Elevation Design:

Please provide color building elevations without landscaping. Enlarge so staff can review design details (provide on 2 sheets if necessary). Include material and color legend and key materials and colors to the elevations. Refer to the Development Application Checklist. Additional comments may be generated after staff has had a chance to review the revised elevations.

THE COLOR ELEVATIONS ARE INCLUDED IN THIS SUBMITTAL AS REQUESTED. THE COLOR ELEVATIONS WERE ALSO PROVIDED FOLLOWING FIRST SUBMITTAL IN RESPONSE TO STAFF REQUEST, PLEASE SEE ATTACHMENT B INCLUDED WITH THIS LETTER, AN EMAIL CORRESPONDENCE REGARDING INITIAL STAFF COMMENTS AND NPI'S RESPONSE.

Drainage:

Please revise the preliminary G&D plan to include labels for Q100 entering and exiting the site, as well as overflow locations and elevations for stormwater storage areas.

RESPONSE: FLOWS ALONG 70TH STREET ADDED TO PLANS. THE OVERFLOW LOCATIONS, ELEVATIONS, AND FLOWS FOR THE RETENTION AREAS ADDED TO THE PLANS.

As discussed during review of the preliminary drainage report for case 5-ZN-2020, HEC-1 is not an acceptable method for estimating flows for an area of this size (+/-13 acres). The FCDMC Rational Method must be used. HEC-1 is acceptable for watersheds greater than 160 acres since it tends to underestimate flow for similar watersheds. The HEC-1 results were accepted at the zoning level but must be adjusted for the DRB case. Refer to Section 4-1.504 of the DSPM.

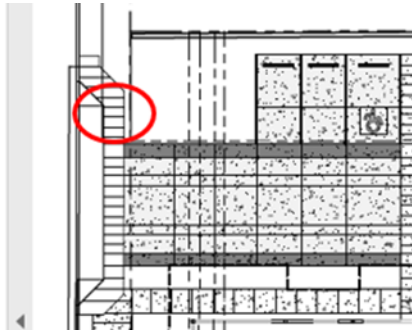
RESPONSE: PER E-MAIL HEC-1 FOR THIS PROJECT IS ALLOWED. PARAMETERS ARE INCLUDED IN REPORT. ANALYSIS WAS REVISED AND Q INCREASED FROM A MORE CONSERVATIVE APPROACH IN THE LAND USE. THE SOILS MAP IS INCLUDED IN THE REPORT. ALSO, AN IMPERVIOUS AREA EXHIBIT WAS CREATED AND SHOWS 50% IMPERVIOUS AREA. HEC-1 WAS UPDATED AND THE NEW 100-YEAR FLOW RATE IS 34 CFS.

Circulation:

Please revise the hardscape plan to confirm the required 8-foot wide sidewalk on McDowell Road will be concrete, not pavers as indicated.

NOTED. SEE SITE PLAN SHEET A122.

Please revise applicable plans to indicate the site driveways on both streets will conform to COS Standard Detail #2256 (Type CL-1) design. For the 70th Street driveway, as shown the apron extends beyond the drive aisle.



SITE DRIVEWAYS REVISED TO CONFORM TO COS STANDARD DETAIL #2256 (TYPE CL-1) DESIGN. APRON @ 70th ST. DRIVEWAY, NO LONGER EXTENDS BEYOND DRIVE AISLE. PLEASE SEE THE UPDATED SITE PLAN (SHEET A122) AND CIVIL PLANS.

Engineering:

Please revise the site plan to indicate a minimum 6-foot wide sidewalk from the lobby to 70th Street. Refer to Section 2-1.310 of the DSPM.

THE SITE PLAN HAS BEEN UPDATED TO INCLUDE A 6' WIDE SIDEWALK INDICATED @ 70TH ST. DRIVEWAY, PLEASE SEE THE UPDATED SITE PLAN (SHEET A122).

Please update the Refuse Plan to address/identify the following:

- Truck template accommodating a minimum 45-foot radius, and vehicle length of 40 feet along primary refuse service path

TRUCK TEMPLATE ACCOMMODATING A MIN. 45-FOOT RADIUS, AND VEHICLE LENGTH OF 40' ALONG PRIMARY REFUSE SERVICE PATH HAS BEEN INCLUDED. PLEASE REFER TO THE UPDATED REFUSE PLAN (SHEET A124) AND CIVIL DRAWINGS.

- 10% maximum grade along primary refuse path

CONFIRMED, PRIMARY REFUSE PATH SLOPE DOES NOT EXCEED 10% AT ANY POINT. PLEASE REFER TO UPDATED REFUSE PLAN (SHEET A124) AND CIVIL DRAWINGS.

- 15-cubic yard horizontal compactor

CONFIRMED, 15 CY SELF CONTAINED HORIZONTAL COMPACTOR IS PROVIDED. PLEASE REFER TO UPDATED REFUSE PLAN (SHEET A124).

- 25-foot vertical clearance at horizontal compactor, or raise compactor so it is flush with truck bed height

COMPACTOR HAS BEEN RAISED TO BE FLUSH WITH TRUCK BED HEIGHT AS REQUIRED FOR HORIZONTAL LOADING. PLEASE REFER TO UPDATED REFUSE PLAN (SHEET A124).

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Water/Wastewater:

The final Basis of Design reports for water and sewer have been accepted with conditions. The following stipulations will be included as part of any future DRB approval. Please note for the construction plan submittal.

- Connection tees to existing water mains in McDowell Road and 70th Street will require two isolation valves each. Refer to utility plan markups for leg designation.

RESPONSE: VALVES ADDED.

- As proposed, the water meter will need to be placed in a meter vault.

RESPONSE: NOTED

- Meter and service lines shall be removed back to the main. Do not leave water service line(s) “stubbed out” at the property line.

RESPONSE: NOTED

- Pool backwash flow equalization will be required. Refer to guidance in the accepted sewer BOD for case 5-ZN-2020. As proposed herein, pool backwash will be captured by an equalization tank that is to be sized for up to four consecutive backwashes. The tank will have a metered flow of 5 GPM that outlets into the proposed sewer system.

RESPONSE: NOTED

- Offsite sewer system modifications are required. Add one additional manhole and 8-inch pipeline section as indicated in Figure 1 on the utility plan. Reroute and plug sewer as indicated.

RESPONSE: NOTED

- No wastewater flows will be permitted into the McDowell Road sewer.

RESPONSE: NOTED

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review. While these items are not as critical to scheduling the case for public hearing, they may affect a decision on the construction plan submittal 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:

Various plans appear to indicate seating elements along the McDowell Road frontage. If that is indeed what they are, please call out and add to keynotes. Provide a detail of the proposed seating element.

NOTED IN SITE PLAN (A122). PLEASE SEE THE UPDATED LANDSCAPE DRAWINGS FOR DETAILS.

Fire:

Please revise the site plan to relocate the FDC to the north (near the new fire hydrant) to the west of the proposed parking structure.

FDC RELOCATED TO NORTH (NEAR THE NEW FIRE HYDRANT) TO THE WEST OF PROPOSED PARKING STRUCTURE. PLEASE SEE THE UPDATED SITE PLAN, (SHEET A122).

Please revise the site plan to demonstrate a turning radius from 70th Street heading east between the proposed parking structure and the residential building. Refer to the redlined site plan in the internet folder.

SITE PLAN HAS BEEN REVISED TO DEMONSTRATE REQUESTED TURNING RADII FROM 70th ST. HEADING EAST TOWARD PROPOSED PARKING STRUCTURE. PLEASE SEE SITE PLAN (SHEET A122).

Circulation:

Please revise the garage floor plans to include a turn-around space in front of the proposed gates.

GARAGE PLANS HAVE BEEN UPDATED, TO PROVIDE TURN-AROUND SPACE AT THE GARAGE GATES, PLEASE SEE UPDATED SHEET (A201)

There appears to be no delineation of travel lanes through the site from the entrance on 70th Street to the garage entrances. There should be some pavement marking to show where vehicles should be traveling.

HARDSCAPE/PAVING PATTERN DESIGNED TO DELINEATE VEHICULAR DRIVE AISLE THROUGH SITE FROM 70th ST. ENTRANCE TO PARKING GARAGE AND BEYOND. PLEASE SEE THE UPDATED SITE PLAN (SHEET A122).

Engineering:

Please revise the site plan to indicate the required Public Transit Facility and Access Easement. All required transit stop improvements are to be contained within the easement. Refer to the stipulations for case 5-ZN-2020.

PLEASE SEE THE UPDATED SITE PLAN (SHEET A122) IDENTIFYING THE REQUIRED PUBLIC TRANSIT FACILITY PAD/IMPROVEMENT AND EASEMENT LOCATION.

Please revise the site plan to indicate a Public Non-Motorized Access Easement (PNMAE) over any portion of the street sidewalks that will encroach onto the project site. Refer to the stipulations for case 5-ZN-2020.

NO PORTION OF ANY PROPOSED PUBLIC SIDEWALKS ENCROACH ONTO THE PROJECT SITE. SHOULD THIS CHANGE, A PNMAE WOULD BE PROVIDED AS REQUIRED PER 5-ZN-2020.

The required 25-foot X 25-foot Corner Safety Triangle Easement at the NEC of 70th street & McDowell Road is inaccurately depicted on the site plan. Note: an accurate depiction may require minor alterations to site design. Refer to the stipulations for case 5-ZN-2020.

THE REQUIRED 25'x25' CORNER SAFETY TRIANGLE EASEMENT AT THE NORTHEAST CORNER OF 70TH STREET AND MCDOWELL ROAD HAS BEEN UPDATED TO MEETS COS STANDARDS, PLEASE SEE THE UPDATED SITE PLAN (SHEET A122).

Lighting:

Please confirm whether or not lighting is proposed for the top level of the parking garage. If lighting is proposed, provide a photo metric analysis for that level.

LIGHTING IS PROPOSED FOR THE TOP LEVEL GARAGE PARKING. PLEASE SEE THE REVISED LIGHTING SHEETS INCLUDED WITH THIS SUBMITTAL FOR FIXTURE LOCATIONS, SPECIFICATIONS AND PHOTOMETRICS.

We have submitted revised drawings and additional information Attachment A, Resubmittal Checklist as requested. We look forward to a successful outcome and hopefully a hearing date following Staff's review. Please contact me directly at (480) 703-5998 if you have any questions or concerns regarding this submittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chantel Kimmins', with a stylized, flowing script.

Chantel Kimmins
Nelsen Partners, Inc.

ATTACHMENT A
Resubmittal Checklist

Case Number: 17-DR-2021

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: **994X3**. 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
- ☒ Building Elevations (color)
- ☒ Landscape Plan
- ☒ Lighting Site Plan
- ☒ Photometric Analysis Plan (for top level of parking garage, if applicable):
- ☒ Manufacturer Cut Sheet for bollard lighting:
- ☒ Other Supplemental Materials:

Any additional information requested in the comments not identified above

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

- ☒ Revised Drainage Report:

ATTACHMENT B

From: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>
Sent: Monday, June 14, 2021 5:04 PM
To: Chantel Kimmins
Subject: RE: 17-DR-2021 - 1st Review Comments

Fair enough.....please include the information below in your response letter. Thanks.

Greg Bloemberg

Project Coordination Liaison

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

From: Chantel Kimmins <ckimmins@nelsenpartners.com>
Sent: Monday, June 14, 2021 5:02 PM
To: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>
Subject: RE: 17-DR-2021 - 1st Review Comments

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

Hi Greg,

I think we can look at an specifying a white tone that is not as stark as what may be represented in the pdf elevations, however, we feel that a prominent white color and warm contrast in materials and textures is an important part of the mid-century based architectural character that was presented and approved through the zoning process with compliments by city staff, planning commission, council, and neighbors.

The murals are planned to be artistic renderings as part of the building design and are not proposed as Public Art.

Best,
Chantel Kimmins

NELSEN PARTNERS

ARCHITECTS & PLANNERS

d 480.621.4824 | o 480.949.6800 | c 480.703.5998 | e ckimmins@nelsenpartners.com

Visit Us – 15210 N. Scottsdale Road, Ste. 300, Scottsdale, AZ 85254 | United States

nelsenpartners.com - [Instagram](#) - [Facebook](#)

This email is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and is legally privileged. If the reader of this email is not the intended recipient, you are hereby notified that distribution or copying is strictly prohibited. If you have received this in error please notify us and destroy the original message. Thank you.

From: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>
Sent: Monday, June 14, 2021 3:46 PM
To: Chantel Kimmins <ckimmins@nelsenpartners.com>
Subject: RE: 17-DR-2021 - 1st Review Comments

Thanks, Chantel. There appears to be a pretty bright white color that is rather prominent on some of the elevations. Can that color be softened somewhat to be more of an "off-white" or cream

color?? Bright white is not consistent with our design guidelines. Also there are some artistic murals on the elevations. Are these intended to be Public Art or are they just artistic renderings proposed as part of the building design??

Greg Bloemberg

Project Coordination Liaison

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

From: Chantel Kimmins <ckimmins@nelsenpartners.com>

Sent: Monday, June 14, 2021 3:34 PM

To: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>

Subject: RE: 17-DR-2021 - 1st Review Comments

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

Thank you Greg, the colored elevations are attached.

Best,

Chantel Kimmins

NELSEN PARTNERS

ARCHITECTS & PLANNERS

d 480.621.4824 | o 480.949.6800 | c 480.703.5998 | e ckimmins@nelsenpartners.com

Visit Us – 15210 N. Scottsdale Road, Ste. 300, Scottsdale, AZ 85254 | United States

nelsenpartners.com - [Instagram](#) - [Facebook](#)

This email is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and is legally privileged. If the reader of this email is not the intended recipient, you are hereby notified that distribution or copying is strictly prohibited. If you have received this in error please notify us and destroy the original message. Thank you.

From: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>

Sent: Monday, June 14, 2021 12:51 PM

To: Chantel Kimmins <ckimmins@nelsenpartners.com>

Subject: RE: 17-DR-2021 - 1st Review Comments

Chantel,

I forwarded this email chain to Alex, the Storm Water reviewer for his review. I'll let you know if the comment is resolved. As for the elevations, I'd rather not take in a piecemeal submittal, but you can send me a pdf of the elevations.

Greg Bloemberg

Project Coordination Liaison

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

From: Chantel Kimmins <ckimmins@nelsenpartners.com>

Sent: Monday, June 14, 2021 11:45 AM

To: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>

Subject: 17-DR-2021 - 1st Review Comments

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

Hi Greg,

After reviewing the 1st review comments, I do have a few items we could use some clarification on:

The colored elevations as requested are ready. If I upload them to the project now, would it be possible for staff to review now as we work on the other exhibits for resubmittal? I would like to address any comments that may come up with this round if possible.

Building Elevation Design:

7. Please provide color building elevations without landscaping. Enlarge so staff can review design details (provide on 2 sheets if necessary). Include material and color legend and key materials and colors to the elevations. Refer to the Development Application Checklist. Additional comments may be generated after staff has had a chance to review the revised elevations.

Please see the correspondence below between Rich Anderson and Dan Mann (the civil engineer) regarding item 9 in the 1st review comment letter. Will the inclusion of the email in our written response close this item?

Also, is it possible to get a copy of the approved water and sewer basis of design reports referred to in the letter as requested by Dan Mann below?

Drainage:

9. As discussed during review of the preliminary drainage report for case 5-ZN-2020, HEC-1 is not an acceptable method for estimating flows for an area of this size (+/-13 acres). The FCDMC Rational Method must be used. HEC-1 is acceptable for watersheds greater than 160 acres since it tends to underestimate flow for similar watersheds. The HEC-1 results were accepted at the zoning level but must be adjusted for the DRB case. Refer to Section 4-1.504 of the DSPM.

Thank you,
Chantel Kimmins

NELSEN PARTNERS

ARCHITECTS & PLANNERS

d 480.621.4824 | o 480.949.6800 | c 480.703.5998 | e ckimmins@nelsenpartners.com

Visit Us – 15210 N. Scottsdale Road, Ste. 300, Scottsdale, AZ 85254 | United States

nelsenpartners.com - [Instagram](#) - [Facebook](#)

This email is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and is legally privileged. If the reader of this email is not the intended recipient, you are hereby notified that distribution or copying is strictly prohibited. If you have received this in error please notify us and destroy the original message. Thank you.