



10/25/2024

Fatima Garcia
Lamar Johnson Collaborative
4300 N Camelback Rd Ste 300
Phoenix, Az

RE: **26-DR-2024**
HonorHealth Shea Parking Garage
K4998 (Key Code)

Fatima:

Planning & Development Services has completed review of the above referenced development application submitted (payment accepted) on **9/25/24**. The following comments represent issues or deficiencies identified by the review team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines as categorized below:

Zoning Ordinance or Scottsdale Revise Code Issues

These are issues that must be addressed with the resubmittal. Addressing these items is critical to determining the application for a public hearing, or an administrative approval, and may affect Staff's recommendation.

Policy Issues

These are issues that are incompatible with the City's adopted guidelines and policies. Though these issues may not be as critical to determining the application for a public hearing, or an administrative approval, they affect Staff's recommendation for approval and should be addressed with the resubmittal.

Technical Issues

These are issues that can be addressed on final plans prior to issuance. Though these items may not be as critical to scheduling the case for a public hearing, or issuing an administrative approval, they may affect a decision on the construction plan submittal and should be addressed as soon as possible.

Considerations

These are issues that are identified as a project concern. Though these considerations are not dictated by any specific City ordinance, policy or guideline, they may improve quality of design and respond favorably to community expectations. Additionally, they may reduce delays in determining the case for a public hearing, or an administrative approval.

Current Planning:

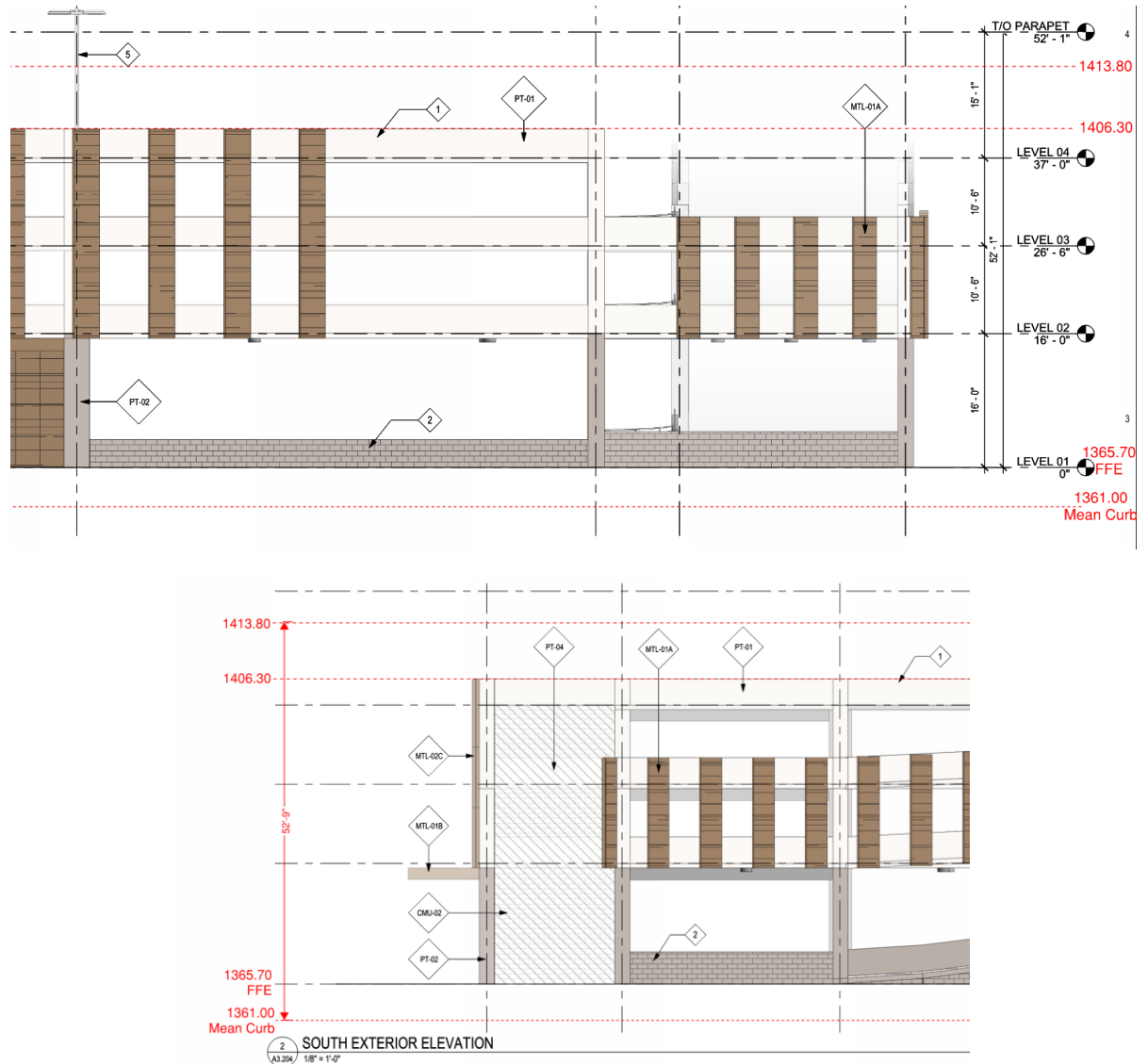
Wayland Barton - wbarton@scottsdaleaz.gov, 480-312-2817

1. Please revise the site plan to demonstrate compliance with the building setbacks, per the Development Plan approved under case 1-ZN-2009. It appears a 40-ft BSL shall be maintained along 90th Street and a 10-ft BSL adjacent to the library. Please address with re-submittal to include *dimensioned labels* on the site plan clarifying the requirements.
2. Please include the bicycle parking information consistent with ZO Sec. 9.103.C. It appears there may be several existing bike racks on the overall hospital site (and in the proposed garage itself), but this information does not appear on the site plan information section. Please address with resubmittal.
3. Please dimension the accessible parking stalls and ensure that they meet the standards set forth under ZO Sec. 9.105.F. It appears several accessible spaces do not meet the Zoning Ordinance standards (11'x18' for *all* accessible stalls). Please address with resubmittal.
4. Removal of the existing southern sidewalk is discouraged. It appears the project plans can be updated to accommodate the existing pedestrian circulation pattern by maintaining the existing sidewalk connection to the 90th Street crosswalk. Please reevaluate the project proposal's compatibility with ZO Sec. 1.904.A.3 (DRB Criteria #3 – Ingress, Egress, On-Site Circulation, Parking, and Pedestrians) and address with re-submittal.



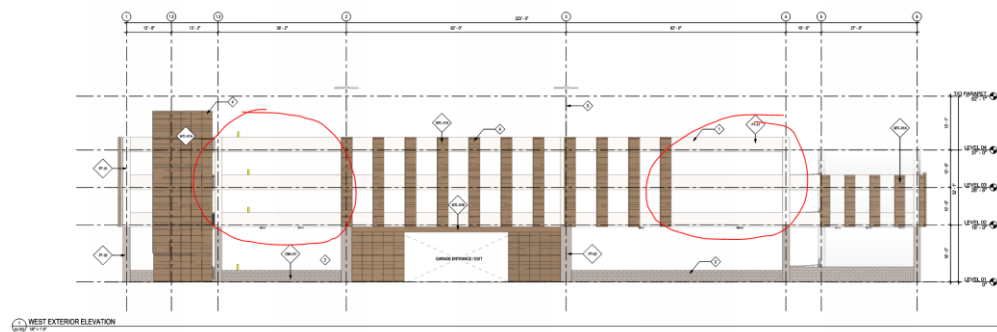
5. It appears DG is proposed for several of the walkway paths. Please replace DG with concrete and ensure that the site plan, landscape plans, and G&D reflect the same walkway material. Please address with resubmittal.
6. Please provide the net parking spaces on the site plan information section (new parking spaces – existing parking spaces = net total parking spaces). Please address with resubmittal.
7. It appears that the utility lines (private) may be located within the existing 8-ft PUE. To confirm that the proposed conflicts are acceptable to the utility providers (or that a proposed release of the easement will be supported by the utility providers), please submit the Utility Consent Letters. This is a *technical issue* that can be addressed during final plans and is not as critical to determining the case to a hearing but may affect the decision/cause delays on the construction plan submittal review. Please consider addressing with resubmittal.

8. Please provide the building height calculations based on the provisions within Sec. 3.100 of the Zoning Ordinance (Article III) regarding mean curb height for measuring building height. It appears the garage will be at 1365.70' FFE and the mean curb height along 90th Street is 1361.00', per the provided G&D. Please address with resubmittal.

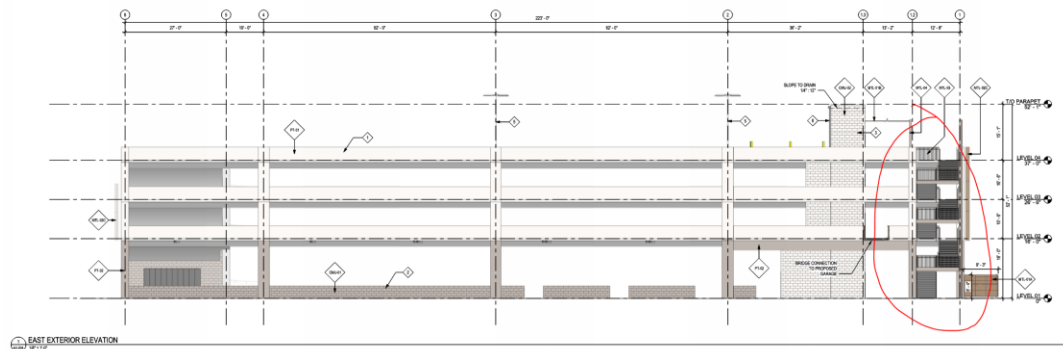


9. Please provide a building transition elevation plan from 90th Street consistent with the stepback requirements of the Development Plan approved under case 1-ZN-2009 (a maximum 69-feet of allowable height at the 40-foot setback, stepping 1:3 to a maximum 120' of allowable height). Please consider addressing with resubmittal.
10. Please show the full extent of the garage proposal with the "future" 5th level included on the project plans. It appears only 4 levels are shown; however, the intent to add a 5th level in the future should be presented to the DRB to ensure the design standards can still be achieved. Please address with resubmittal.
11. Please update the proposal to include more vertical panel elements on the western façade. The western

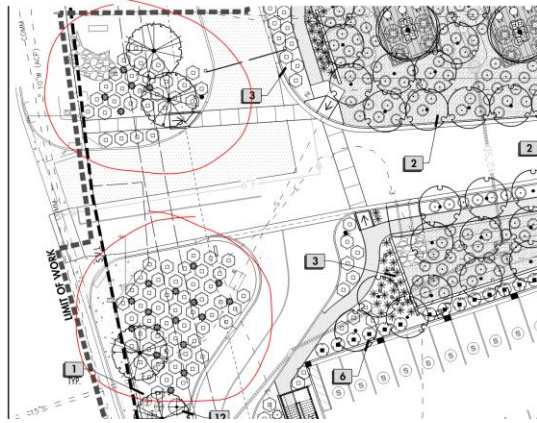
façade is the most visible orientation of the building and therefore should reflect a higher level of design with a more complete appearance. Additionally, the exposed ceiling-mounted light fixtures at each level cannot be fully concealed from the street level, as proposed. The additional panels would further help to mitigate the amount of unconcealed light from the street level. Please update with resubmittal.



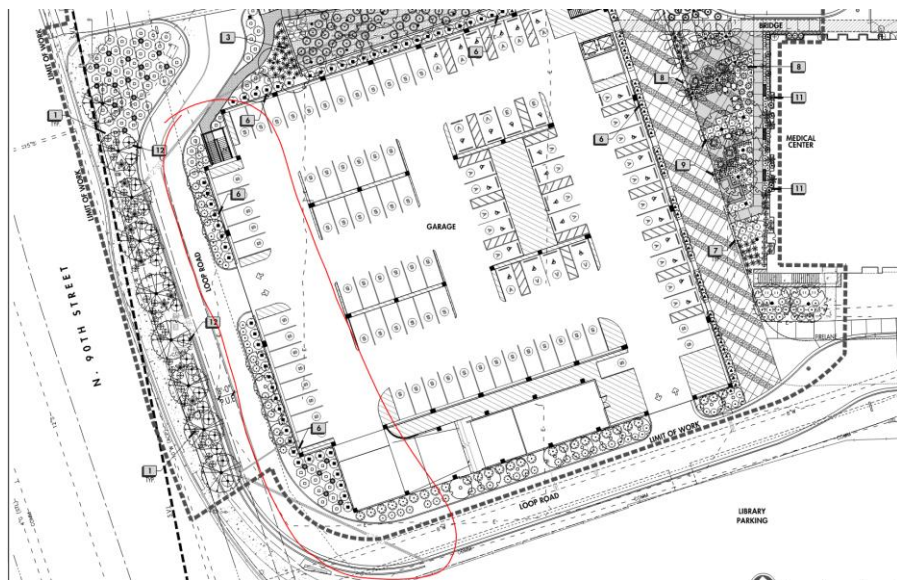
12. Please consider utilizing a more opaque enclosure for the western stairwell's western façade along the 90th Street frontage, or demonstrate that the intended design will add an enhanced appearance to the stairwell for the perforated parasoleil stairwell enclosure -i.e. solar analysis/shade study. Typically: stairwells, elevators, mechanical enclosures, etc. should not be located/orientated closest towards the street frontage.
13. Please consider adding an enclosure to the eastern stairwells' eastern façade as the proposed design reflects an unfinished appearance inconsistent with the City's design guidelines.



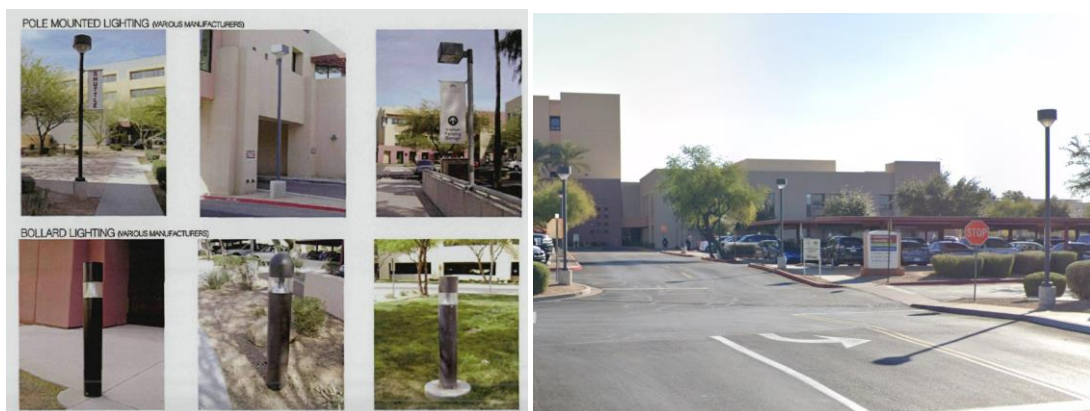
14. It appears a future mural is proposed on the garage's southwestern facade (Note #6). Please note that a mural's locations and design must undergo a design review approval process. If the mural design is currently prepared by the artist, please consider adding the mural art design to this DRB proposal for the DR to include in their design review approval. Otherwise, the mural will need a separate design review approval in the future when proposed.
15. Top deck lighting of parking structures should strive to eliminate glare and visibility of pole mounted fixtures by employing full cut-off fixtures and maintaining minimal pole heights, per the Commercial Design Guidelines. Please revise the elevations to show low-scale pole heights (no more than 12-ft above the rooftop parking deck) and demonstrate that the light poles are located central to the overall rooftop parking deck (not along the perimeter). Use low-mounted wall packs along the perimeter barrier walls as needed. Please address with resubmittal.
16. Please note: any exterior fire riser shall be screened or relocated to the interior of the building.
17. It appears mechanical equipment will be located on the top deck of the parking garage, per the provided floor plan for Level 4, but the elevations do not clearly show the screening proposed to conceal the rooftop equipment. Please address with re-submittal.
18. Roof drainage systems shall be interior to the building, or architecturally integrated within the design of the structure, per ZO Sec. 7.105.C. It appears that the roof drainage downspouts will not be internal to the structure. Please confirm and update elevations to demonstrate that all proposed external downspouts will be located furthest from the adjacent street frontage away from the view of the public (east facing preferred). Or please update project plans to internalize all drainage downspouts.
19. Please provide Light Reflective Values (LRV) of the building material finishes on the elevations or material samples. Please address with resubmittal.
20. Please note that a physical material board should be prepared for the upcoming DRB hearing. This physical material/color board does not need to be prepared/submitted with the re-submittal but should be prepared for the upcoming DRB hearing when scheduled.
21. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings (it appears fixture 'L3' is a proposed building mounted fixture). Exterior lighting fixtures shall be mounted no more than 20-feet in height. Please address with resubmittal.
22. Please confirm that the proposed amenities are consistent with the site standards approved under the Development Plan for case 1-ZN-2009 by including details that closely match the Development Plan. Please include more info on the site details plan. See excerpt image below from the DP:



25. Please revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in compliance with Zoning Ordinance Section 10.200. Please address with resubmittal.
26. Please add a note to the Landscape Plan, as follows: 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. Please refer to DSPM Sec. 2-1.501.L.
27. A Native Plant Inventory Plan will be required with final plans to address the apparent conflicts with the existing protected native plants on the subject site, per ZO Sec. 7.504. A Native Plant Inventory Plan must be prepared by a City-approved NP contractor. All salvageable plants shall be included in the landscape plan showing the relocation of the protected native plant(s) with corresponding tree tag #. This is a *technical issue* that can be addressed during final plans and is not as critical to determining the case to a hearing but may affect the decision/cause delays on the construction plan submittal review. Please consider addressing with resubmittal.
28. Please ensure that the landscape plan matches the proposed renderings. It appears some trees are missing along the building's western/southwestern façade on the landscape plan. Please revise with resubmittal.



29. Please revise the exterior lighting site plan to show the pole fixtures on the parking deck. Pole mounted fixtures shall be located near the middle of the overall parking deck and not on the perimeter. Consider using low mounted wall packs on the perimeter side walls to provide lighting coverage along the perimeter of the rooftop deck as needed. Please address with resubmittal.
30. All exterior luminaires that are mounted eight (8) feet or higher, above adjacent finish grade, shall be directed downward. Please revise the palm tree lighting as needed to ensure lights mounted higher than 8-feet are directed downward or mounted below 8-feet in height (Table 7.602.A.2. of the Zoning Ordinance.). Please revise lighting plan.
31. The photometrics does not appear to include the interior garage levels. Please revise with resubmittal and review the appropriate lighting intensity standards below. The cutsheets must specifically list the proposed lighting specs for Staff's review. (color, intensity, options, etc.). Please address with resubmittal.
32. All exterior luminaires with a total initial lumen output of greater than 1600 shall have an integral lighting shield. (Table 7.602.A.2 of the Zoning Ordinance). Please confirm and revise lighting plan as needed.
33. Luminaires with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff. Please confirm and revise lighting plan as needed.
34. All luminaires shall be recessed or shielded so the light source is not directly visible from property line. Fixture 'L3' does not appear to be shielded. The light source is too visible, and the manufacturer specifications do not appear to include shield options. Please replace 'L3' with a different fixture that satisfies the City of Scottsdale Exterior Lighting Policy.
35. Light fixtures should provide a consistent visual aesthetic with the existing lighting fixtures, per the Development Plan approved under case 1-ZN-2009. It appears fixtures 'SL1' and 'SL2' do not provide a consistent visual aesthetic with the existing pole mounted lights on the site. Please indicate if all future pole mounted lights on the overall HonorHealth site will be consistent with the proposed D Series LED pole lights or revise the lighting plan to maintain continuity with the existing lighting poles on the site.



36. The maintained average horizontal luminance level, at grade on the site, shall not exceed **2.00** foot-candles. All exterior luminaires shall be included in this calculation. Please include the maintained average summary table with the exterior lighting photometrics.

37. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed **8.00** foot-candles. All exterior luminaires shall be included in this calculation. Please include the maintained average summary table with the exterior lighting photometrics.
38. The initial vertical luminance at 6-foot above grade, along the entire property line (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed **0.8** foot-candles. All exterior luminaires shall be included in this calculation. Please include the maintained average summary table with the exterior lighting photometrics.
39. All landscape lighting directed upward shall be black and utilize the extension visor shields to limit the view of the lamp source. (City of Scottsdale Exterior Lighting Policy). Please confirm and revise lighting plan as needed.
40. Landscaping lighting shall only be utilized to accent plant material. (City of Scottsdale Exterior Lighting Policy). Please confirm and revise lighting plan as needed.
41. All landscape lighting directed upward, shall be aimed away from property line. (City of Scottsdale Exterior Lighting Policy). Please confirm and revise lighting plan as needed.
42. No color filters or lighting changing diodes/RGB LEDs shall be included with the proposed lighting cutsheets. Please revise with submittal to ensure that the fixtures will exhibit a warm white color typ. 3,000k. Please revise with resubmittal.

Civil Engineering:

Eliana Hayes - EHayes@Scottsdaleaz.gov, (480) 312-2757

43. SRC 48-3 + 4: Platting will be required for new parcel creation prior to permit issuance. The adjacent parcel to the east (217-36-963) is landlocked and does not have a legal access to the parcel. In addition, the parcel boundary appears to cross through the existing building (see clip below). You will need to submit a final plat to combine this parcel with the project parcel. Applicant to acknowledge accordingly.



44. DSPM 2-1.310: Update site plan with a 6' width sidewalk from the main entry of the hospital to 90th street.
A sidewalk connection currently exists today but appears to be replaced with a DG path, site plan note 4.

Public Safety / Fire

Linda Wilson - LWilson@Scottsdaleaz.gov, (480) (480) 312-2372

45. Please provide the location of the Fire Department Connection, per Fire Ord 4283, 912.
46. A key switch pre-emption sensor is required for the gate. Please address with resubmittal.
47. Please provide the location of the riser room consistent with DS&PM 6-1.504.

Green Building

Anthony Floyd - ANTF@SCOTTSDALEAZ.GOV, (480) 312-4202

48. Provide EV charging infrastructure as follows:
- a) 10% of total required parking spaces are required to be EV capable (electrical raceway and service capacity. Please address with resubmittal.
 - b) 4% of total required parking spaces are required to be EV charging installed (dedicated electric vehicle supply equipment). NEMA 14-50 electrical outlets will satisfy this requirement. Please address with resubmittal.

Storm Water:

Mohammad Rahman - MRahman@scottsdaleaz.gov, (480) 312-2563

49. Please see the following correction files uploaded into the digital portal:
- a) 26-DR-2024_1-CORR-DRAINAGE-Preliminary Drainage Report.pdf
 - b) 26-DR-2024_1-CORR-DRAINAGE-Preliminary GD Plan.pdf

Please re-submit the revised application requirements and supplemental information identified in Attachment A. Once reviewed, Staff will determine if the application is ready to be determined to a public hearing (or admin approval for DR minor applications), or if additional information is needed.

The Zoning Administrator may consider an application withdrawn if a resubmittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, please contact the reviewers identified above.

Regards,



Wayland Barton
Senior Planner

cc: Peter Gray
HonorHealth
pgray@honorhealth.com
8125 N Hayden Rd
Scottsdale, AZ 85258

ATTACHMENT A
Resubmittal Checklist

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

All files shall be uploaded in PDF format. Application forms and other written documents or reports should be formatted to 8.5 x 11, and plans should be formatted to 11 X 17.

- Comment Response Letter – Provide responses to the issues identified in this letter
- Summary of modifications made resulting from Public Input and staff comments
- Drainage Report
- Grading & Drainage Plan
- Site Plan
- Site Plan Details
- Landscape Plan
- Building Elevations
- Transition Plan (DP setbacks & stepbacks)
- Perspectives
- Digital Materials & Colors Board
- Lighting Site Plan
- Photometric Analysis
- Manufacturer Cut Sheets