



August 8, 2022

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

Re: The Miller / Toll Maza  
7570 East 6<sup>th</sup> Avenue  
Scottsdale, AZ 85251  
Permit Number **5-DR-2022**

## 2nd REVIEW COMMENTS

To Whom it may Concern:

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

<b>ZONING ORDINANCE AND SCOTTSDALE REVISE CODE SIGNIFICANT ISSUES</b>	
<b>ENGINEERING</b>	
1	1. From 1 <sup>st</sup> review, the proposed solution for refuse collection is not consistent with the Refuse Plan stipulated to as part of the zoning case (1-ZN-2021). The project must comply with the zoning stipulated site plan and solution. Loading and refuse truck pick-up area cannot be one in the same. Additionally, the zoning plan provides 14 feet clear width for the truck service area whereas the proposed design provides less than 12 feet clear width, which is not acceptable. Please revise applicable plans to demonstrate compliance with the zoning approved Refuse Plan.
<b>1 R</b>	<b>A horizontal trash compactor has been provided as stipulated in the zoning case (1-ZN-2021).</b> <b>A 60' pick up zone has been provided in front of the compactor. Refer to SHT. 1.10.1d.</b>
2	2. From 1 <sup>st</sup> review, 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 and G&D plan accordingly to demonstrate compliance with the new location requirement and confirm which fixture type is proposed.

2 R	The streetlight location has been added to the GD plans and a the GE ERLC -05B430 will be proposed. The GE fixture is similar to other existing street light fixtures in the area.
<b>DRAINAGE</b>	
3	<p>The 2<sup>nd</sup> submittal drainage report has not been accepted by Storm Water. Please refer to the redlined report in the internet folder and the following comments and revise accordingly:</p> <ul style="list-style-type: none"> <li>Underground storage system must meet the City's requirements per the DSPM. The G&amp;D plan does not include inverts or RIM elevations and does not meet the requirement for 75% design level. The underground retention system elevations are required to approve the concept.</li> </ul> <p>Rim elevations and inverts have been added to the underground storm drain system.</p> <ul style="list-style-type: none"> <li>In the report, add a table to show pre vs. post at each concentration point. NOTE: the LIBW model shows the storm drains on 6<sup>th</sup> Avenue to be 100% full.</li> </ul> <p>A Pre and post drainage map has been created for the site. Since the concentration points for pre and post development differ, a pre vs post runoff coefficient map for the site illustrates that the post development flows will be reduced from the current site conditions. The site concentration point is identified as the manhole near the SWC of the site in the 6<sup>th</sup> Ave R/W.</p> <ul style="list-style-type: none"> <li>G&amp;D – Drainage Easements will be required over the underground retention area. How will the City access this location?? Identify the location of the emergency overflow for the system.</li> </ul> <p>The underground retention tanks will be accessed through an existing 36' access/driveway easement over the west drive aisle of the site. A new drainage easement as been placed over the underground retention tanks.</p> <ul style="list-style-type: none"> <li>G&amp;D – Bubble up structures are discouraged and will be approved by the Flood Plain Administrator on a case by case basis. Show the invert elevations for the storm drains and locations of pumps per the report.</li> </ul> <p>A bubble up structure is not proposed. An overflow catch basin near the SWC of the site is proposed. The catch basin will have a positive means of drainage. The pumps in the underground garage are for nuisance stormwater and part of the plumbing plans.</p>
<b>BUILDING ELEVATION DESIGN</b>	
4	No color building elevations were provided with the 2 <sup>nd</sup> submittal. Please provide with the next submittal.

4 R	Colored building elevations have been provided with this submittal. Please refer to SHT.A3.50Bd.
<b>SIGNIFICANT POLICY RELATED ITEMS</b>	
<b>SITE DESIGN</b>	
5	From 1 <sup>st</sup> review, please reconsider revising applicable plans to relocate any proposed garage ventilation located adjacent to pedestrian walkways to areas not adjacent to pedestrian circulation. NOTE: this will be a key issue for Board consideration in the report if not addressed.
5 R	Additional design details for the garage vents have been provided on SHT.A1.12d. Vent walls have been raised to accommodate attached pedestrian seating.
<b>BUILDING ELEVATION DESIGN</b>	
6	From 1 <sup>st</sup> review, the building elevations provided at the time of the rezoning application (1-ZN-2021) provided greater detail on the stair towers on the north elevation. That detailing has been removed with the DRB application. Please revise the building elevations to incorporate the detailing of the stair towers that was presented with the rezoning application. It is difficult to discern if additional detailing has been provided. Color elevations were not provided with 2nd Submittal and any additional detailing is not called out on black & white building elevations.
6 R	Additional detailing has been provided at the north stair tower as indicated on SHT.A3.50Bd on Elev. 1 and on additional Stair Tower vignettes.
7	The City's Sensitive Design Principles and Old Town Scottsdale Urban Design & Architectural Guidelines promote the use of muted earth tones in applied materials and paint colors. Please revise the building elevations and material/color board to incorporate colors that are consistent with these guidelines.
7 R	Following the CoS Sensitive Design Principles and Guidelines and Old Town Scottsdale Urban Design and Architectural Guidelines, additional accent colors have been added using muted earth tones. Colored elevations and the color/material board have been revised to reflect this change.
8	The sections provided with the 2 <sup>nd</sup> submittal show the shade device on the exterior of the building however, the exhibit does not provide the specific shading density of the design. Please revise the exhibit to specify a minimum 75% or greater shade density for the shade device.

<b>8 R</b>	<b>Windows are glazed with tinted Low-e glass with a SHGC of 0.23%. Additionally solar screens will be used on south, east and west facing windows. Screens will have at least a 50% screen so that the minimum 75% can be achieved.</b>
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<b>TECHNICAL CORRECTIONS</b>	
<b>LANDSCAPE DESIGN</b>	
9	From 1 <sup>st</sup> review, please revise the site plan to include a dimension (width) for the landscape area between the curb and new sidewalk location.
<b>9 R</b>	<b>A dimension has been added to the landscape plan.</b>

<b>BUILDING ELEVATION DESIGN</b>	
10	Please confirm all proposed exterior ladders will be screened from public view.
<b>10 R</b>	<b>A general note has been added to SHT.A3.50Bd reflecting this change.</b>

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**