

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 15, 2023
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Marshall Four 46-DR-2022

Request for approval of the site plan, landscape plans, building elevations and associated documents for a new four-story, mixed-use project, consisting of four residential units and 1,329 square feet of commercial floor area, on a +/- 4,500 square foot site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Response to Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG)
- Structured shading proposed over street sidewalk
- Façade treatment at zero lot lines (north, south and east)
- One written comment received, as of date of this report

BACKGROUND

Location: 4251 N. Marshall Way

Zoning: Downtown, Retail Specialty, Type 1, Downtown Overlay (D/RS-1 DO)

Adjacent Uses

North: Single-story commercial building, constructed in the 1960s

East: Two-story commercial building, constructed in the 1970s

South: Vacant lot

West: Single-story commercial building, constructed in the 1960s



Property Owner

Nini Investments

Applicant

Mark Tomecak, Tomecak Design
(602) 619-7751

Architect/Designer

Tomecak Design

Engineer

Jacobs Wallace, LLC

DEVELOPMENT PROPOSAL

The applicant seeks approval to redevelop a small infill site into a four-story mixed-use building. The site abuts alleys to the north and east, which is where all vehicular access will occur. Tuck under parking is provided for residents and the remaining first floor area is devoted to commercial space along the Marshall frontage. All utilities and refuse collection are located at the rear of the building and resident access to the building is provided adjacent to the tuck under parking. Access to the commercial space will be provided off Marshall Way.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates design elements that align with the City's goal of sustainability including exaggerated roof overhangs that provide shading of balconies and pedestrian areas. The balconies are also designed in a such a way that they also provide shading for the balconies below them.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Marshall Four development proposal per the attached stipulations, finding that the Character and Design Element of the Old Town Scottsdale Character Area Plan, goals and policies of the Old Town Scottsdale Urban Design & Architectural Guidelines, and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Greg Bloemberg
Project Coordination Liaison
480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

5/18/2023

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

6/7/2023

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Landscape Plan
10. Construction Staging Exhibit
11. Building Elevations
12. Perspectives
13. Materials and Colors Board
14. Exterior Photometrics Plan/Fixture Cut Sheets
15. Community Involvement



Context Aerial

46-DR-2022



Close-up Aerial

46-DR-2022



Marshall Four

November 01, 2022

4251 North Marshall Way
Scottsdale, Arizona 85251

Project Narrative

I. Context

The current property is an approximately 4,502 square foot (app. 0.10 acre) parcel of land (APN 173-50-035) commonly referred to as 4251 North Marshall Way, Scottsdale, Arizona. The property is currently used as a retail site improved by a one story buildings which is approximately 2,036 square feet in the aggregate. Focusing on this area of Marshall Way, 5th ave, 3rd ave, and Craftsman Court, there are examples of revitalization, and we are confident that our proposed design will positively contribute to the existing and new development in this area. The property is bordered on the west by Marshall Way, on the South by an open undeveloped parcel, and on the North and East by a public alley way.

II. Design and Character Elements of the General Plan

The Scottsdale General Plan designates the property as "Mixed-Use Neighborhoods" that are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office and retail uses or mixed-use structures above commercial or office space." The project is served with a variety of transportation options that regularly service this area including bus, trolley, pedicab and bicycle as well as other non-motorized opportunities along the Arizona Canal and this portion of Old Town Scottsdale. The vertical integration of residential above retail/office as recommended by the General Plan is a major feature of the project.

Relevant General Plan Character and Design Goals incorporated into the design and development are the following:

"MFour Goal 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood. Respond to regional and city-wide contexts with the new and revitalized development in terms of the following: Scottsdale as a southwestern community; Scottsdale as a part of a large

metropolitan area with unique reputation, image, character and identity within its regional setting; . . . consistently high community quality expectations; . . . physical scale relating to the human perception at different points of experience;”.

As shown on the development plans the project is consistent with what may be termed a contemporary urban design that is similar to yet distinct from other Downtown redeveloped properties which build upon Scottsdale’s design ethos for quality development and upscale urban living, office and retail opportunities.

“MFour Goal 2. Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area. Streetscape is a term used to describe the combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting and sidewalk design. . . .”.

The property is an infill parcel in this area of Old Town Scottsdale with three exposed sides. It will also be one of several precedented mixed use residential redevelopment opportunities in this area. The overall image and design continue the urban inclusive theme of creating inviting pedestrian areas and walkways and a visually inviting frontage.

As previously mentioned and described above, the project imbues the following companion guidelines of Scottsdale’s Sensitive Design Principles and the Downtown Character Area Plan.

III. Summary & Architectural Character

The request is for Development Review Board (“DRB”) approval of a new mixed-use development consisting of a first-floor retail and/or office, and the second through the fourth floor being residential units on an approximately 4,502 square foot parcel located within the block of Marshall Way. Parking will be provided in a single-level under podium structure on the ground level.

The new building design has a contemporary urban theme providing a stylish but conservative high-end environment befitting of its location in the key location in Old Town Scottsdale. Building massing includes step backs and elements moving horizontally and vertically. The design and massing of the building lends itself to invite patrons and residence to move about Old Town and become vital parts of the everyday activity it has to offer. Extensive balconies and outdoor spaces for each residential unit along with integrated shade structures on both the east and west faces of the building, covering the walkways provide necessary and complimentary shading for allowing people to partake in the active outdoor lifestyle of Scottsdale. These all add to the interesting elements along and visible from the streetscape. Landscaping materials conform to the Downtown design guidelines and incorporate on all levels to provide softening of the exterior spaces. We believe this will be an attractive and desirable addition to the Old Town Scottsdale community.

IV. Ingress, Egress, On-site Circulation, Parking, and Pedestrian

The sidewalk along Marshall Way will continue to provide pedestrian access to the building and intersecting sidewalks. Vehicular access will continue to be viable on those same streets. Residents and visitors will have access to both the private on-site parking as well as the ability to utilize the four-story City owned parking structure app. 400 ft. to the East. Existing angled street parking is retained along both bordering street.

V. Mechanical and Utility Equipment

All mechanical equipment, appurtenances and utilities have been screened from public view by placing them on the rooftop with a parapet wall that is insulated to minimize noise.

VI. Location of Artwork

On the south façade we are proposing some type of pending painted mural or graphic that will decorate the wall with symbolism that relates to the history of Scottsdale.

In conclusion ownership and the design team believe that the project will be a welcomed addition to the immediate area and contribute to the vibrancy of uses and design excellence in this upcoming area of Old Town Scottsdale.

If you have any questions or require additional information, please feel free to contact us at 602.619.7751.

Sincerely,

Mark Tomecak, R.A.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. **The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**
 - **Applicant Response:** *As shown on the development plans, the project is consistent with what may be termed a contemporary urban design that is similar with yet distinct from other Downtown redeveloped properties, which builds upon Scottsdale's design ethos for quality development and upscale urban living, office and retail opportunities. The property is an infill parcel with three exposed sides. The overall image and design continue the urban inclusive theme of creating inviting pedestrian areas and walkways, and a visually inviting frontage.*
 - **Staff Analysis:** *The building design responds favorably to the southwest desert environment by providing ample shading elements and utilizing colors and finishes representative of the Sonoran Desert. Refuse and utilities are thoughtfully located at the rear of the site, away from public view. This site is challenging due to its size and how narrow it is. Treatment of zero lot line facades in this instance is critical. Every effort should be made to add visual interest to what would otherwise be blank walls. The applicant's solution responds favorably to this objective by providing vertical metal cladding in a randomized pattern, along with recessed windows, on the north and south facades, and a thermally modified wood accent panel on the east elevation. Windows along zero lot lines will be subject to Building Code requirements.*
2. **The architectural character, landscaping and site design of the proposed development shall:**
 - a. **Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;**
 - b. **Avoid excessive variety and monotonous repetition;**
 - c. **Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**
 - d. **Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and**
 - e. **Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.**
 - **Applicant Response:** *The building design has a contemporary urban theme providing a stylish yet conservative high-end environment befitting its location in Old Town Scottsdale. Building massing includes stepbacks and elements moving horizontally and vertically. The design and massing lend itself to invite patrons and residents to move about Old Town and become vital parts of the activity it has to offer. Extensive balconies and outdoor spaces for each residential unit along with integrated shade structures on both the east and west faces of the building, covering the walkways to provide necessary and complimentary shading, allowing people to partake in the active outdoor lifestyle of Scottsdale. Landscaping materials conform to the OTSUDAG and incorporate on all levels to soften the exterior spaces.*
 - **Staff Analysis:** *Staff finds the proposal responds favorably to this criterion.*
3. **Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.**

- **Applicant Response:** *The sidewalk along Marshall Way will continue to provide pedestrian access to the building and intersecting sidewalks. Vehicular access will continue to be viable on those same streets. Residents and visitors will have access to both the private on-site parking and the four-story City-owned parking garage approximately 400 feet to the east.*
 - **Staff Analysis:** *A solution for connecting residents from the parking area to a building entrance, without using the alley, was an important consideration for staff. The applicant's proposal to incorporate a sidewalk within the parking area (abutting the parking field to the south), solved that concern. Bike parking was relocated to the northeast corner of the site to provide the clear path.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
- **Applicant Response:** *All mechanical equipment, appurtenances and utilities will be screened from public view by a rooftop parapet that will be insulated to reduce noise.*
 - **Staff Analysis:** *Staff finds that the proposal responds favorably to this criterion.*
5. Within the Downtown Area, building and site design shall:
- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
- **Applicant Response:** *The building design has a contemporary urban theme providing a stylish yet conservative high-end environment befitting its location in Old Town Scottsdale. Building massing includes stepbacks and elements moving horizontally and vertically. The design and massing lend itself to invite patrons and residents to move about Old Town and become vital parts of the activity it has to offer. Extensive balconies and outdoor spaces for each residential unit along with integrated shade structures on both the east and west faces of the building, covering the walkways to provide necessary and complimentary shading, allowing people to partake in the active outdoor lifestyle of Scottsdale. Landscaping materials conform to the OTSUDAG and incorporate on all levels to soften the exterior spaces.*
 - **Staff Analysis:** *The proposed building design provides compatible transition in building scale, height and massing by providing a stepback at the third level to give the building a human scale along the pedestrian realm. Horizontal and vertical articulation also helps to reduce apparent size and massing while also providing visual interest. Accents are added to the zero lot line walls to prevent the appearance of large, blank wall faces.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
- a. Accessibility to the public;

- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;**
- c. Location near the primary pedestrian or vehicular entrance of a development;**
- d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and**
- e. Location in conformance to standards for public safety.**
- *This criterion is not applicable to this project.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1951 (Ord. #1) and assigned Central Business (C-2) zoning. In 1985, the site was rezoned from C-2 to D/RS-1 (34-ZN-1985), and in 2003, the Downtown Overlay was adopted for the Old Town area, changing the zoning one final time to D/RS-1 DO.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has received one written comment regarding this application.

Context

Located on the east side of Marshall Way, just south of the intersection of Marshall and 5th Avenue, the site is situated in an area of Old Town occupied primarily by single- and two-story buildings of varying architectural styles. This building will introduce additional building height to the area however, it will not exceed the maximum height allowed in Type 1 areas, which are intended to be the least impactful areas of Old Town from a height and massing perspective.

Project Data

- Existing Use: Retail/Gallery
- Proposed Use: Mixed-Use
- Parcel Size: Gross - +/- 5,858 square feet (0.13-acre)
Net - +/- 4,502 square feet (0.10-acre)
- Residential Building Area: 7,484 square feet
- Commercial Building Area: 1,329 square feet
- Total Building Area: 8,813 square feet
- Gross Floor Area Ratio Allowed: 1.3 (7,615 square feet)
- Gross Floor Area Ratio Provided: 0.22 (1,329 square feet)
- Building Height Allowed: 48 feet (inclusive of rooftop appurtenances)
- Building Height Proposed: 48 feet (inclusive of rooftop appurtenances)
- Parking Required: 7 spaces (6 spaces for residential, 1 space for commercial w/ 1,000 square foot waiver)
- Parking Provided: 6 spaces (1 space reduction for four secured bike parking spaces)
- Number of Dwelling Units Allowed: 6 units (50 du/ac)
- Number of Dwelling Units Proposed: 4 units (33 du/ac)

**Stipulations for the
Development Review Board Application:
Marshall Four
Case Number: 46-DR-2022**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be consistent with the building elevations submitted by Tomecak Design, with a city staff date of 3/6/2023.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Tomecak Design, with a city staff date of 5/9/2023.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by T.J. McQueen & Associates, with a city staff date of 3/6/2023
 - d. The case drainage report submitted by Jacobs Wallace, LLC and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Jacobs Wallace, LLC dated 11-09-2022 and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 34-ZN-1985.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing.

With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. No portion of occupiable balcony space shall extend beyond the property line along Marshall Way.

LANDSCAPE DESIGN:

DRB Stipulations

5. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.
6. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTRIOR LIGHTING:

DRB Stipulations

7. All exterior luminaires shall meet all IES requirements for full cutoff and be aimed downward and away from property lines except for sign lighting.
8. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- C. A minimum of four (4) secured bike parking spaces shall be provided, to be located consistent with the approved site plan.

STREET DEDICATIONS:

DRB Stipulations

9. Prior to the issuance of any building permit for the development project (except demolition), the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:

- a. ALLEYS. Two (2) feet along the south and west alleyways frontages, for a total of ten (10) feet half alleyway right-of-way.

STREET INFRASTRUCTURE:

Ordinance

- D. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

10. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. ALLEYS.
 - i. Re-pavement of the entire alley width along both frontages
 - ii. Reconstruction of alley connection to N. Marshall Way to upgrade the ADA ramp to current standards.
11. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.

WATER AND WASTEWATER:

Ordinance

- E. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

12. Separate domestic service lines and meters shall be provided for the commercial and residential uses.
13. New meters and backflow preventors shall be located along the western frontage of property (not down the alley). If backflow is located apart from the meter, the buried line between them shall be backfilled with cement grout.
14. Sewer service connections shall be perpendicular to the eastern alley sewer main and shall be a minimum six (6)-inch diameter with a clean out per MAG Detail 440-3.
15. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

16. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

17. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - b. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

ADDITIONAL ITEMS:

Ordinance

- F. Construction management, including workforce parking, shall be consistent with the Construction Staging Exhibit dated 5/1/2023. With the final plans submittal, the applicant shall provide written authorization from the property owner to the south to use the site for construction management. No construction staging or management shall occur in the alley or on Marshall Avenue, except necessary security fencing around the project site during construction.
- G. Prior to issuance of any permits (except demolition), the property owner shall submit a completed and signed Private Improvements in the Right-of-Way (PIR) Agreement for the shade canopy over the Marshall Way sidewalk.

DRB Stipulations

18. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.

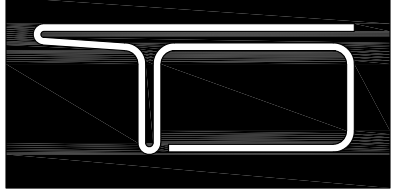


ATTACHMENT #7



SITE PLAN WITH CONTEXT AERIAL

SCALE: 1"=20'-0"



**TOMECAK
DESIGN**
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



EXPIRES 3.31.2023

DRB CASE NUMBER 49-DR-2021

PROJECT:
MARSHALL FOUR
4251 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #.: 22-17

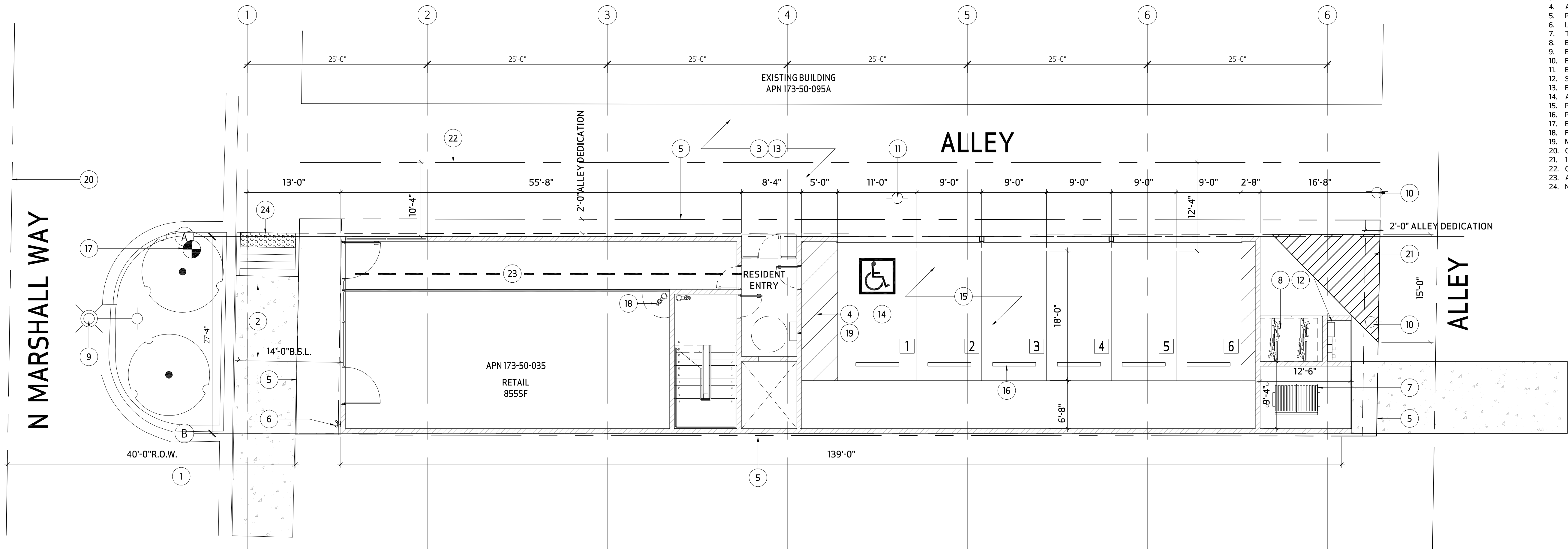
DATE: 04.25.2023

CONTENTS: SITE PLAN WITH
CONTEXT AERIAL

SHEET No:

CS0.4

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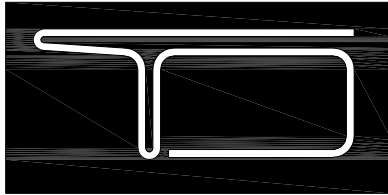


GENERAL NOTES:

- A. KNOX BOX WILL BE REQUIRED FOR FIRE DEPARTMENT EMERGENCY ACCESS KEYS. LOCATION OF BOX TO BE DETERMINED WITH FIRE INSPECTOR APPROVAL.
- B. SLOPE ALL SIDEWALKS AWAY FROM BUILDING MINIMUM 1% AND NOT TO EXCEED 2% MAXIMUM.
- C. PROVIDE FIRE LANE SIGNAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHALL AND FILED INSPECTOR.
- D. CITY OF SCOTTSDALE DSPM NOTES:
- PROVIDE A SIX-FOOT WIDE ACCESSIBLE PATH FROM THE MAIN ENTRY TO EACH ABUTTING STREET WITHOUT USING ALLEY (SECTION 2-1.310 OF THE DSPM)
 - ALLEY TO BE REPAVED ALONG THE ENTIRE PROPERTY FRONTAGE, INCLUDING POSITIVE DRAINAGE (SECTION 3-1.701 OF THE DSPM).
 - ALLEY CONNECTION AT STREET TO BE RECONSTRUCTED TO CREATE AN ADA ACCESSIBLE PEDESTRIAN CROSSING AND PROVIDE POSITIVE DRAINAGE, AND TO MEET THE PROPOSED WIDTH OF THE ALLEY (SECTION 3-1.701 OF THE DSPM).
 - CONSTRUCTION WORK IN ALLEY TO BE COORDINATED WITH SOLID WASTE TO AVOID ANY DISRUPTIONS IN SERVICE (SECTION 5-2.616 OF THE DSPM).
 - WATER METERS MUST BE LOCATED WITHIN THE RIGHT-OF-WAY AND MUST NOT BE LOCATED UNDERNEATH SIDEWALKS (CHAPTER 6 OF THE DSPM).
 - PROVIDE BACKFLOW TO EXISTING METERS. BACKFLOW PREVENTER MUST BE LOCATED AFTER THE WATER METER ON PRIVATE PROPERTY (SECTION 6-1.417 OF THE DSPM).
 - REFUSE DESIGN TO BE CONSISTENT WITH COS STANDARD DETAIL #2146-1, -2. SHOW REQUIRED CONCRETE APRON ACROSS ALLEY FOR ROLL-OUT COLLECTION.

SITE PLAN NOTES:

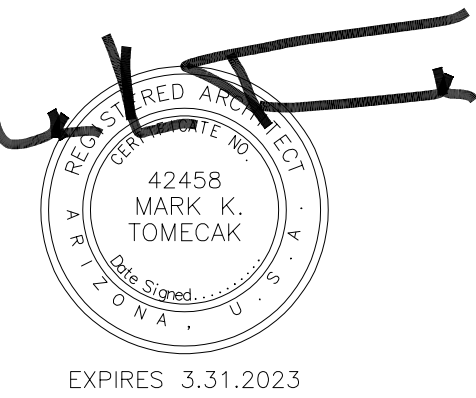
1. EXISTING PUBLIC STREET PARKING TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN.
3. EXISTING ALLEY DRIVE TO REMAIN.
4. ADA PATH.
5. PROPERTY LINE.
6. LOCATION OF F.D.C.
7. TRASH ENCLOSURE WITH CONCRETE PAD.
8. BICYCLE RACK PER CITY OF SCOTTSDALE STANDARD DETAIL.
9. EXISTING STREET LIGHT TO REMAIN.
10. EXISTING POWER POLE.
11. EXISTING POWER POLE TO BE RELOCATED.
12. S.E.S. LOCATION.
13. EXISTING ASPHALT PAVING.
14. ADA PARKING AND ACCESSIBLE AISLE.
15. PAVED PARKING LOT AND DRIVES WITH CONCRETE.
16. PARKING STOP, TYPICAL.
17. EXISTING FIRE HYDRANT TO REMAIN.
18. FIRE RISER.
19. MAIL BOXES.
20. CENTERLINE OF STREET.
21. 15'X15' SAFETY TRIANGLE.
22. CENTERLINE OF ALLEY.
23. ACCESSIBLE PATHWAY.
24. NEW ADA RAMP AT ALLEY.



**TOMECAK
DESIGN**

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SUITE 201
SCOTTSDALE, ARIZONA 85251

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DRB CASE NUMBER 49-DR-2021

PROJECT:
MARSHALL FOUR
4251N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:
2 PRELIMINARY REVIEW

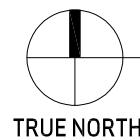
JOB #.: 22-17

DATE: 04.25.2023

CONTENTS: SITE PLAN


SHEET No: **SP1.00**

ATTACHMENT #8

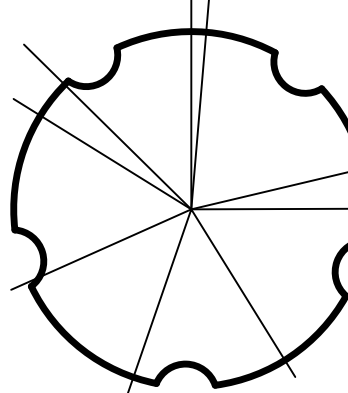


SITE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE LEGEND




PEDILANTHUS SP.
LADY SLIPPER
5 GALLON



DALBERGIA SISSOO
SISSOO TREE
36" BOX

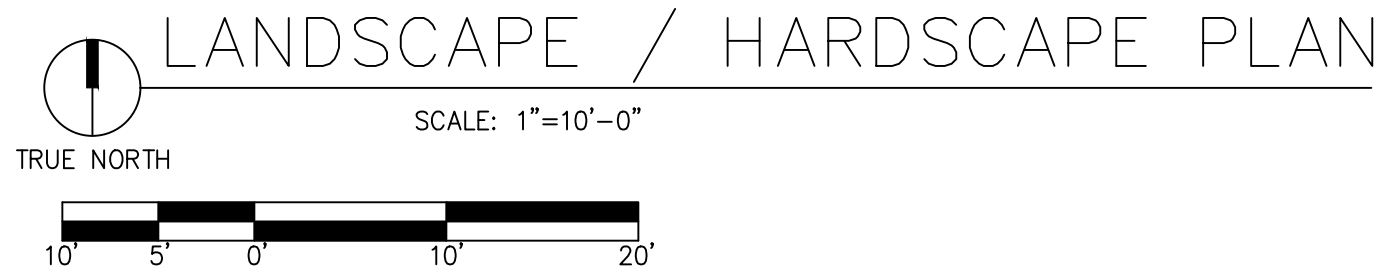
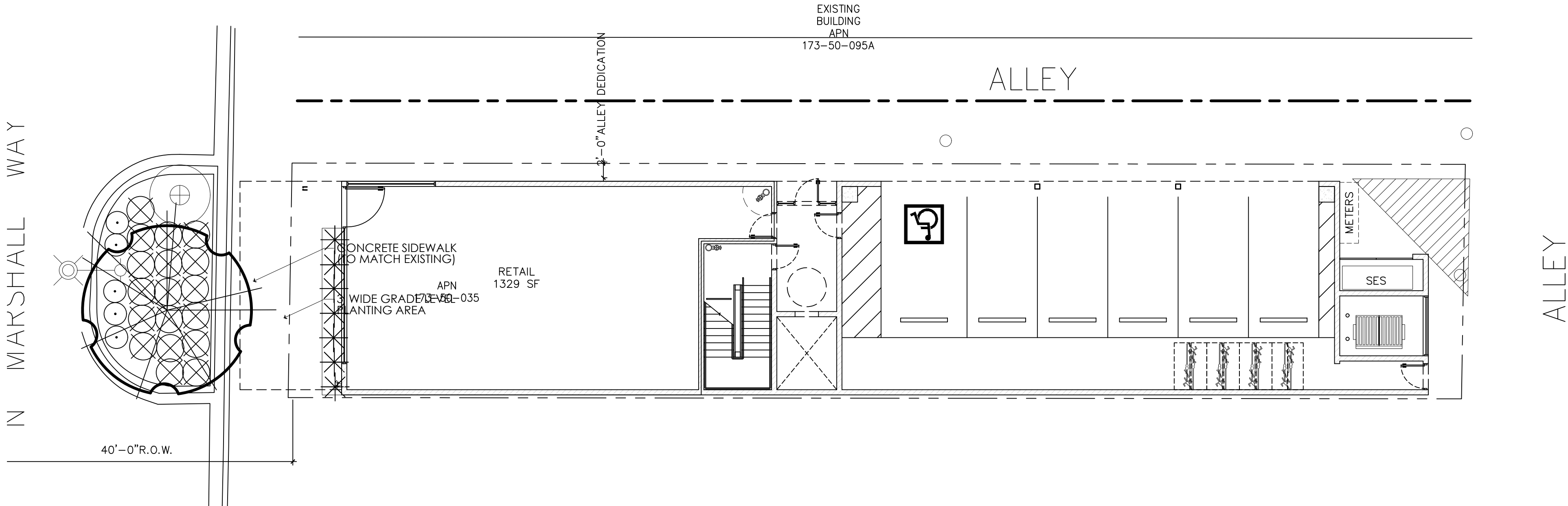


HESPERALOE PERPA
BRAKE LIGHT RED YUCCA
5 GALLON



LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



LANDSCAPE PLAN		
APPROVED		
CITY OF SCOTTSDALE		
CASE NUMBER	APPROVED	DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.		

CITY OF SCOTTSDALE
LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street / Suite 120
Scottsdale, Arizona 85258
P. (602)265-0320
EMAIL: timmccqueen@tjmla.net

THE DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF TOMCEAK DESIGN, P.C. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR PART IS PROHIBITED WITHOUT THEIR WRITTEN CONSENT.



TOMECAK
DESIGN

4368 NORTH CIVIC CENTER
PLAZA SUITE 201
SCOTTSDALE, ARIZONA
85251

T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM

project:
MARSHALL FOUR
4251 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

revised:

job #.: 22-17

date: 11.01.2022

contents:

La.01
sheet No:

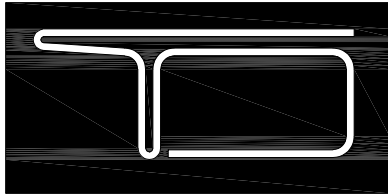


ATTACHMENT #10



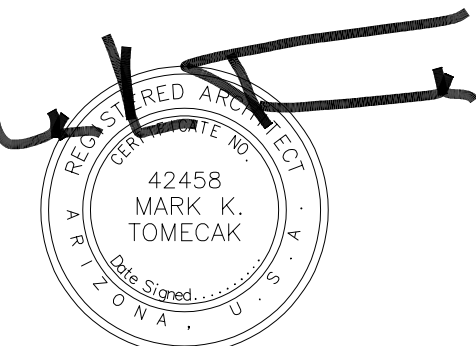
CONSTRUCTION STAGING EXHIBIT

SCALE: 1/16"=1'-0"



**TOMECAK
DESIGN**
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

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E INFO@TOMECAKDESIGN.COM



EXPIRES 3.31.2023
DRB CASE NUMBER 49-DR-2021

PROJECT:
MARSHALL FOUR
4251N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:
2 PRELIMINARY REVIEW

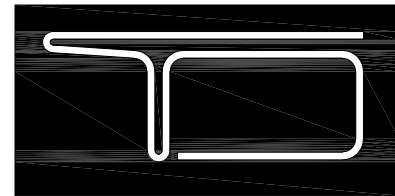
JOB #.: 22-17

DATE: 04.25.2023

CONTENTS: CONSTRUCTION
STAGING PLAN

SHEET No: **EX.01**

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**TOMECAK
DESIGN**

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SUITE 201
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E INFO@TOMECAKDESIGN.COM

GENERAL NOTES:

- A. ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.
B. SIGNAGE BY OTHERS - UNDER SEPARATE REVIEW AND PERMIT.
C. BUILDING ADDRESS IS TO BE PROVIDED PER FIRE DEPARTMENT REQUIREMENTS, AND SUBJECT TO ARCHITECT'S APPROVAL.
D. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY SCREEN WALL.

MATERIAL / COLOR PALETTE

MASONRY & STONE

- 41 CONCRETE MASONRY UNITS
8X8X16 STACK BOND, RAKED JOINTS
SUPERLITE - GROUND FACE, BONE COLOR

METALS / STEEL

- 51 DECORATIVE METAL
PAINTED, TUSCAN BLACK

- 52 METAL FASCIA
FLAT LOCK PANEL
DARK BRONZE

- 53 METAL CLADDING - SIDING
SNAP LOCK STANDING SEAM WALL PANEL
WESTERN STATES METAL - DARK BRONZE

- 54 ALUMINUM METAL CLEAR ANODIZED @ ENTRY
SURROUND

- 55 METAL CLADDING - SIDING
SNAP LOCK STANDING SEAM WALL PANEL
WESTERN STATES METAL - SILVER METALLIC

WOOD & PLASTICS

- 61 THERMALLY MODIFIED WOOD
WOOD INSERT
CAMBIA - ASH SPECIES

THERMAL & MOISTURE PROTECTION

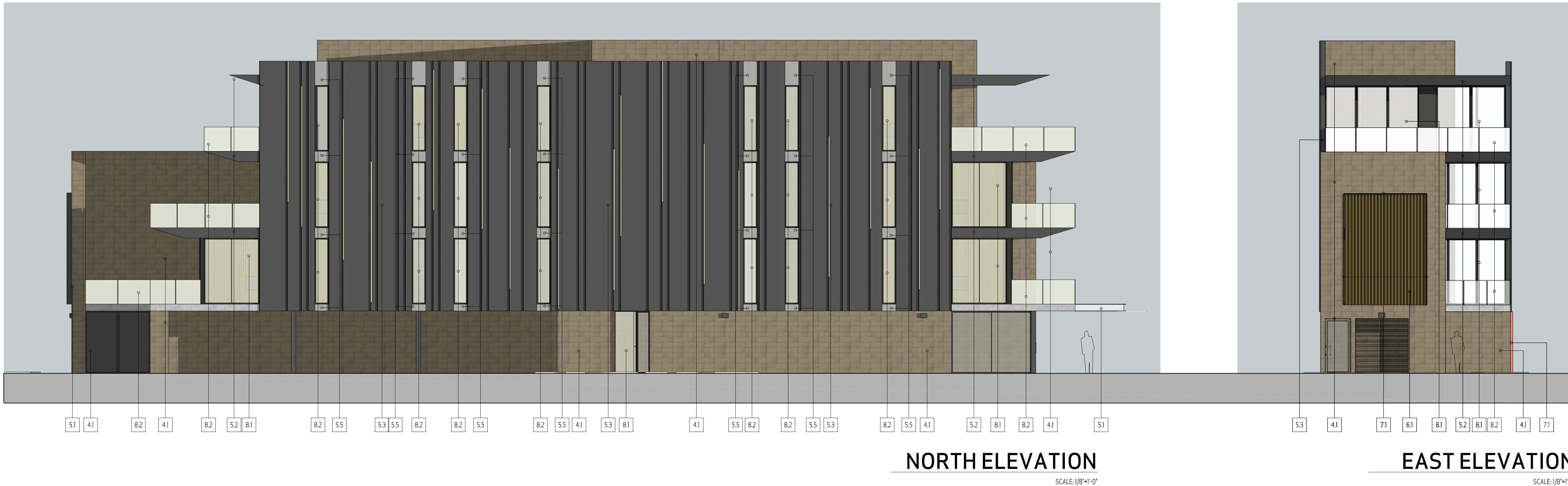
- 71 SAND FINISH STUCCO - PAINTED
DUNN EDWARDS
DE 5048 - PINK PUNCH
LRV - 18

DOORS & WINDOWS

- 81 ALUMINUM STOREFRONT DOORS & WINDOWS
DARK BRONZE FINISH
LOW-E CLEAR TEMPERED GLASS

- 82 LOW-E CLEAR TEMPERED GLASS

ALL MATERIAL CALL OUTS ARE TYPICAL
UNLESS OTHERWISE NOTED.

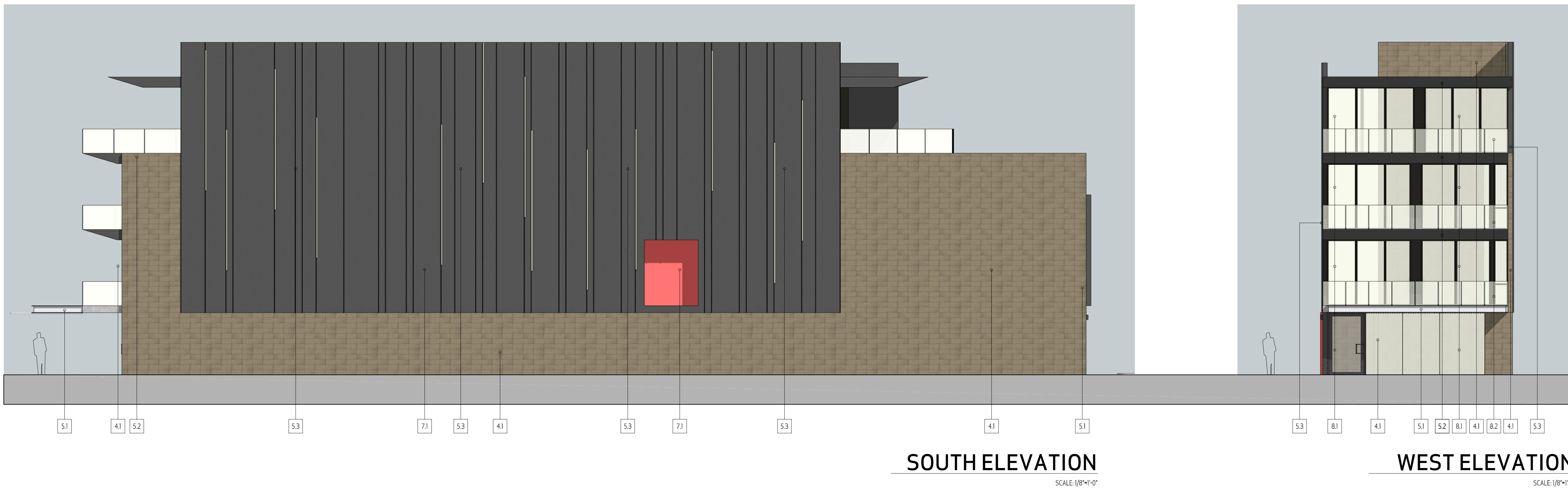


NORTH ELEVATION

SCALE: 1/8"=1'-0"

EAST ELEVATION

SCALE: 1/8"=1'-0"

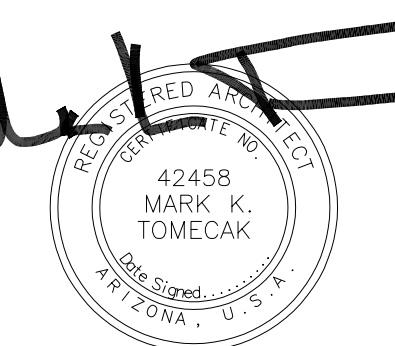


SOUTH ELEVATION

SCALE: 1/8"=1'-0"

WEST ELEVATION

SCALE: 1/8"=1'-0"



EXPIRES 3.31.2023

PROJECT:
MARSHALL FOUR
4251 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:
PRELIMINARY REVIEW

JOB #: 22-17

DATE: 02.28.2023

CONTENTS: BUILDING ELEVATIONS

SHEET NO: A 2.01



N/W CORNER - MARSHALL WAY



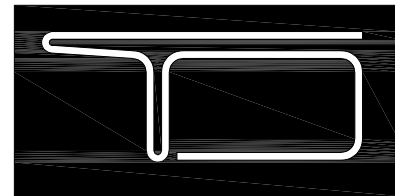
N/E CORNER - ALLEY



S/W CORNER - MARSHALL WAY



NORTH ELEVATION



**TOMECAK
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SUITE 201
SCOTTSDALE, ARIZONA 85251

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EXPIRES 3.31.2023

PROJECT:
MARSHALL FOUR
4251N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:
⚠ PRELIMINARY REVIEW

JOB #.: 22-17

DATE: 02.28.2023

CONTENTS: PERSPECTIVES

SHEET No: **A2.02**

exterior metal cladding
standing seam wall panel
dark bronze



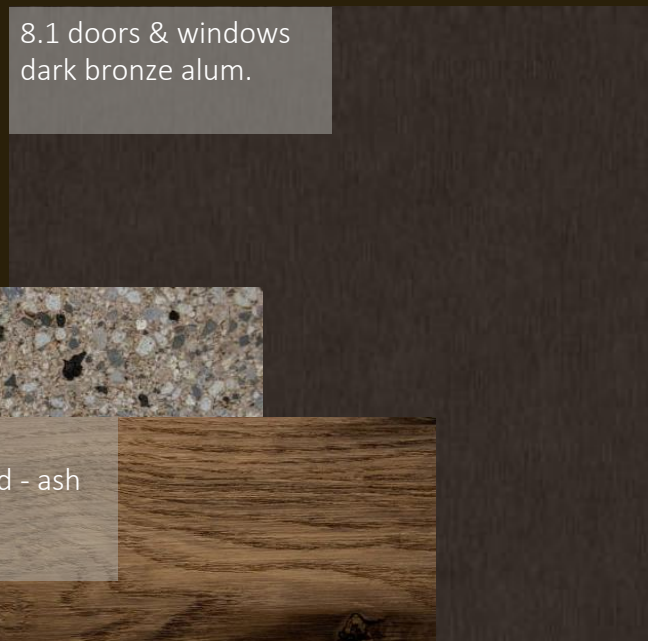
5.4 & 5.5 clear
anodized aluminum



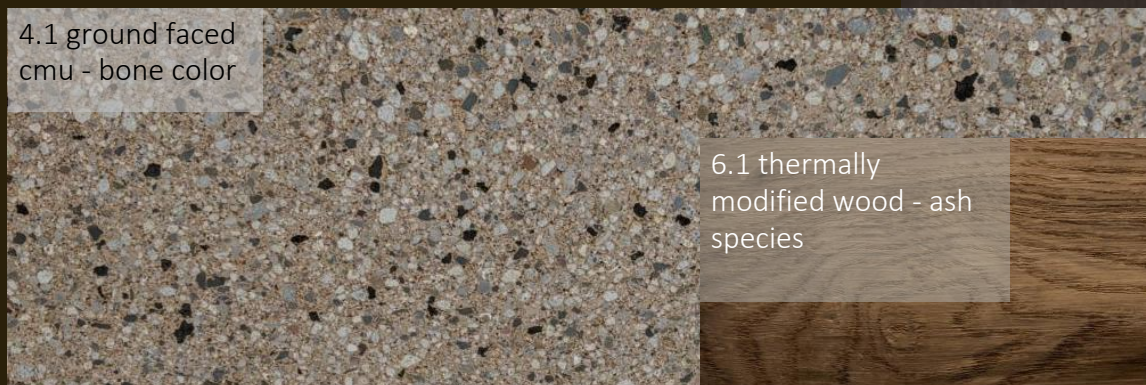
7.1 chartreuse color stucco



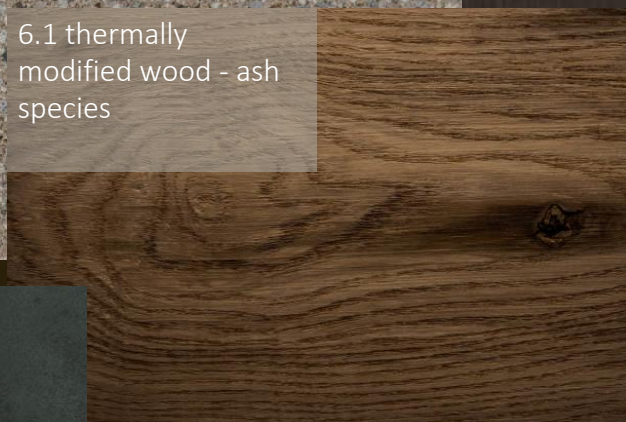
8.1 doors & windows
dark bronze alum.



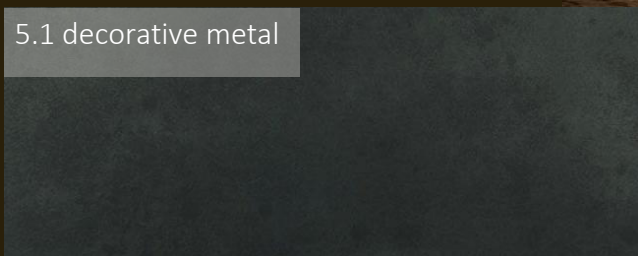
4.1 ground faced
cmu - bone color



6.1 thermally
modified wood - ash
species



5.1 decorative metal



7.2 pink punch color stucco



ATTACHMENT #13



**TOMECAK
DESIGN**

46-DR-2022

12/16/22

From: [NoReply](#)
To: [Bloemberg, Greg](#)
Subject: CASE 46-DR-2022 - MARSHALL FOUR
Date: Monday, April 3, 2023 1:56:55 PM



Currently a one story building very close to sidewalk. I think a bigger set back from the sidewalk is needed for a 4-story building. Also, better greenery and more of it. Currently shows trees. Proposed replacement is the ubiquitous and not very attractive Hesper aloe. Don't these developers have any creative imagination? -- sent by Cathy Davis (case# 46-DR-2022)

[City of Scottsdale](#)



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November 01, 2022

Dear Neighbor:

An application for a proposed 4-story mixed-use building has been filed with the City of Scottsdale for Design Review. The proposed project will occupy the area where an existing 2,036 square foot building and an existing surface parking lot is located. The new parking will be reconfigured and maintained on the ground level with the entry off the alley. The existing entry drive off Marshall Way will be the access to the parking utilizing the existing alley way. A new 1,616 square foot retail space will be added along Marshall Way frontage with 3-stories of residential development above the ground level. The total area of the proposed project is 9,060 square feet. The current zoning supports the mixed-use building.

Project Request: Design Review
Pre-application number: 686-PA-2022
Project Location: 4251 N. Marshall Way, Scottsdale, AZ 85251
Lot Size: 0.10 Acres, 4,502 S.F.
Zoning: D/RS-1, DO

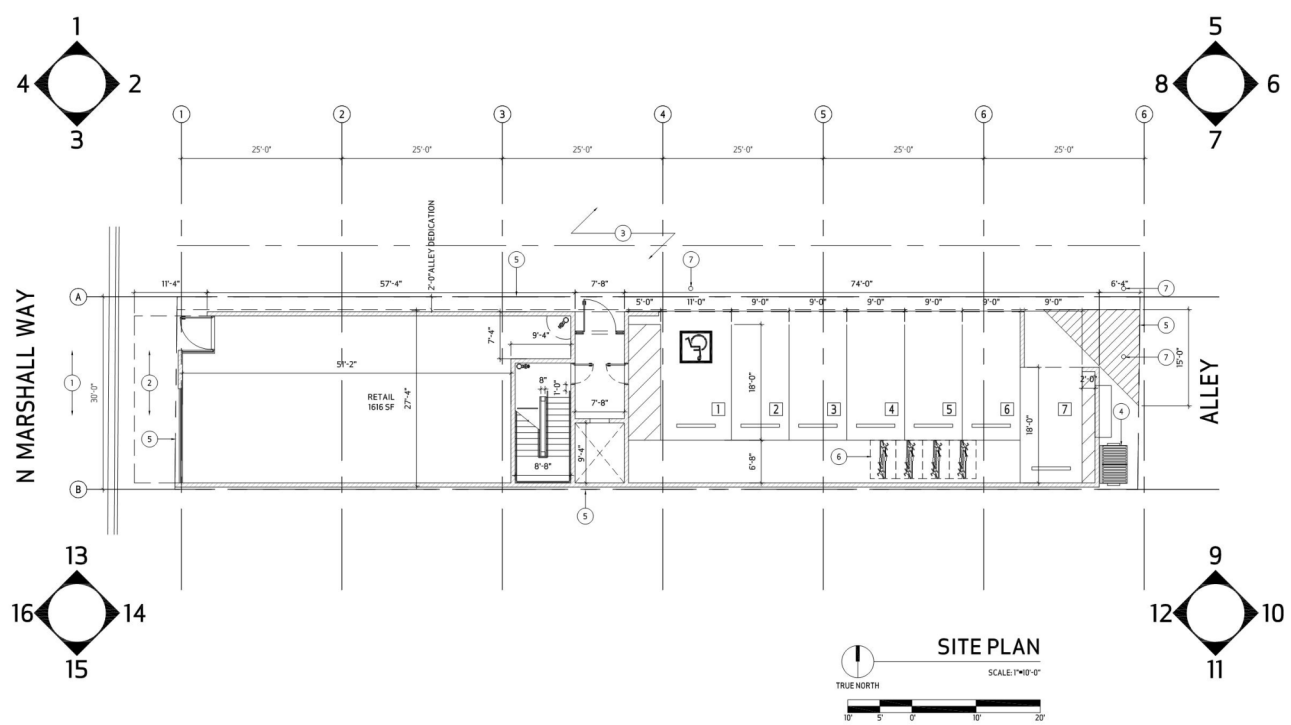
This letter is being sent to you as part of the notification procedure. If you wish to submit a written comment about this proposal into the record, please e-mail the project planner, Greg Bloemberg, at gbloemberg@scottsdaleaz.gov. If you have general questions about this proposal, please contact the City of Scottsdale Planning Division at 480-312-2888. A copy of the proposed site plan and elevations are included for your review.

Sincerely,

Mark Tomecak, RA
4368 North Civic Center Plaza
Scottsdale, Arizona 85251

602.619.7751

Site Plan Exhibit



Building Elevations Exhibit



