



04/11/22

RKAA Architects, Inc
2233 E Thomas Rd
Phoenix, AZ 85016

RE: **37-DR-2020**
Hawkins - CSOK
3712D (Key Code)

Please find below RKAA response **in red** to 2nd DR review comments dated 02/25/2022 for the above referenced project:

1. Regarding the Beryl cul-de-sac improvements, please show detail on how cul-de-sac ties into existing edge of pavement to the south.

Response: See updated civil and architectural.

2. The sidewalk location along Shea Boulevard to be coordinated with the City's Shea Boulevard Turn Lanes Capital Improvement Project plans prepared by Gavan and Barker. Please reach out to Phil Kercher (pkercher@scottsdaleaz.gov) for additional information

Response: Site plan and sidewalk updated accordingly. Please see updated civil and architectural

3. Please update the site plan to show dedication of a public non-motorized access easement over the sidewalk and multi-use trail that extend outside of the FLW right-of-way

Response: Site plan updated to show public non-motorized access easement

4. Please show on the site plan cross access and emergency services access easement through commercial portion of project across proposed parcels

Response: Site plan updated to show multiple cross access and emergency service easements

5. Regarding first review comment – “The current color and material palette present cool gray tones. Please revise the project plans to utilize warm, muted earth tones for paint treatments and associated materials. (Scottsdale Sensitive Design Principles, City of Scottsdale Commercial Design Guidelines)”. The proposed palette still represents darker, cool gray colors for paint (Web Gray) and stone veneer (Carbon) on PAD A and PAD C, as well as a high-reflective decorative panel on PAD B (ATAS Bone White). The recently constructed shops with a similar color that were noted in the response, was approved with SW 7018 Dovetail, which has more color tone in it than SW 7075 Web Gray. Please revise the project materials to meet the Sensitive Design Principles and Commercial Design Guidelines

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Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
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Response: PAD A elevation color palette revised to replace “Web Gray” color with the staff suggested “Gauntlet Gray”. During conference call on March 4th it was stated by Scottsdale staff that the “Carbon” cultured stone will be acceptable. Metal paneling revised to less reflective surface “Atas-Sandstone”. Proposed elevations and updated color palette have been sent to Brad Carr with preliminary approval per his email response on 3/11/22.

6. Regarding first review comment – “To assist in creating distinctive massing of different elements of each building, please revise the project plans to create additional articulation in the façade of all proposed buildings. (City of Scottsdale Commercial Design Guidelines)”. The Façade articulation is still lacking on all buildings

Response: PAD’s A, B & C buildings have all been revised to show more deliberate and distinctive massing and articulation. Elevations have already been sent to Brad Carr with preliminary approval per his email response on 3/11/22.

7. Regarding first review comment – “To reduce the effect of “false façades” on the buildings, please revise the project plans to extend upper portions of parapet returns further back into the center of the building. (City of Scottsdale Commercial Design Guidelines)”. This has not been adequately addressed on PAD B and PAD C buildings. Additionally, the renderings and building elevations do not seem to match with regard to the parapet design and depth

Response: PAD’s A, B & C 3D renderings have been revised to properly coordinate the parapet returns in reducing ‘false facades’.

8. Regarding first review comment – “Per City of Scottsdale Commercial Guidelines, transitions in building materials should be made at clear breaks in the façade, such as a change in the plane of the façade or at a building opening. Please revise the project plans to more-appropriately transition between building materials on the building facades. (City of Scottsdale Commercial Design Guidelines)”. This does not appear to have been addressed with the submittal

Response: As noted in the comments above, efforts have been made to show more deliberate distinctive massing which would in turn, provide more appropriate transitions between building materials. Elevations have already been sent to Brad Carr with preliminary approval per his email response on 3/11/22.