

October 4, 2024

Applicant Response Letter to 1st Review Letter Dated August 13, 2024.

RE: 21-DR-2024

Toll at Cavasson

4587D (Key Code)

Summary of modifications made resulting from public input and staff comments:

No feedback has been received from the community as a result of the public notification.

Changes to the plan include the items requested in this 1st Review Letter:

- Elevation updates and notations
- Window detail updates
- Pedestrian connectivity updates
- Lighting plan updates
- Site plan updates and notations
- Civil plan updates including water, sewer and drainage

Plans and reports that were modified to address the Staff Review Comments are included with the resubmittal.

Significant Zoning Ordinance or Scottsdale Revise Code Issues

The following code and ordinance related issues have been identified and must be addressed with the resubmittal. Addressing these items is critical to determining the application for public hearing and may affect staff's recommendation. Please address the following:

Building Design: Brad Carr, bcarr@scottsdaleaz.gov

1. Please provide information and details for the roof drainage system. Roof drainage systems, excluding overflow scuppers, shall be interior to the building, or architecturally integrated within the design of the structure. Areas for rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and direct water away from building foundations. Refer to Section 7.105.C of the Zoning Ordinance.

Response: Full roof and drainage plans have been added to exhibit 44. Please refer to sheets 4-6. These roof plans demonstrate the flat roof drainage, as well as the gutters and downspouts. The gutters and downspouts have been integrated into the architecture to minimize their impact. The graphical depiction of these gutters and downspouts have also been added to the elevations, Exhibit 39. The downspouts have been coordinated with the Civil Engineer to ensure that they are discharged to splash blocks and the drainage is directed in the site to minimize erosion and standing water.

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2. *No comments provided.*

Storm Water: Nerijus Baronas, nbaronas@scottsdaleaz.gov

3. The case drainage report and preliminary G&D plans have not been accepted by Storm Water. Please refer to redlined report and plans in the internet folder and revise accordingly.

Response: Redline comments addressed. See responses in Hubbard's civil response letter.

Water Resources:

4.

Response: See responses in Hubbard's civil response letter.

Significant Policy Issues

The following policy related issues have been identified. Though these issues may not be as critical to determining the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

Transportation: Comment by Kiran Guntupalli, questions should be directed to Stephanie Croker, scroker@scottsdaleaz.gov

5. There are residential units on both sides of internal drive aisles. As such, a minimum six-foot-wide sidewalk should be provided on both sides of the drive aisles that connects residents to perimeter streets. Please revise applicable plans accordingly. Refer to Section 2-1.310 of the DSPM.

Response: Per coordination with the Transportation Department, the proposed sidewalk locations have been deemed acceptable.

Site Design: Brad Carr, bcarr@scottsdaleaz.gov

6. Please revise applicable plans to include a pedestrian crossing with enhanced hardscape to connect the east-west sidewalk at the southwest corner of the site to the north-south sidewalk in that area.

Response: Acknowledged, enhanced pedestrian crossing has been added at southwest intersection.

7. Please revise the site plan to identify the location of all above ground utility equipment. Utility equipment should be located so it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. This may require coordination with the utility providers to determine more appropriate locations and paint colors to mitigate impacts.

Response: Acknowledged, utilities have been coordinated with Architecture and Civil Engineer.

Building Design: Brad Carr, bcarr@scottsdaleaz.gov

8. Portions of the east, south and west elevations appear to have limited shading of exterior glazing. The city's Sensitive Design Guidelines promote the use of context-appropriate architectural solutions to address solar exposure of exterior glazing and patio areas. Please revise the building elevations and perspectives to incorporate shading features on these building facades.

Response: Additional awning roofs have been added to a number of windows across the elevations. Please refer to Exhibits 39 and 41. All patios and balconies are covered, and are more clearly noted on the floorplans, Exhibit 44. Additionally, a portion of every roof deck is fully covered, and this has also been more clearly noted on the floorplans, Exhibit 44.

9. Please provide window sections that confirm all window glazing will be recessed a minimum of 50% of the wall thickness, including glass curtain walls and windows within towers or clerestory elements. Demonstrate amount of recessing by providing dimensions from the face of the exterior wall to the face of glazing, exclusive of external detailing. Refer to Sensitive Design Principle 9.

Response: A detail has been added to the elevations, Exhibit 39, demonstrating the window detail to achieve a minimum 50% recess. Please note that this detail illustrates a standard wall condition, and there are many windows which are additionally protected by roofs, roof overhangs, or awnings. Please refer to Exhibits 39 and 41. Please note that the builder has also elected to use a high-quality Andersen 100 series window to further enhance resident comfort.

10. Please provide door sections confirming all exterior doors will be recessed a minimum of 30% of the wall thickness. Demonstrate amount of recessing using method described above and refer to same Design Principle.

Response: A detail has been added to the elevations, Exhibit 39, demonstrating the door detail to achieve a minimum 30% recess. Please note that all proposed doors on the project are also located under a roof or overhang. Please refer to Exhibits 39 and 41.

11. Please provide section drawings for proposed exterior shade devices. Provide information and details that describe the shadow/shade provided, given the vertical dimension of the wall opening. All shade devices should be designed so that the shade material has a density of at least 75% to maximize effectiveness. Refer to Sensitive Design Principle 9.

Response: A shade device (awning) detail has been added to the elevations, Exhibit 39. All awnings have been revised to be solid, so 100% density. For reference, shade line factors have also been noted for windows under these awnings at different orientation. Please note that many of the windows and all of the doors are under full roof cover.

12. Please indicate and illustrate the location of electrical service entrance sections (SES) or electrical meters and service panels for each unit. SES's or electric meters and service panels shall be integrated into the building design, either in a separate utility room or with the face of the SES flush with the building face. An SES that is integrated into the building design should not be located on the side of the building adjacent to a public or private right-of-way. Refer to Section 2-1.402 of the DSPM.

Response: ES locations have been added to the floorplans (Exhibit 44) and elevations (Exhibits 39 and 41). In all cases the panels have been recessed into the exterior wall and integrated into the architecture to minimize their appearance and impact.

Lighting Design: Brad Carr, bcarr@scottsdaleaz.gov

13. Please confirm the following in the response letter or note on the lighting site plan. Refer to the city's Exterior Lighting Policy and the DSPM:

- no exterior light fixture will be mounted greater than 16 feet in height (excluding balcony lighting).
- All exterior lighting will have a Kelvin temperature of 3,000 or less.

- All fixtures and associated hardware and poles will be painted flat black or dark bronze.

Response: Acknowledged. See updated plans.

- Poles have been lowered to 15' mounting height to meet this requirement. All other lights are in accordance.
- All lights are in accordance with the temperature requirement.
- All lighting fixtures have the option to be dark bronze or flat black, however, color is not specified in the photometric plans. This will be detailed on the construction documents with the final plan submittal.

Public Safety: Linda Wilson, lwilson@scottsdaleaz.gov

14. Turning radius and gate access at the Claret Drive entrance does not appear to meet requirements. Refer to the redlined site plan in the internet folder and revise accordingly.

Response: The gate at the Claret Drive entrance has been replaced with a sliding gate and is now shown at its fully open condition on the included revised fire access exhibit. This removes the obstruction created by the vehicular gate that was present in the fully open condition as previously shown and allows for full movement.

Water Resources:

15.

Response: See responses in Hubbard's civil response letter.

Technical Issues

The following technical corrections have been identified. Though these items may not be critical to scheduling the case for public hearing, they may affect a decision on the construction plan submittal and should be addressed as soon as possible. Please address the following:

Current Planning: Greg Bloemberg, gbloemberg@scottsdaleaz.gov

16. Please revise the floor plans for each unit type to include dimensions for balconies and patios. As a general rule, balconies and patios should be a minimum of 60 square feet.

Response: Dimensions and areas (square feet) of all patios, balconies, and roof decks have been noted on the floorplans. Please refer to Exhibit 44. Every patio and balcony is sized well above the 60 sq. ft. minimum, and every unit also has access to a very sizable private roof deck.

Transportation and TIMA: Stephanie Croker, scrocker@scottsdaleaz.gov

17. Please verify the need for installation of additional traffic control devices in the master plan that may be warranted with the intensity of the proposed development, i.e. signal at Legacy & Miller, signal at Cavasson & Claret.

Response: The TIS has been updated to include signal warrant analysis for the identified intersections. Signal warrants were found to not be met.

Building Design: Brad Carr, bcarr@scottsdaleaz.gov

18. The Material & Color Board identifies three separate material/color schemes. Please provide a separate site plan (including graphic legend??) that indicates where each scheme will be located.

Response: A color scheme plotting legend has been added to Exhibit 73 (page 4). This exhibit illustrates the different color schemes as located throughout the site.

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19. *No comments provided.*

Airport:

20. This site is located within the Airport Influence Area (AC-1). Please acknowledge the following in the response letter:

- Height Analysis – The owner of new development, including natural growth and construction equipment associated with new development, located within a 20,000-foot radius of the Scottsdale Airport, that penetrates the 100:1 slope from the nearest point of the runway shall submit to the FAA appropriate forms for review (FAA Form 7460-1). The owner shall submit the FAA response prior to construction plan approval. Refer to Section 5-354 of the Scottsdale Airport Code.
- Fair Disclosure – As recommended by the FAA Part 150 Noise Compatibility Study, each owner of property located within the Airport Influence Area shall provide fair disclosure to each tenant or purchaser. If a development is subject to CC&R's the owner shall include the disclosure in the CC&R's. Refer to Section 5-355 of the Scottsdale Airport Code.
- Avigation Easement – Prior to construction plan approval, the owner shall grant to the city, a have recorded, an Avigation Easement in a form satisfactory to the City Attorney's Office. Refer to Section 5-357 of the Scottsdale Airport Code. NOTE: this may have been accomplished during the approval process for the previous project (24-DR-2021). If so, confirm with the resubmittal.
- Sound Transmission – Development shall be limited to a sound transmission class of not less than 50 (45 if field tested) as provided in the International Building Code (IBC). Refer to Table 5.4006.A, Use Limitation 6 of the Zoning Ordinance.

Response:

- Height analysis and FAA Form 7460-1 was submitted to the FAA (see memorandum provided with the resubmittal).
- Owner acknowledges and confirms they will cite applicable Section 5-355 of the Scottsdale Airport Code in CC&R's and ADRE Subdivision Disclosure Report.
- The required Avigation Easement will be provided prior to construction plan approval.
- The team acknowledges that the development shall be limited to a sound transmission class of not less than 50 (45 if field tested).