

**Stipulations for the
Development Review Board Application:
Fairmont Scottsdale Princess Parking Garage
Case Number: 5-DR-2023**

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 constructed to be consistent with the building elevations submitted by Kollin Altomare Architects, with a city staff date of 07/26/2023.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Kollin Altomare Architects, with a city staff date of 07/26/2023.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Kollin Altomare Architects, with a city staff date of 06/13/2023.
 - d. The case drainage report submitted by Wood Patel 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 Wood Patel and accepted by the Water Resources Department with notes to be addressed by owner with construction plans.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the subject site were: 135-Z-85, 57-Z-86, 63-Z-87, 1-ZN-2003, and 5-ZN-2015.

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:

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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 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 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. Fire double-check and fire riser assembly shall be interior to the building design.

SITE DESIGN:

Ordinance

- C. A minimum twenty-five (25) foot setback from a multiple-family residential district shall be maintained, per Zoning Ordinance Section 5.1404.D.1.b.

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5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. New sidewalks along the E. Princess Drive frontage shall connect to existing sidewalks directly adjacent to the site.
7. New sidewalks along the E. Princess Boulevard frontage shall connect to the existing sidewalks directly adjacent to the site.

LANDSCAPE DESIGN:

Ordinance

- D. All plant material used must be low water-use plants listed on the ADWR most current low water use plant list, per Water Conservation Ordinance Section 49-246(c).
- E. A twenty (20) foot wide landscape setback along all street frontages shall be maintained, per Zoning Ordinance Section 10.401.
- F. A minimum ten (10) foot wide landscape setback adjacent to a R-5 district shall be maintained, per Zoning Ordinance Section 10.600.
- G. Decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction, per Zoning Ordinance Section 10.501.A
- H. Buildings having more than one (1) story shall have fifty (50) percent of the trees meet the following standards: Palm trees: trunk twelve (12) feet tall; Single trunk trees: three (3) inch caliper; and Multiple trunk trees: one and one-half (1½) inch caliper average trunk, per Zoning Ordinance Section 10.501.B

- I. All shrubs utilized on site shall have a minimum five-gallon container size and all groundcover utilized shall have a minimum one-gallon container size, per Zoning Ordinance Section 10.501.E & F.
- J. Landscape areas shall be designed and maintained in accordance with the approved landscape plan and the height, location, and sight visibility requirements as set forth in Design Standards & Policies Manual.

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- 8. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for any landscape and irrigation improvements within the public rights-of-way.
- 9. 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.
- 10. 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.
- 11. At least fifty percent (50%) of the new trees shall be mature.

OPEN SPACE:

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- 12. Open Space requirements shall adhere to Zoning Case 5-ZN-2015

EXTERIOR LIGHTING:

Ordinance

- K. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- L. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- M. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

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- 13. All landscape lighting directed upward shall be aimed away from property line and utilize extension visor shields to limit the view of the lamp source.
- 14. Landscaping lighting shall only be utilized to accent plant material with no color filters.
- 15. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
- 16. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

17. 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 2.0 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 8.0 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 0.8 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.
- e. The total lumen per luminaire shall not exceed 24,000 lumens.

18. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.

19. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- N. The proposed design standards for public and private on-site ingress, egress, maneuvering and parking areas shall adhere to Zoning Ordinance Section 9.106.
- O. The proposed design standards for mobility impaired accessible spaces shall adhere to Zoning Ordinance Section 9.105.

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20. A minimum of one hundred (100) bicycle parking spaces shall be provided on the site.
21. Vehicle parking requirements shall adhere to Zoning Case 5-ZN-2015

AIRPORT:

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22. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

STREET INFRASTRUCTURE:

Ordinance

- P. 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.

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23. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
24. Existing poles along East Princess Boulevard shall be replaced with new street lighting poles, luminaires, and concrete bases. The new fixtures shall adhere to the City's lighting standards for a Major Collector Street.
25. Pedestrian crossing lights shall be added at the pedestrian crosswalk along E. Princess Drive and adhere to City standards.

WATER AND WASTEWATER:

Ordinance

- Q. 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.

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26. 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:

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27. 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.
28. Address any comments on the latest Drainage Report in the final plans. First flush treatment may be under consideration in place of storage requirements with regard to an updated assessment and drainage calculations provided on final plans.