



April 18, 2022

City of Scottsdale

Attn: Planning & Development Services Division
Meredith Tessier mtessier@ScottsdaleAZ.gov

RE: Plan Review comments (42-DR-2021 Gawley Center M5016 (Key Code))
Project: 21-016 Gawley Center
Project address: E. Bell & 91st Street Scottsdale, AZ

We have revised the drawings and addressed your review comments as indicated below. Please note we have updated the architectural sheet numbers throughout to help distinguish this submittal with our ongoing construction document production.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the second review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Site Plan:

1. Accessible covered parking shall be the same percentage as non-accessible covered parking. Please revise the site plan accordingly and provide percentages (ZO Section 9.105.K). The response letter referred to Zoning Ordinance Section 9.105.L, which pertains to employees only. ZO Section 9.105.K. is required for the general public and/or patients.

RESPONSE: The covered parking has been removed entirely from the project. Therefore, this requirement is no longer applicable. Please see the attached updated Site Plan Sheet DRB-1 for reference.

Significant Policy Related Issues

The following policy related issues have been identified in the second 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:

Site Plan/Site Design:

2. According to The City of Scottsdale Office Design Guidelines, where pedestrian circulation paths intersect vehicular routes, a slight change in grade, paving material, textures and/or color should be used to slow traffic and emphasize the area of conflict. Please revise plans accordingly.

RESPONSE: All locations with pedestrian circulation have been provided with a change in material as requested. Please see the attached updated Site Plan Sheet DRB-1 for reference. The only location where pedestrian circulation crosses a vehicular route is at the development entry.



3. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Within the next submittal, please provide bicycle rack details.

RESPONSE: The bicycle parking for this project have been designed to meet the required detail. Please see the attached updated Site Plan Sheet DRB-1, Detail 14 for reference.

4. Perimeter and site walls shall be constructed with 6- or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.205.A. Within the next submittal, please provide a dimensioned detail of the 3-foot-tall screen wall along N. 91st Street.

RESPONSE: All perimeter and site walls are constructed with 8" concrete masonry block, all finished to match the building façade (EIFS). None of the walls in this project are over 200 feet, therefore no variation of horizontal or vertical alignment has been designed. Please see the attached updated Site Plan Sheet DRB-1, Detail 9 for reference.

Building Elevation Design:

5. According to the Horseman's Park Design Concept Plan (1-MP-2001) and the City's design guidelines promote the use of muted earth tones in paints and other applied materials. Please revise the project plans, including the Material Board, to incorporate colors that meet the design guidelines. Currently the building elevations still utilize cool gray and white tones as the primary colors for paint and stone materials.

RESPONSE: The exterior color pallets has been updated and approved via email with Brad Carr on 3/7/22. Please see the attached updated Exterior Elevations Sheets DRB-9 through DRB-11 for reference.

6. Several of the south, east and west-facing windows for the buildings on the site do not have appropriate solar response via the use of exterior architectural shade elements. Please revise the project plans to incorporate these elements per the City's design guidelines. The proposed design has large expanses of glass that will likely receive significant solar heat gain.

RESPONSE: The design of the façade has been revised to push back the storefront so the depth of the façade provides the required shading as requested. Please see the attached updated Wall Section Sheet DRB-13 and new Detail Elevations Sheet DRB-12 for reference. We exceed the 50% recessed depth for our glazing. We have also removed some storefront along the west side of Building 1 that was unnecessary (that fell in the electrical room, fire riser, stairs, etc.). With the modifications to the building assembly and removal of storefront, the project has sufficient shading. The sun



studies show the worst-case scenario for sunlight to prove the shading as well. Please reference the new Solar Study Sheet DRB-14.

7. 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, or Design Guidelines for Office Development or Restaurant Design Guidelines. The second submittal included Cross sections however no dimensions were provided on the plans. Please revise accordingly.

RESPONSE: The wall sections have been updated to reflect the façade changes as well as the requested dimensions. Please see the attached updated Wall Sections Sheet DRB-13 for reference. We exceed the 50% minimum recess throughout the project.

8. 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 or Design Guidelines for Office Development or Restaurant Design Guidelines. The second submittal included Cross sections however no dimensions were provided on the plans. Please revise accordingly.

RESPONSE: The wall sections have been updated to reflect the façade changes as well as the requested dimensions. Please see the attached updated Wall Sections Sheet DRB-13, Section 3 for reference. We exceed the 50% minimum recess throughout the project.

9. 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. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>. Within the next submittal, please provide details of shading devices.

RESPONSE: As discussed with Brad Carr on 3/6/22, if the depth of the wall assembly provided sufficient shading, therefore no additional shading devices were required. This has been responded to in the previous Comment #6 for updated sheets.

10. 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.)

RESPONSE: As discussed with Brad Carr on 3/6/22, we have provided typical blow-up elevations to provide the depth information in addition to a typical framing plan. Please see the attached updated Detail Elevations Sheet DRB-12 for reference. We have also provided some perspective images to help provide readability of the elevations. Please see the attached new Perspective Views Sheet DRB-15 for reference.



Open Space:

11. Pursuant to Zoning Ordinance Section 10.101.H.2.a., a minimum of one-third of the required parking lot landscape area shall be in landscape islands. Please update the open space worksheet by delineating parking lot islands and add to the open space calculations.

RESPONSE: Please see the attached updated Open Space Plan Sheet DRB-3 for reference. The project exceeds the minimum requirement.

Drainage:

12. Please download files located in the case file internet exchange for the 2nd review comments.
Water and Wastewater:

RESPONSE: The plans and reports have been updated accordingly with the latest revisions to address the City's comments and redlines.

13. Please download files located in the case file internet exchange for the 2nd review comments.

RESPONSE: The plans and reports have been updated accordingly with the latest revisions to address the City's comments and redlines.

Engineering:

14. Per DSPM 2-1.310, please update the site plan with a 6' width accessible pedestrian route from the main entry of the development to Bell and 91st.

RESPONSE: The sidewalk has been updated. Please see the attached updated Site Plan Sheet DRB-1 and associated civil sheets for reference.

15. Per DSPM 5, Cross access easement is to be dedicated across project parcel, along the proposed driveway connecting the western neighbor parcel to N. 91st Street. Please add a sidewalk connection to the western neighboring parcel, current terminus is at property line at northern proposed drive aisle.

RESPONSE: The requested sidewalk has been added. Please see the attached updated Site Plan Sheet DRB-1 and associated civil sheets for reference.

16. Per the DSPM Section 6-1.202 + 7-1.201, the Final Basis of Design Reports must be reviewed and accepted by the Water Resources Department prior to approval by the DRB. Please update the BODs accordingly.

RESPONSE: Noted. The reports have been updated accordingly with the latest revisions to address the City's comments and redlines.

17. Per DSPM 2-1.309, the project requires a city standard double enclosure, see city details, located to comply with the following requirements (please update case plans accordingly):
 - i. Approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen 14 feet is recommended), and unobstructed minimum vertical clearance above the approach pad and refuse enclosure of twenty-five (25) feet.



RESPONSE: Please see the attached updated Site Plan Sheet DRB-1. There is complete unobstructed vertical clearance at both the enclosure and approach to.

ii. In a location that is easily accessible for collection, and does not require the refuse truck to “backtrack”;

RESPONSE: Please see the attached updated Site Plan Sheet DRB-1 that reflects a site plan redesign that does not require the truck to backtrack.

iii. A maximum 100 feet distance for building service exit to refuse enclosure;

RESPONSE: Please see the attached updated Site Plan Sheet DRB-1 that reflects a site plan redesign that now has the enclosure adjacent to the building, less than 100 feet.

iv. So that collection vehicles do not back up more than thirty-five (35) feet; or, 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.

RESPONSE: Please see the attached updated Site Plan Sheet DRB-1 that reflects a site plan redesign that now reflects a continuous path for access.

Transportation:

18. On revised plans, please identify a sidewalk connection from the site building to Bell Road. DSPM 2.1-310

RESPONSE: The requested sidewalk has been added. Please see the attached updated Site Plan Sheet DRB-1 and associated civil sheets for reference.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the second 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:

Landscaping:

19. Please eliminate the drive aisle along N. 91st Street that terminates at the wash crossing and covert to landscape area comprised of trees, shrubs and groundcover.

RESPONSE: Please see the attached updated Site Plan Sheet DRB-1 for reference with the revised site plan design. A screen wall has been added as well.

20. Please provide color of the proposed Decomposed Granite and reference native stone.

RESPONSE: Granite size and color are specified on the plans. Please see the attached updated Sheet CLS-1.



21. Please provide Light Reflective Values (LRV) of the building material finishes on the elevations or material samples Water and Sewer:

RESPONSE: The LRVs have been shown on the elevation sheets for each material. Please see the attached updated Exterior Elevations Sheet DRB-9 through DRB-11 for reference.

22. Within the next submittal, please provide sewer connection details.

RESPONSE: The plans have been updated accordingly to provide sewer connection detail. Refer to profile on sheet GDP-2 for crossing under proposed box culverts.

The initial design will show to connect to the assumed existing stub to the site if the contractor can locate. If they pothole and cannot locate, then a revised plan will be submitted to connect to the existing sewer manhole at the access drive location in 91st Street.

If you have any further questions, please don't hesitate to reach out to me directly. Please note we have provided update site electrical documents that reflect the updated site plan layout.

Sincerely,

A handwritten signature in black ink, appearing to read 'Laura Boler', with a fluid, cursive style.

Laura Boler
Project Manager
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