



### 3<sup>rd</sup> REVIEW COMMENT RESPONSES

June 7<sup>th</sup>, 2022

Application Numbers: 28-DR-2022 & 9-PP-2022  
Project: Modus Scottsdale 6  
Project Street Address: 7801 E. San Miguel Ave., Scottsdale, AZ 85250  
Lot Square Footage: 35,411 square feet  
Zoning: R-4

#### **Overview:**

This document aims to address the comments received from the City of Scottsdale in the email sent on 5/1/2022. The responses to the comments are in bold text.

#### **Planning / Architecture:**

6. Please revise the site plan, landscape plans, and hardscape plan to show the proposed common open space easement on the plans.
  - **The relevant plans have been updated to show the proposed common open space easement.**
7. Please revise the lighting plans for the exterior lighting at the balconies to comply with the footcandle requirements identified in the last review letter (2.0 average, 8.0 max).
  - **We have updated the exterior lighting design, number of fixtures and type, to comply with the footcandle requirement and compliance is reflected in the provided photometric analysis ("6 Scottsdale Project – Lighting Calculation").**
8. The colors/materials depicted in the building elevations (sheet DRB202) do not appear to be consistent with the colors shown on the material palette or renderings. Please update the elevations to be consistent with the material palette, or vice versa if that is the case.
  - **The elevations have been updated to match the other sheets which were correct.**
9. Regarding 1<sup>st</sup> review comment #7, it is stated that "...we are moving up the front entry gates, and making them full height..." in response to the street activation comment. Please provide clarification as to how a taller wall/gate will help with activation of the street frontage. It seems this may have the opposite effect.
  - **See clarification below.**



*purveyors of abstract thought*

**Original comment on letter dated 11/1/22 and response:**

7. The City's Sensitive Design Principle #1 encourages new development to enhance and strengthen the design character of the area. This Principle goes on to state "Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design." And "Building design should be sensitive to the evolving context of an area over time." Although it is not the intent of these guidelines to require new development to match existing development, new development should respond to and compliment the architecture and character of the area. Additionally, the proposed site and unit layout do not appear to provide any activation of the street frontages as some of the existing townhomes in the area do with at grade outdoor patios in the front yards and front doors facing toward the street. Please revise the site plans, floor plans, and building elevations to respond to the contextual character as described.
  - **To activate the street frontage on E San Miguel Ave, we are moving up the front entry gates, and making them full height (See sheet A2.8). We also incorporate sidewalks that cut through the driveways that lead to these entry gates. These characteristics respond and compliment most of the surrounding homes as they also have front facing garages, and sidewalks that lead to front doors that are set back substantially from the road. Additionally, the goal of the City Sensitive Design Principles here is to promote knowing and interacting with neighbors. This is a good idea but could be considered outmoded and is not what will likely happen because the people who will buy these townhomes will more than likely hire a landscaper and instead do their entertaining in the backyards, which will limit neighbor interactions. Therefore, a greater emphasis was placed on the backyard design as that is where most of the outside leisure time will take place. That said, our design does incorporate second level patios at each unit making our total building faced for both levels 50% patio space. The existing single-family home on the property we are developing does not have any intention of activating the street front or reflecting the surrounding context. Our development will be a major improvement in both aforementioned areas.**

**Clarification:**

- The original comment we received stated that our design needed to "respond to and compliment the architecture and character of the area" and that "the proposed site and unit layout do not appear to provide any activation of the street frontages as some of the existing townhomes in the area do with ... front doors facing toward the street". We originally had our entry gates pulled back farther between the units, almost hidden. In our current design, the front gates are pulled past the front of the building and are the height of a front door. This mimics the surrounding townhomes with front facing gates that lead to an intermediary space before you reach the actual front door.

**See below for images of surrounding homes within 0.25 miles.**



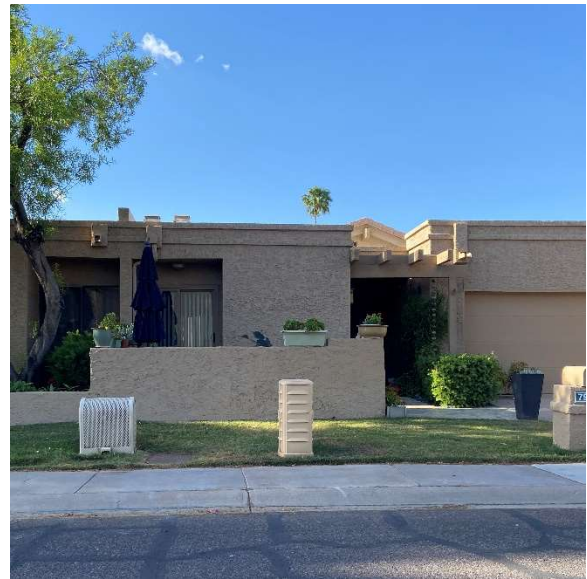
Questions or clarifications may be directed to Ryan Mayer by phone at 602-918-8426 or by email to [ryan.mayer@drewettworks.com](mailto:ryan.mayer@drewettworks.com). Please do not hesitate to contact me with any questions, clarifications, or minor revisions that can be made.



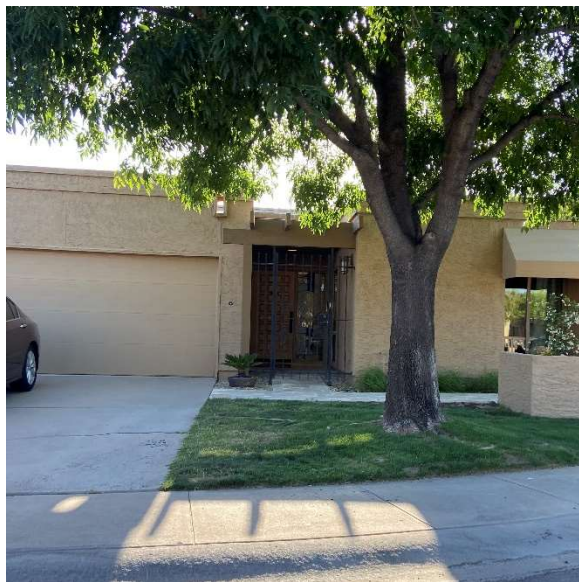
\*Front facing entry gates. Second Level Patios. Hardscape and landscape design.



Wall Gate Garage



Wall Gate Garage



Garage Gate Wall



Garage Gate Wall



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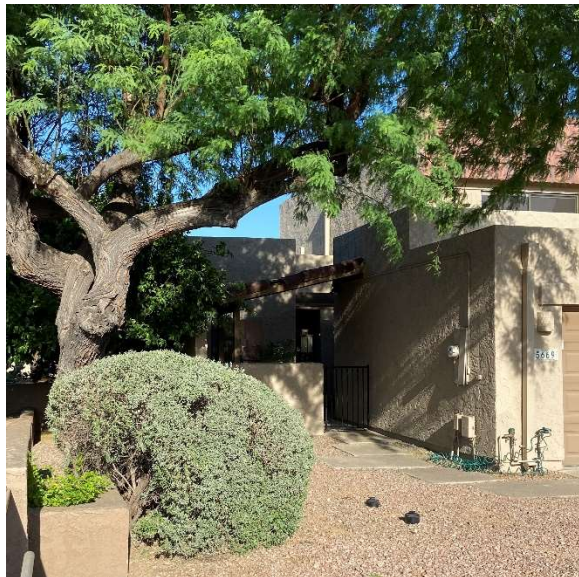
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