

## **WINERY RESIDENCES OF SCOTTSDALE**

24-ZN-2018 / 52-DR-2018 WRITTEN RESPONSE TO STAFF COMMENTS

18 February 2019

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### General Response:

Please find our written responses below relating to ZN/DR staff review comments dated January 8, 2019. Please note that the name of our project has been changed. The project shall now be referred to as **'The Winery Residences of Scottsdale'**. Thank you for noting this change.

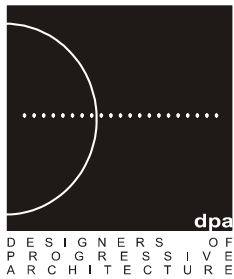
We look forward to your review of our re-submittal updates and recommendation for placement on the next available Planning Commission agenda.

### General Plan and Old Town Scottsdale Character Area Plan Analysis Comments:

1. Please see revised site plans and landscape/ hardscape plans attached to our resubmittal. The separated sidewalk along Goldwater Boulevard has been incorporated into the design. The updated landscape design does respond to the OTSUDAG and Goldwater couplet plant tree matrix.
2. In reviewing the elevations with City Staff and providing additional visuals to better depict the architectural character and massing, it was agreed that the overall design does, in fact, provide variation in both material selection and building façade. Additionally, the ground level is activated through undulating movement of the building footprint and an enhanced pedestrian realm for both the residents and downtown patrons. Further details are provided in the responses for #3 and #12 below. Notably, the surrounding context includes a variety of architectural styles, building heights and massing. Surrounding buildings include Cornish Pasty, Main Street Plaza (residential) and the proposed Museum Square development immediately east of Goldwater, which includes heights up to 150 feet (if approved). The Old Town Character Area Plan allows heights up to 90 feet in this Type-2 area.
3. Please see the colored, rendered perspectives attached with this resubmittal which demonstrate the movement in building form and change in massing along both street frontages. The cantilevered plane of the building mass creates a horizontal base to the building form. The base is also reinforced in materiality by the use of stone veneer coming down from the vertical entry tower and distributing horizontally. All of the residential unit patio walls facing Goldwater and 1<sup>st</sup> street are also clad in stone which helps to reinforce the mass of the building base.

Above the base at levels 2 and 3, there is a definitive change in vertical plane from levels 2 and 3 along Goldwater Boulevard. This change in vertical plane wraps the corner of Goldwater and 1<sup>st</sup> and runs into another change in vertical plane at the stone veneer entry tower element. The plane changes described above are also juxtaposed by the vertical wing wall elements which help to organize the extent of each residential patio.

Between the plane changes and the vertical wing walls described above we feel that our project satisfactorily addresses the movement and undulation requested by the OTSUDAG. Additionally,

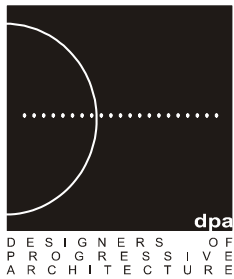


simplified wall section diagrams have been provided with this resubmittal to help illustrate the building plane movement from street level to parapet of the building. See sheet A206.

4. The amount of materials and colors utilized across the four building facades creates visual interest and variety. We essentially have three distinct stucco color changes and four building material changes within the architecture.
  - There are three (3) proposed stucco/EIFs color changes shown on the elevations and on the submitted color and material board. A light, medium and darker stucco color. Please see color rendered perspective view attached to this resubmittal.
  - There are four primary material changes within the architectural design.
    - a) Stone veneer used at the street level patios walls and entry tower element
    - b) Integrally colored, cement cast horizontal planking at the street level hard corner public patio seating area.
    - c) Stucco/EIFS finishes at the residential exterior walls of the building.
    - d) Steel patio railings, with tensioned stainless cable and laser cut ornamental filigree elements at the patio corners and cornice of entry tower element.

In our opinion, the above composition of colors and materials are in concert with the Old Town surrounding area and do not produce a busy elevation architecture.

5. Please see updated architectural site plan, landscape and hardscape plan which illustrate the revisions made since the original submittal to address the 'mature tree' request. Within the revised site landscape proposal, all of our new street scape trees will be planting in slab on grade areas and will not be over the sub grade parking garage. This will allow proper maturation and better pedestrian environment. The Goldwater sidewalk has been redesigned providing a landscape buffer between the street curb and the sidewalk. This buffer will be the area where mature trees will be planted, meeting City guidelines, which will provide sidewalk pedestrian shaded pathways.
6. The development team and investment group have further evaluated the proposed concept and renamed the project to Winery Residences of Scottsdale to more accurately describe the intended use. The proposal is for residential condominium units with flexible leasing options to allow for short-term rentals if individual owners decide to live in their unit seasonally. The demand for condo units in Old Town is on trend with current market conditions. The narrative has been revised to address the response under Housing Goal 3 accordingly.
7. The updated project narrative has been edited to remove all references to 'Downtown Plan'. These references have been replaced with references to the OLCAP (Old Town Character Area Plan).
8. The updated project narrative has been edited to discuss the subject property designated as Mixed Use Neighborhoods rather than 'Old Town'. Please see page 7 of the project narrative.
9. The only additional outreach received since the first submittal was a phone call received from a neighbor who, apparently lives in the area near 69<sup>th</sup> and 2<sup>nd</sup> Street. Jean Harnie called us on November 26 2018. Jean's concerns were focused on the general development of the Old Town area. Nothing specific to our project. She was simply frustrated with all of the change and proposed development change coming to her neighborhood. We encouraged and invited Jean to



attend the Planning Board meeting once we get scheduled. Her response was that she would not attend as she said "...it wouldn't do any good". The conversation was professional and frankly by the end of it, she felt better about our project being under the zoning entitlement height allowed and the fact that Fassco, the current owner of Winery Residences, would be the entity developing the new project.

### Zoning Ordinance and Scottsdale Revised Code Significant Issues:

#### Zoning:

11. As stipulated and part of our approval, ownership will assist with and facilitate the underground relocation of the existing overhead utility lines directly adjacent and serving our property. The current, existing overhead utility lines only occur in the public alley along our South property line. Winery Residences has been in communication and have met with APS regarding our development. Heather Legg is the appointed design representative at APS for our project area. Heather's contact information is below for your reference:

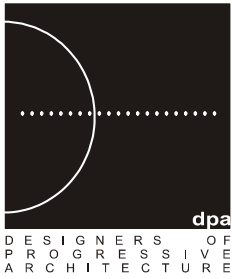
Heather Legg  
Customer Project Representative  
Customer Construction East  
P.O. Box 53933, Mail Station 4031  
Phoenix, AZ 85072  
602-493-4468

12. Please see the revised building elevations and perspectives which illustrate our update made to the 'wing wall' element along the Goldwater and 1<sup>st</sup> Street frontages.

The 'wing walls' have been brought vertically down to grade in width as necessary to provide adequate structural support to the residence patios. The wing walls are full height at the 2<sup>nd</sup> level of the building dividing the patios and providing required privacy between the residences. The wing walls at the 3<sup>rd</sup> level are 64" tall. The wing wall encroachment complies within the percentages outlined in 5.3006.I.3, above the ground floor. The only exception we're requesting is their continuation to grade for structural reasons. This architectural approach has been incorporated along the both Goldwater and 1<sup>st</sup> Street frontages.

13. Enlarged site plans, showing each street frontage and the building location / façade design of respective to section 5.3006.F.2 have been provided. Please see newly added sheets AS100.2 and AS100.3.

14. Please see updated architectural site plan, landscape and hardscape plan which illustrate the revisions made since the original submittal addressing the requirement for shaded sidewalks. The Goldwater sidewalk has been redesigned and relocated providing a landscape buffer between the street curb and sidewalk. This buffer will be the area where mature trees are planted which will provide pedestrian shaded pathways. The 1<sup>st</sup> Street frontage did and still has proposed trees providing shade to pedestrians using the sidewalk. All proposed trees along Goldwater and 1<sup>st</sup> Street will be in slab on grade areas.



15. The requested residence floor plan worksheet has been provided with this resubmittal. Please see newly added sheets A103.
16. The floor plan of the single level, sub grade parking was included within the initial submittal. Please see sheet A100. We've added dimensional information to this drawing per your request.

Circulation:

17. The two-foot fee title right of way dedication information has been added to the architectural site plan AS100. The dedication has already been recorded as shown on the ALTA survey included within the initial submittal. See Land Survey Services ALTA. The 2'-0" dedication at the alley was recorded as a 'Road Easement' per DOC #1985-189615.
18. The five-foot fee title right of way dedication information has been added to the architectural site plan AS100. The dedication has already been recorded as shown on the ALTA survey included within the initial submittal. See Land Survey Services ALTA. The 5'-0" dedication along the 1<sup>st</sup> Street frontage of the Western parcel was recorded as a 'Road Easement' per DOC #1985-189614.

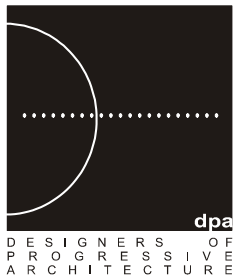
Significant Policy Related Issues:

Site Design:

19. An updated site plan has been provided serving as a simplified diagram illustrating, more clearly, the setback, stepback, and exceptions taken respective to each for Board presentation and approvals. See newly added sheet AS100.1.
20. Please see updated site plan, sheet AS100, which illustrates and notes all above ground utility equipment. The electrical transformer, proposed at the SEC of the property, bordering the alley has been shifted west as far as possible while still allowing it to be on grade. This transformer cannot be located above the sub grade parking garage. The transformer will be screened by a rusted, metal ornamental element similar to the City standard transformer screens throughout the community.
21. As stipulated and part of our approval, ownership will assist with and facilitate the underground relocation of the existing overhead utility lines directly adjacent and serving our property. The current, existing overhead utility lines only occur in the public alley along our South property line.
22. Please see updated site plan, sheet AS100, which has been updated to include, or more clearly identify, all of the bullet items listed within comment no.22 to satisfy the PRRDA.

Water and Waste Water:

23.
  - Noted. A copy of the Preliminary Utility Plan has been provided. Refer to the revised Water Basis of Design (BOD) Report.



- Noted. An updated hydrant flow test has been conducted and is provided with this resubmittal. Refer to the revised Water Basis of Design (BOD) Report.
  - Noted. The Water Demand Values have been revised accordingly. Refer to the revised Water Basis of Design (BOD) Report.
  - Noted. Fire flow requirements have been confirmed with the Fire Department. Refer to the revised Water Basis of Design (BOD) Report.
  - Noted. The overall site plan, floor plans, and profile (including height to finished floor) have been provided. Refer to the revised Water Basis of Design (BOD) Report.
  - Noted. Separate water meters have been provided. Refer to the revised Water Basis of Design (BOD) Report.
- 24.
- Noted. Sewer flow monitoring as requested has been conducted and that data is provided in the revised Sewer Basis of Design (BOD) Report. Refer to the revised Sewer Basis of Design (BOD) Report.
  - Noted. The requested flows have been added to the peak recorded flows and that information is included in the revised Sewer Basis of Design (BOD) Report. Refer to the revised Sewer Basis of Design (BOD) Report.
  - Noted. The proposed sewer service(s) have been revised to be 6". Refer to the revised Sewer Basis of Design (BOD) Report.

#### Building Elevation Design:

25. Separate building elevations and simplified wall sections have been provided serving as a simplified diagrams illustrating, more clearly, the setback, stepback, and exceptions taken respective to each for Board presentation and approvals. See newly added sheet A206.

#### Lighting Design:

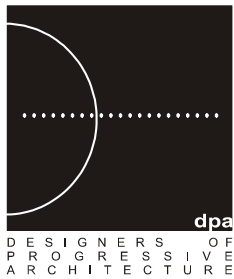
26. The site photometric floor plans were included within the initial DR submittal drawings. Please see sheets AS102, AS103, AS104 and AS105.

#### Traffic Impact and Mitigation Analysis (TIMA):

27. Noted, the traffic counts for the requested links have been included in the updated TIMA. Page 6 of the Revised TIMA identifies the Study Area which includes the requested intersections. Page 11 discusses the Traffic Volumes. The proceeding pages discuss further the detailed analysis and such of the collected data. Refer to the revised TIMA.
28. Noted, On Page 21 of the report the third paragraph discusses the requested information regarding limited access and likelihood of U-turns. Refer to the revised TIMA.

#### Circulation:

29. Please see updated architectural site plan, landscape and hardscape plan which illustrate the revisions made since the original submittal to address the requested 8'-0" sidewalk along



Goldwater. The Goldwater sidewalk has been redesigned providing a landscape buffer between the street curb and a new 8'-0" wide sidewalk required by the 2008 TMP and 3.110 of the DPSM

#### Engineering:

30. Winery Residences of Scottsdale will be using a private trash compactor rental company to install and service the trash collection needs of the project. Currently the intent is to contract with 'Compactor Rentals of America' a local Phoenix company who will install and place a 'Ramjet' self-contained Vert-I-Pack Marathon trash compactor. Product cut sheets of the proposed compactor have been included with this resubmittal. This trash compactor model can adequately service the 31 residential units and the Winery Market located at street level.

This type of vertical compactor is side loaded and side serviced and therefore required no more than 10'-0" clear, vertically, to service the unit. The floor to floor height of Winery Residences has been increased since the initial submittal raising the grade to 2<sup>nd</sup> level floor to floor from 12'-0" to 13'-0". Therefore the 13'-6" vertical clearance stated in comment No.30 is not required.

See updated site plan, sheet AS100, which has been updated to include additional notes related to the alley paving improvements Also, see civil site plan, sheet CV101, which was included within the initial submittal. This civil site plan illustrates all the new grading elevations and engineering inclusive of an 'inverted crown' and concrete valley gutter design.

The sub grade parking structure will have a sand/oil interceptor. A note indicating this has been added to the site plan, AS100, and the civil site utility plan, sheet CV102. The Winery Market at the street level will, if required, have a small under counter, floor mounted grease interceptor which will handle and dispose of any small amount of grease waste produced.

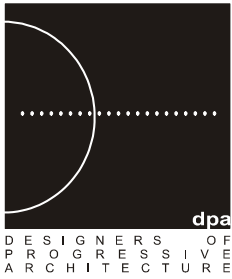
#### Miscellaneous:

The notes and dimensions on the 24 x 36 plans have been updated from 6 point font up to 12 point font. Please see updated plans and elevations included with this resubmittal.

#### Technical Corrections:

##### Site:

31. The site plan sheet, AS100, has been revised to illustrate locations and top of wall heights for all screen walls located along the street level of the property. Please see updated drawings.
32. The bike racks have been relocated north closer to the hard corner and main entry to the project. Please see updated site plan AS100.
33. The Land Assemblage submittal for Winery Residences was submitted on January 3, 2019. City first review comments have been received. The applicant is making necessary corrections and plan updates for resubmittal to the City.



Fire:

34. The Winery Residences project is a zero lot line proposal. Please see resubmitted site plan sheet AS100. There is no physical space on the site plan to accommodate a 24'-0" drive aisle. The required parking for the project is sub grade along with 6 grade level spaces bordering the alley. It is assumed that fire access for our project would be accommodated from 1<sup>st</sup> Street or Goldwater Boulevard.

Please see response above for designated fire lane comment.

The building mounted fire department connection has been shown on the updated site plan, sheet AS100. It's located on the East side of the building facing Goldwater Boulevard, just north of the northern residential patio wall.

Circulation:

35. The non-motorized public easement for the portion of sidewalk along Goldwater (on private property) will be formally dedicated on the Land Assemblage survey documents. The Land Assemblage submittal for Winery Residences was submitted on January 3, 2019. City first review comments have been received. The applicant is making necessary corrections and plan updates for resubmittal to the City.

The alley width has been dimensioned on the updated site plan, sheet AS100.

Drainage:

36. Noted. This final Drainage Report will be provided during plan review submittal to the City.

**END OF APPLICANT WRITTEN RESPONSES**