



May 27, 2022

DEVELOPMENT SERVICES DEPARTMENT
CITY OF SCOTTSDALE
7447 E. Indian School Road
Scottsdale, AZ 85251

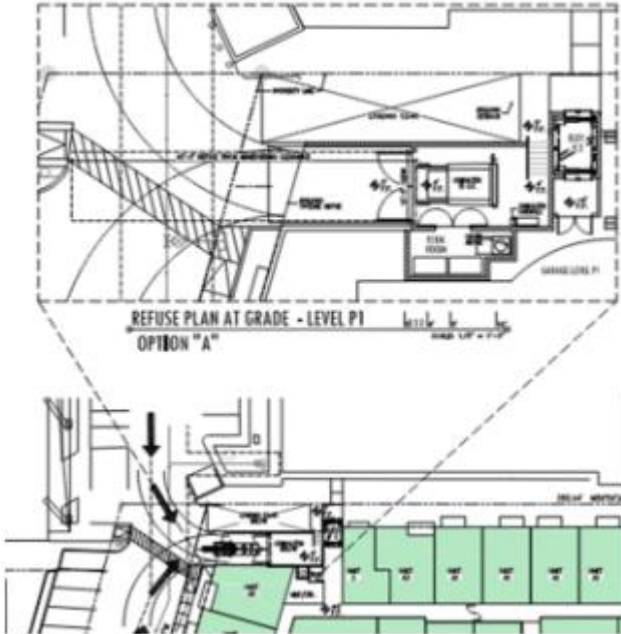
Re: **The Miller**
4533 E. Banner Gateway Dr.
Mesa, AZ 85206
ORB Project Number 19-220
Permit Number **5-DR-2022**

1st REVIEW COMMENTS

To Whom it may Concern:

Our responses are noted by the item number and the letter "R," in **bold** and **green**

ZONING ORDINANCE AND SCOTTSDALE REVISE CODE SIGNIFICANT ISSUES	
SITE DESIGN	
1	Per the stipulations for case 1-ZN-2021, the garage entrance is required to include a minimum transition of 10 feet between the street sidewalk and the ramp to provide sufficient space for drivers exiting the garage to see pedestrians on the sidewalk. Speed mitigation of some form is also required, i.e. speed bumps or speed table. Please revise applicable plans to demonstrate compliance. Provide an enlarged detail of the garage entrance, indicating the proposed solution for speed mitigation, and provide a detail of the speed mitigation solution.
1 R	A 10' garage ramp transition zone has been added from the north edge of sidewalk to the start of the ramp. Speed bumps have also been added to slow exiting cars.
2	Per the stipulation for case 1-ZN-2021, a pedestrian refuge with a minimum area of 800 square feet shall be provided at the intersection of Miller & 6 th Avenue; and shall include seating elements and natural or structured shading. Please provide an enlarged site plan with greater detail for the pedestrian refuge confirming compliance and acknowledge the refuge will be maintained by the property owner.
2 R	Refer to Landscape plan.
3	Per the stipulations for case 1-ZN-2021, existing overhead utility lines adjacent to the site shall be buried. Specifically, the utility pole approximately 60 feet north of 6 th Avenue shall be removed, and the utility/communication lines between the pole approximately 200 feet north of 6 th Avenue to the pole approximately 40 feet south of 6 th Avenue shall be buried. Please revise the site plan to specifically identify lines to be buried and poles to be removed.

3 R	Electrical lines have been indicated as buried.
4	<p>Per the stipulations for case 1-ZN-2021, an elevated horizontal compactor on a raised platform is required for this project. Please revise applicable plans to demonstrate compliance (see detail below).</p> 
4 R	Per prior review with CoS, the loading area directly north of the compactor will be used for transferring refuse bins for loading. This also allows the trash truck to not extend into the drive aisle for pick up.
5	<p>Per the stipulations for case 1-ZN-2021, the existing streetlight pole and fixture on 6th Avenue shall be removed and a new pole and fixture installed near the northwest corner of Miller & 6th Avenue. The new pole shall be consistent with City Standard Details 2171-1 and 2171-2, and the new fixture shall be either a model GE ERLC-05B430 or Signify Lumec RFs-35W16LED3K-G2-R2M. Please revise the site plan accordingly to demonstrate compliance with the new location requirement and confirm which fixture type is proposed.</p>
5 R	The existing streetlight pole shall be removed and replaced with GE ERLC-05B430 or Lumec RFs-35W16LED3K-G2-R2M.

BUILDING ELEVATION DESIGN	
6	Please provide Elevation Worksheets showing the required stepback relative to the building elevations (as amended with case 1-ZN-2021).
6 R	See attached Worksheet elevation, A3.5. Note that the Stepback planes are shown on all of the Building Elevation sheets.

7	Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment. Refer to Section 1.904.A.4 of the Zoning Ordinance.
7 R	Roof dimensioned, mechanical screen wall detail has been added to the elevation sheet.
8	Please provide information and details related to the roof drainage system. Roof drainage, excluding overflow scuppers, shall be interior to the building. If overflow scuppers are provided, they shall be integrated into the building design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby walls, and direct water away from building foundations. Refer to Section 7.105.C of the Zoning Ordinance.
8 R	All roof and podium terrace drainage is internal to the building.

PROJECT NARRATIVE

9	Please submit a revised narrative that responds to the criteria set forth in Section 1.904 of the Zoning Ordinance.
9 R	See revised DRB Narrative.

SUBMITTAL MATERIALS

10	Please provide a digital version of the material & color board. Refer to the requirements outlined in the Development Application Checklist, Part III and Section 1.305 of the Zoning Ordinance.
10 R	See attached color and material board.

DRAINAGE

11	<p>The final drainage report has not been accepted by the Storm Water Division. Please see comments below and resubmit accordingly.</p> <ul style="list-style-type: none"> No Grading & Drainage plan was provided with 1st submittal. Provide a G7D plan with next submittal to accompany the drainage report. For DRB cases, the drainage report must be up to a minimum 75% design level. Revise accordingly. Per the zoning case (1-ZN-2021), the original Valley Bank development of the site in 1980 included the original approval and construction of five stormwater basins. Per code, the volume provided by these basins must be maintained as part of the current development. No mention of this study is in the report, other than in the Appendix. Discuss how this volume is being accounted for. Provide storm drain capacity calculations for the LIBW since the drainage report references the study. Any access flow will enter the City storm drain network. This project may utilize the StormTech chamber structure to address the water quality requirement in lieu of providing storage. If provided, storage shall meet City requirements for underground storage, including dedication of a Drainage Easement, and illustrating adequate drain time. The 1st submittal did not address the underground storage requirements.
11 R	<p>Grading and Drainage Plan will be submitted with this submittal.</p> <p>Noted on level of detail.</p> <p>Report has been updated.</p>

	<p>Flow master street capacity calculations have provided for LIBW.</p> <p>The west portion of the building will drain to a 7' diameter underground retention tank for storage and treatment of the Valley Bank retention volumes with a 5' orifice plate for first flush bleed off. The east half of the site will flow through a storm water quality unit.</p>
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SIGNIFICANT POLICY RELATED ISSUES	
SITE DESIGN	
12	Please revise applicable plans to relocate any proposed garage ventilation that is adjacent to pedestrian walkways to areas to locations not adjacent to pedestrian circulation.
12 R	Because of the compactness of the site, garage vents are not able to be located other than their current location(s).

BUILDING ELEVATION DESIGN	
13	The building elevations included with the zoning application provided greater detail on the stair towers on the north elevation. That detailing has been eliminated on the DRB elevations. Please revise the building elevations to incorporate the detailing of the stair towers. Refer to case 1-ZN-2021.
13 R	<i>See attached Revised Building Elevations indicating the “detailing” of the northeast stair tower as was shown and approved on the approved Zoning Elevations.</i>
14	Please provide window sections that confirm all exterior window glazing will be recessed a minimum of 50% of the wall thickness, including glass curtain walls and windows within any clerestory elements. Demonstrate the amount of recessing by providing dimensions from the face of the exterior wall to the face of glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the Old Town Scottsdale Urban Design and Architectural Guidelines (OTSUDAG)
14R	<i>See attached Detail sheet showing the various conditions for the Entry Doors, Balcony Doors and Windows. This sheet is consistent with (actually the same as) the Zoning Approval as well as the discussion about these same Staff concerns as discussed in our April 8, 2021 meeting. The majority of the designs windows and doors are shaded by roof and balcony overhangs. All doors and windows are recessed in the wall per the Detail sheet.</i>
15	Please provide door sections confirming all exterior doors will be recessed a minimum of 30% of the wall thickness. Demonstrate the amount of recessing by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Refer to Sensitive Design Principle 9 and the OTSUDAG.
15 R	<i>See attached Detail sheet showing the various conditions for the Entry Doors, Balcony Doors and Windows. This sheet is consistent with (actually the same as) the Zoning Approval as well as the discussion about these same Staff concerns as discussed in our April 8, 2021 meeting. The majority of the designs windows and doors are shaded by roof and balcony overhangs. All doors and windows are recessed in the wall per the Detail sheet.</i>
16	Please provide section drawings for the proposed shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed device, given the vertical

	dimensions of the wall opening. All shade devices should be designed so the shade material has a density of at least 75% to maximize the effectiveness of the device. Refer to Sensitive Design Principle 9 and the following link: http://www.scottsdaleaz.gov/design/shading .
16R	<i>See attached Detail sheet showing the various conditions for the Entry Doors, Balcony Doors and Windows. This sheet is consistent with (actually the same as) the Zoning Approval as well as the discussion about these same Staff concerns as discussed in our April 8, 2021 meeting. The majority of the designs windows and doors are shaded by roof and balcony overhangs. All doors and windows are recessed in the wall per the Detail sheet.</i>
17	Please revise the building elevations to include the locations for any external wall-mounted light fixtures. Refer to the Plan & Report Requirements for Development Applications.
17 R	Building elevations have been revised to include exterior, wall mounted light fixtures.
18	Please indicate and illustrate the location of the electrical service entrance section (SES) or electrical meters/panels for each unit. SES or electrical meters/panels shall be incorporated into the building design, either in a separate utility room or with the face of the SES flush with the building façade. The SES shall not be located on the side of the building that faces a public right-of-way or private street. Refer to Section 2-1.402 of the DSPM.
18 R	SES locations are within the below grade parking structure, west SES at Level P1, and east SES at Level P1.5.

FLOOR PLANS

19	See comment #6 from above. (See comment #18 above- this is what is stated on the city letter)
19 R	Noted.

LIGHTING DESIGN

20	Fixture "S3" utilizes a light source with a color rendering index (CRI) of 70. Due to this fixture's proximity and primary purpose of lighting the public walkway, a light source with a CRI of 90 or greater should be utilized. Please revise the fixture accordingly while maintaining the 3000K color temperature.
20 R	Light fixture S3 has been replaced.

CIRCULATION

21	Please confirm minimum sidewalk width of eight feet is being provided on both streets. Sidewalk can be reconstructed and separated from back of curb but must be at least eight feet in width. Refer to Section 5-3.110 of the DSPM. Revise applicable plans accordingly.
21 R	Sidewalks have been updated.
22	Please confirm the site driveway will be constructed to match the CL-1 driveway standard and revise applicable plans as needed to demonstrate compliance. Refer to Sections 5-3.200 and 5-3.205 of the DSPM.

22 R	Driveway has been updated.
23	Please revise applicable plans to indicate minimum five-foot wide internal sidewalks (six feet preferred if no physical constraints).
23 R	Sidewalks have been updated.

CONSIDERATIONS

WATER/WASTEWATER

24	<p>The Basis of Design Reports for water and sewer have been conditionally accepted. Please note the following for the construction plan submittal:</p> <ul style="list-style-type: none"> • A new meter vault will be required off 6th Avenue (Standard Detail 2345-1) if the final meter size dictates. • The tap into 6th Avenue and the northern tap for the fire line require tapping ACP. The ACP line may require replacement of the ACP section with DIP. • Removal of the existing four-inch DIP water service on 6th Avenue will require removal of the main and replacement of the saddle/sleeve with a spool piece. • Address comments on the utility plan. • Confirm existing sewer services are minimum six-inch. If not, upsizing will be required. • All new sewer services to be consistent with MAD 440-3, minimum six-inch.
24 R	Noted.

TECHNICAL CORRECTIONS

SITE DESIGN

25	Please revise the site plan to include a dimension between the curb and new sidewalk for the landscape strip along 6 th Avenue.
25 R	Dimension string has been added to the architectural site plan.

CIRCULATION

26	Please redesign and angled points of the site driveway ramp alignment so they are smoothed into curves. The entry should include a taper per the driveway standard.
26 R	Curves at the entry ramp would create extreme structural complications to the garage ramp design.
27	The site plan indicates enhanced paving at the driveway entrance (sidewalk). Please note: Enhanced paving treatments are not permitted in the right-of-way without an executed Private Improvements in the Right-of-Way (PIR) Agreement that places responsibility for maintenance on the property owner.
27 R	Noted.

Should you have any questions or comments, please do not hesitate to contact us.

Thank you.

Peter f. Gormley, AIA, NCARB, LEED AP
For **ORB ARCHITECTURE, LLC**