

November 19, 2021

Katie Posler - Senior Planner
City of Scottsdale
The Planning & Development Services Division
PO Box 4372
Scottsdale, AZ 85261

Subject: Responses for 1st Review

RE: 23-DR-2021
AC Scottsdale AKA Kimsey
986U0 (Key Code)

Zoning Ordinance and Scottsdale Revise Code Significant Issues:

Transportation, Phil Kercher:

1. **Comment/Question/Clarification:** Please dictate two (2) to four (4) foot dedication, for a total ten (10) foot-wide east half-alley right-of-way width along the west property line. Case 10-ZN-2020.

Design Team Response: *Dedications provided. Dedications added to the plans along alley.*

2. **Comment/Question/Clarification:** The property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project, including the full length and width of the new pedestrian sidewalk along the east property line, as illustrated in the Development Plan. Case 10-ZN-2020.

Design Team Response: *Easement provided. Dedication added along east side of project.*

3. **Comment/Question/Clarification:** Please reconstruct existing site driveways on Indian School Road in conformance with city standard CL-1 driveway, with sidewalk, accordingly and properly, reconstructed across driveways. Site plan non consistent with CL driveway types. Need to have continuous sidewalk across the driveways. Case 10-ZN-2020.

Design Team Response: *Driveways designed with city standard. Driveways proposed in conformance with CL-1.*

4. **Comment/Question/Clarification:** Please construct a raised median along the western portion of the site frontage to eliminate the existing median opening on Indian School Road. Identify this on the site plan. Case 10-ZN-2020.

Design Team Response: *Median provided. Raised median proposed on Indian School Road.*

5. **Comment/Question/Clarification:** Please construct a pedestrian refuge in the raised median and sidewalk ramps on the north and south side of Indian School Road as necessary to provide an uncontrolled pedestrian crossing aligning with the western side of the westernmost site driveway. Identify this on the site plan. Case 10-ZN-2020.

Design Team Response: *Pedestrian refuge provided. Pedestrian refuge added to plans along Indian School Road.*

6. **Comment/Question/Clarification:** Please construct all project site driveways on 3rd Avenue in conformance with city standard CL-1 driveway, with sidewalk, accordingly and properly, reconstructed across driveways. Driveways shown are not consistent with CL driveway standards. Case 10-ZN-2020.

Design Team Response: *Driveways designed with city standard. Location of sidewalk and adjacent angled parking prohibits use of CL-1 driveway*

7. **Comment/Question/Clarification:** Please reconstruct the alley to include positive drainage, twenty-four feet of pavement width and city standard compliant driveways to project and to city street connections, with sidewalk crossings, accordingly and properly, reconstructed.

Design Team Response: *Alley will be 24'-0" wide. Alley to be reconstructed with positive drainage through an inverted*

crown.

8. Comment/Question/Clarification: The owner shall replace the existing street light poles and luminaires along the Indian School Road and 3rd Avenue street frontages to current City standards, as well as install pedestrian light poles and luminaires, to the satisfaction of City staff.

Design Team Response: *Existing street light poles will be replaced.*

Engineering, Eliana Hayes:

9. Comment/Question/Clarification: Ordinance 4491: Please update submittal to include the following ordinance requirements:

A. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:

i. E INDIAN SCHOOL ROAD. Ten (10) to fifteen (15) foot dedication, for a total fifty-five (55) foot-wide north half right of way width. ADDRESSED.

Design Team Response: *Noted as ADDRESSED.*

ii. ALLEY. Two (2) to four (4) foot dedication, for a total ten (10) foot-wide east half-alley right-of-way width. NOT ADDRESSED. UPDATE SITE + CIVIL PLANS (UPDATING CROSS SECTIONS TO INCLUDE ROW DEDICATION REQUIREMENTS) + RESUBMIT ACCORDINGLY. BUILDING WILL NEED TO BE MODIFIED TO ACCOMMODATE, WHERE IN CONFLICT WITH THIS DEDICATION.

Design Team Response: *Dedications provided. Dedications added to the plans along alley.*

B. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project, including the full length and width of the new pedestrian sidewalk along the east property line, as illustrated in the Development Plan. NOT ADDRESSED UPDATE SUBMITTAL + RESUBMIT ACCORDINGLY.

Design Team Response: *Easement provided. Dedication added along east side of project.*

C. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements along project frontage:

a. E. INDIAN SCHOOL ROAD.

1. Reconstruct existing site driveways in conformance with city standard CL-1 driveway, with sidewalk, accordingly and properly, reconstructed across driveways. TO BE CONFIRMED BY TRANSPORTATION IF ACCEPTABLE AS SUBMITTED; SUBMITTAL DOES NOT EXACTLY MEET CL-A STANDARDS (SUBMITTED ARCH. + CIVIL PLANS DO NOT MIRROR ONE ANOTHER, PLS FIX).

Design Team Response: *Driveways proposed in conformance with CL-1.*

2. Construct either an eight (8) foot wide sidewalk separated from the curb by a minimum of four (4) feet, or a ten (10) foot wide curb attached sidewalk. ADDRESSED, 8' CURB SEPARATED.

Design Team Response: *Noted as ADDRESSED.*

3. Construct a raised median along the western portion of the site frontage to eliminate the existing median opening. NOT ADDRESSED. CIVIL PLANS ARE NOT CALLING OUT, GRADING NOTE 2, VERTICAL CURB AT REQUESTED RAISED MEDIAN. SITE PLAN IS NOT SHOWING THE IMPROVEMENT AT ALL. REVISE BOTH + RESUBMIT.

Design Team Response: *Raised median proposed on Indian School Road.*

4. Construct a pedestrian refuge in the raised median and sidewalk ramps on the north and south side of Indian School Road as necessary to provide an uncontrolled pedestrian crossing aligning with the western side of the westernmost site driveway. ADDRESSED ON CIVIL BUT NOT SITE PLAN. REVISE SITE PLAN + RESUBMIT ACCORDINGLY.

Design Team Response: *Pedestrian refuge added to plans along Indian School Road.*

b. E. 3rd AVENUE.

1. Construct all project site driveways in conformance with city standard CL-1 driveway, with sidewalk, accordingly and properly, reconstructed across driveways. NOT ADDRESSED ON EITHER SITE OR CIVIL PLANS. REVISE + RESUBMIT BOTH.

Design Team Response: *Location of sidewalk and adjacent angled parking prohibits use of CL-1 driveway*

c. ALLEY.

1. 1. Reconstruct alley to include positive drainage, twenty-four feet of pavement width and city standard compliant driveways to project and to city street connections, with sidewalk crossings, accordingly and properly, reconstructed. NOT ADDRESSED IN SITE PLAN. ADD DIMENSIONED ALLEY IMPROVEMENT CROSS SECTION TO CIVIL PLANS (TO INCLUDE CENTERLINE + PROPERTY LINES). REVISE + RESUBMIT.

Design Team Response: *Alley proposed to be reconstructed for positive drainage.*

2. 2. Underground existing overhead utilities. ADDRESSED IN SITE PLAN BUT NOT CIVIL. UPDATE CIVIL + RESUBMIT.

Design Team Response: *Overhead utilities to the undergrounded.*

d. PEDESTRIAN SIDEWALK (EASTERN EDGE OF SITE).

1. Construct a new minimum eight (8) feet wide concrete sidewalk along the eastern edge from E. Indian School Road to E. 3rd Avenue. ADDRESSED.

Design Team Response: *Alley to be reconstructed with positive drainage through an inverted crown. A new 8' wide sidewalk runs along the eastern edge of the site from 3rd Avenue to Indian School Road. Along this sidewalk, several benches and concrete seat buttons are provided.*

D. WATER AND WASTEWATER IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development. including the following:

i. A new 8-inch water main shall be placed along the entire west frontage. ADDRESSED.

Design Team Response: *Noted as ADDRESSED.*

ii. A new 8-inch water main shall be installed to complete the 8-inch loop in the northeast corner of the site. ADDRESSED.

Design Team Response: *Noted as ADDRESSED.*

iii. In addition to new water lines shown in the Preliminary Basis of Design (BOD) report, an additional 200-feet of 8-inch water main shall be placed along 3rd Ave to complete an 8-inch loop around the site and bring the minimum pressure during fire flow plus maximum day demands closer to the required 30 psi. If proven to be unnecessary in the final BOD reports at time of Development Review Board approval, this requirement will be removed. WR TO DETERMINE.

Design Team Response: *No response needed at this time.*

iv. All newly proposed above and below ground structures shall provide a minimum 6-foot clearance from the public sewer. The east side Water and Sewer Facilities easement shall only be encroached with a building overhang located vertically 19-feet or more above the easement. To ensure this 6-foot clearance a 13-foot public utility easement shall be dedicated on the entire eastern frontage. The east side easement shall only be encroached with a building overhang located vertically 19-feet or more above the easement. PUE ADDRESSED BUT VERTICAL CLEARANCE REQUIREMENT NEEDS TO BE FURTHER CLARIFIED. CONFIRMSHADED CANOPY PROVIDES THE 19' VERTICAL CLEARANCE REQUIREMENTS OVER PUE, SEE NOTE 23 ON SITE PLAN.

Design Team Response: *Shaded Canopy adjusted to provide the required 19' vertical clearance over the PUE.*

v. Complete analysis of the 15-inch section of existing sewer in Miller Road. The BOD report assumes "Gentry on the Green" will be routed into the 24-inch sewer main in Miller Road. Confirm with Design Review phase re-submittal. If "Gentry on the Green" sends flows into the 15-inch main in the Miller Road line shared by the proposed development and capacity is insufficient, the 15-inch main shall be upsized accordingly by "The Kimsey/Triangle" or via in lieu payment. WR TO DETERMINE.

Design Team Response: *No response needed at this time.*

vi. Where the underground garage abuts any easement or ROW soil nails shall not protrude into the easement or ROW. NOT ADDRESSED. ADD NOTE TO BOTH SITE PLAN + CIVIL PLANS.

Design Team Response: *Note added to plans.*

E. STREETLIGHTS. At time of construction, the owner shall replace the existing street light poles and luminaires along the Indian School Road and 3rd Avenue street frontages to current City standards, as well as install pedestrian light poles and luminaires, to the satisfaction of City staff. NOT ADDRESSED ON EITHER CIVIL NOR SITE PLANS. REVISE + RESUBMIT.

Design Team Response: *Note provided on site plan to replace existing light fixture with current city standards to match.*

F. UTILITY LINES. All existing above ground cable, power and other utility lines within, and adjacent to, the development project, and any new or relocated utility lines, shall be placed underground. Sections of overhead lines extending across E. 3rd Avenue shall be relocated under the street and up to the next existing riser on the north side of E. 3rd Avenue. NOT ADDRESSED ALONG EASTERN PROPERTY LINE (WITHIN PROPOSED PUE), ON CIVIL PLANS. REVISE + RESUBMIT.

Design Team Response: *Overhead utilities to the undergrounded.*

G. CONSTRUCTION MANAGEMENT PLAN. PRIOR TO, AND INDEPENDENT OF THE DEVELOPMENT REVIEW BOARD SUBMITTAL, A CONSTRUCTION MANAGEMENT PLAN SHALL BE PROVIDED TO CITY STAFF THAT INCLUDES CONSTRUCTION TRAFFIC ROUTES, WORK FORCE VEHICLE PARKING, AND CONSTRUCTION VEHICLE PARKING. NOT ADDRESSED. PROVIDE WITH RESUBMITTAL.

Design Team Response: *Acknowledged, construction management plan provided.*

Land Survey, Eliana Hayes:

10. **Comment/Question/Clarification:** SRC 48: Please have applicant clarify intent for property boundaries. The following options will require:

A. Land Assemblage: Final plat submittal with permit submittal. Council approval required for recordation, post final plat determination of technical correctness.

Design Team Response: *Acknowledged, applicant is work on necessary plat documents.*

B. Reassembling of project parcels (shifting of property lines etc.)

i. Not resulting in more than 4 parcels: A case submittal of proposed final plat for staff review + approval. Then final plat submittal, following Land Assemblage process for recordation given above.

Design Team Response: *Acknowledged, applicant is work on necessary plat documents.*

ii. Resulting in more than 4 parcels: PP case submittal for DRB approval. Then final plat submittal, following Land Assemblage process for recordation given above.

Design Team Response: *Acknowledged, applicant is work on necessary plat documents.*

Planning, Brad Carr and Katie Posler:

11. **Comment/Question/Clarification:** Please update all plans to clearly show the new property lines in bold and new and existing ROW dedications.

Design Team Response: *Property lines bolded and ROW illustrated.*

12. **Comment/Question/Clarification:** On most of the plans (site plan / landscape plan) the dimensions, locations, and materials of the public sidewalks are not clear. Please update the plans so all public sidewalks (Indian School Road, 3rd Avenue, and eastern walkway) have a minimum 8' wide clear width if detached from curb or if not detached from curb the width must be 10'.

Design Team Response: *Plans dimensioned. A new 8' wide sidewalk is separated from the curb with an 8' wide landscape buffer clearly shown on landscape plans.*

13. **Comment/Question/Clarification:** Please update the site plan to clearly label the existing building, residential building, and hotel building.

Design Team Response: *Plans labeled.*

14. **Comment/Question/Clarification:** Please update the site plan to clearly list the required (or allowed) and proposed: FAR, dwelling units, hotel room, parking spaces, and open space.

Design Team Response: *Site plan data has been listed.*

15. **Comment/Question/Clarification:** The number of parking spaces has been reduced from what was approved at City Council. Guest parking for Kimsey should be 1 space per 4.6 units instead of 1 space per 6 units. Please update the plans accordingly.

Design Team Response: *Parking data has been updated.*

10-ZN-2020:

The Kimsey

Proposed Downtown Parking Code - Residential

Use	Parking Spaces	Quantity*	Units	Parking Stalls
Residential	1.25 Per each 1 Studio	27	Residential	34
	1.3 Per each 1 Bedroom	106	Residential	138
	1.7 Per each 2 Bedroom	43	Residential	74
	1.9 Per each 3 Bedroom	14	Residential	27
	1.0 Per each 8 Residences (Guest Space)	190	Residential (Guest Space)	24
Travel Accommodations	0.80 Per Guest Room	168	Hotel Rooms	134
Non-Residential Area	1.0 Per 350 Sq. Ft.	4,000	Square Feet	11
Total				442
Provided Stalls				459
Excess Stalls				17

Residential Guest Parking Spaces: 1 space per 4.6 residences

16. **Comment/Question/Clarification:** Please update all the building elevations to clearly show the proposed height to the top of the building and mechanical screening. The mechanical screening depicted on the building elevations for the apartment building (Sheet 40.2) extend higher than the callout for "T.O. MECH. RESIDENTIAL." Please clarify or revise the plans so that the mechanical screening (and building height) does not exceed 76' in height per the zoning stipulations

Design Team Response: *Elevations updated.*

17. **Comment/Question/Clarification:** Please provide floor plans for the residential building that show all units have

private outdoor living space located beside the unit that is at least 6' deep and 60 square feet per the amended standards. Please list all widths and square footages.

Design Team Response: *Plans updated illustrating outdoor living spaces.*

18. Comment/Question/Clarification: Please update the roof plan to show the setback of roof top appurtenances from all sides of the building, minimum 15' per the amended standards.

Design Team Response: *Roof plan updated illustrating minimum set back for equipment.*

19. Comment/Question/Clarification: 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.

Design Team Response: *Notes provided. No portions of the roof drainage system are visible.*

20. Comment/Question/Clarification: Please address how stipulation #10 from 10-ZN-2020 is being resolved in regard to arborist involvement/analysis and retaining existing trees: LANDSCAPING. Street trees shall be provided along the E. Indian School Road street frontage consistent with the conceptual landscape plans included in the Development Plan. All trees adjacent to the street shall be mature, as defined in the applicable section of the Zoning Ordinance. Final placement and quantity shall be subject to Development Review Board approval. FURTHER, THE DEVELOPER SHALL ENGAGE A QUALIFIED ARBORIST TO ASSIST IN PRESERVING, TO THE EXTENT POSSIBLE THROUGH SUCH METHODS THE ARBORIST DEEMS APPROPRIATE, THE EXISTING MATURE TREES ALONG INDIAN SCHOOL ROAD.

Design Team Response: *Existing Trees on the western portion of the site along Indian School Road will remain. The design team will engage a qualified arborist to assist in preserving the existing mature trees on the western half of the site. However, along the eastern portion of the site, the existing Sissoo Trees will be removed to accommodate a new 8' wide sidewalk separated from the curb with an 8' wide landscape buffer, and 3' high block walls required to screen the parking lot from the roadway. New 48" box size Evergreen Elms will be installed in the center island between the entrance and exit to the Haver Building.*

21. Comment/Question/Clarification: On the parking plan, please address where the 25 designated hotel employee parking spaces are located and how they will be designated/identified per stipulation #11 from case 10-ZN-2020.

Design Team Response: *Parking plan has designated hotel parking.*

22. Comment/Question/Clarification: Public art requires DRB approval of the proposed location. Please clarify if that is a part of this DRB case request or further down the line when finalized.

Design Team Response: *Public art submittal is separate from this submittal package and will be 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:

Water Resources, Levi Dillion:

23. Comment/Question/Clarifications: V1 Water BOD:

- B. 1) DS&PM 6-1.202 (also stipulated at zoning) **STIPULATION:** Add new water mains as shown on BOD utility plan to complete an 8-inch loop around the site.:
- a. Approx. 200 feet of 8-inch water main be placed along 3rd Ave
 - b. Dead end main on east property line shall be extended connected to existing 3rd Ave 8" main.
 - c. New 8" main along entire western frontage/alley shall be installed.

Design Team Response: *Watermains added accordingly.*

- C. **STIPULATION:** Existing 6" main on 3rd Avenue to be removed as shown on utility plans to be replaced with new 8" main.

Design Team Response: *Watermain revised with new 8" main.*

- D. **STIPULATION:** Further detail shall be shown on submitted plans to clarify how the new 8" main will be coordinated with the existing 8" and 6" mains north of 3rd Avenue on Craftsman Ct. Refer to utility plan comments in BOD.

Design Team Response: *Additional information depicted on plans for watermain connection coordination.*

24. **Comment/Question/Clarifications:** V1 Sewer BOD:

- E. 1) **STIPULATION:** all newly proposed above and below ground structures are to provide 6ft clearance from the public sewer. To ensure this 6ft clearance a 13ft public utility easement shall be dedicated on the entire eastern frontage. The east side easement shall only be encroached with a building overhang located vertically 19 feet or more above the easement.

Design Team Response: *Lower Level garage and above ground structures meet clearances for the Public Utility Easement.*

- F. **STIPULATION:** Where underground garage abuts any easement or ROW side nails shall not protrude into the easement or ROW.

Design Team Response: *Note added to plans.*

Engineering, Eliana Hayes:

25. **Comment/Question/Clarifications:** DSPM 2-1.309: Revise and resubmit refuse plan addressing the following:

- G. 2 CUBIC YARD OF COMPACTED WASTE IS THE BIGGEST SIZE CONTAINER THAT CAN BE USED FOR A REFUSE SOLUTION REQUIRING THE MOVEMENT OF THE CONTAINERS FOR PICK UP.

Design Team Response: *Refuse calculations and plan have been updated to reflect this requirement.*

- H. Add refuse container path of travel to service locations.

Design Team Response: *Path of travel has been indicated.*

- I. Add not clarifying that on-site staff shall be responsible for moving containers to truck at time of pickup. Containers may not be staged in alley at any time.

Design Team Response: *Containers will not be staged in the alley. On-site staff will move containers as needed.*

Planning, Brad Carr and Katie Posler:

26. **Comment/Question/Clarifications:** The Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG) promote the use of muted earth tones for building materials and colors, except when used as accents. Several pieces of the proposed building façade utilize variations of gray colors without color tone. Please revise the material palette to meet the intent of the OTSUDAG for portions of the building utilizing gray colors.

Design Team Response: *The material palette has been updated and is using colors and materials with a warm tone.*

27. **Comment/Question/Clarifications:** The OTSUDAG promote appropriate architectural responses to the unique climate of the desert southwest, including shading of windows and outdoor areas. Windows and balconies on the east, south, and west sides of the building are currently exposed and do not incorporate appropriate environmental response. Please revise the project plans to incorporate shading of windows and balcony areas into the architectural design.

Design Team Response: *Additional shading devices and balconies have been updated to the western and southern facades.*

28. **Comment/Question/Clarifications:** In order to improve readability of the building elevations, please add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. (Zoning Ordinance, Sec. 1.305.A.)

Design Team Response: *Numbers have been added to increase readability of the elevations.*

29. **Comment/Question/Clarifications:** 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 and Scottsdale Commercial Design Guidelines.

Design Team Response: *Details have been provided to illustrate the window placement in the wall assembly.*

30. Comment/Question/Clarifications: 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 and Scottsdale Commercial Design Guidelines.

Design Team Response: *Details have been provided to illustrate the door placement in the wall assembly.*

31. Comment/Question/Clarifications: 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.

Design Team Response: *Shade devices being utilized will be a louver-style steel trellis and will have a minimum shade density of 75%.*

32. Comment/Question/Clarifications: 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.)

Design Team Response: *Locations of building mounted lighting have been indicated.*

33. Comment/Question/Clarifications: 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.

Design Team Response: *Electrical equipment locations have been indicated.*

34. Comment/Question/Clarifications: Please provide site wall screening for all ground mounted mechanical equipment on the west side of the hotel building.

Design Team Response: *Screening for ground mounted equipment has been indicated.*

35. Comment/Question/Clarifications: Please update all cut sheets to list the fixture letter/number that matches the photometrics schedule. Please remove all proposed up lighting, especially from proposed trees in the City's right of way. Please account for all light fixtures on the photometrics schedule.

Design Team Response: *Fixture cut sheets have been updated and provided.*

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:

Transportation, Phil Kercher:

36. Comment/Question/Clarification: A bike room is shown on the site plan. This location is for residents. If possible, the placement of two bike racks (four bicycle parking spaces) outside of the Haver Building would be beneficial for patrons visiting the Haver Building. Provide (4) bicycle parking spaces (2) racks per City of Scottsdale Zoning Ordinance Article IX. – Parking and Loading Requirements, Sec. 9.103. - Parking requirements. Bicycle racks to be located near front entrance. Bicycle racks can blend with the architectural context of development. Applicant to contact Transportation Department to ensure functionality of racks and dimension of placement prior to installation. Applicant also has the option to use City of Scottsdale Standard Detail #2285. Drainage, Alex Menez:

Design Team Response: *Bike racks have been provided outside the Haver Building, Hotel, and Residential buildings.*

37. Comment/Question/Clarification: LF88 seems low for some buildings when compared to adjacent grade (for example, building 2 on section B-B).

Design Team Response:

38. **Comment/Question/Clarification:** Provide a preliminary drainage report. Review FLO-2D results from LIBW ADMSW which indicates some minor offsite flow. Discuss how this affects the design.

Design Team Response: *Acknowledged, refer to civil.*

39. **Comment/Question/Clarification:** Label offsite flow entering and leaving property on the plans. Fire, Doug Wilson:

Design Team Response: *Acknowledged, refer to civil.*

40. **Comment/Question/Clarification:** Please see fire hydrant comments on site plan.

Design Team Response: *Fire hydrant has been relocated.*

41. **Comment/Question/Clarification:** ESVAE will be required for 24' width in alley. Planning, Brad Carr and Katie Posler:

Design Team Response: *ESVAE has been provided in the alley.*

42. **Comment/Question/Clarification:** Please provide Light Reflective Values (LRV) of the building material finishes on the elevations or material samples.

Design Team Response: *LRV values have been provided on the material board.*

43. **Comment/Question/Clarification:** Please provide details on the community amenities (pool, fountains, required private open space, etc) with the next submittal.

Design Team Response: *Notes for the amenities provided have been provided. A large outdoor dining patio flanks the restaurant space along 3rd Avenue on the northwest portion of the site. The patio is enclosed with both a fence and raised planters with a variety of succulents appropriate for the shade provided by the canopy above and its northern orientation. A mini pedestrian plaza is provide at the center of the block, which aligns with the southern end of N. Craftsman Court. In addition to the two existing raised tree planters that will remain, this mini plaza has enhanced paving, benches and moveable furniture. One of the public art pieces is intended to reside in this plaza space to encourage pedestrian activity. At the hotel entrance, under the porte cochere, there is a linear water feature that separates the hotel entrance from the residences driveway. In the central courtyard, which is intended to be the main active zone outside of the pool areas. Many amenities are provided for the residents. There are two raised water features, an active dog zone that is fenced off from the rest of the central courtyard complete with a wash station. There is a central circular stair to the 2nd floor pool and lounge spaces above. In this central courtyard, other amenities include a BBQ area, two built in seating areas with firepits, a large games zone on artificial turf, as well as lounge and moveable chairs and tables. In addition to the pendant lighting, there are large fans to mitigate climate. The drawings further document the amenities in this zone.*

44. **Comment/Question/Clarification:** Please provide documentation of approval by the Water Resources Department on all proposed fountains.

Design Team Response: *Approval for proposed fountains pending final design. Landscape to follow up.*

45. **Comment/Question/Clarification:** Please update the vehicular and pedestrian circulation plan to accurately show access. The current plan shows vehicular access through the east side of the hotel building.

Design Team Response: *Vehicular and Pedestrian circulation plans have been updated.*

46. **Comment/Question/Clarification:** Please revise the photometrics plan to show proposed property lines.

Design Team Response: *Photometric plans have been updated.*

Sincerely,

Stefan Richter