

HH Shea Parking Garage – City of Scottsdale 1st Review Comment Responses

11/08/2024

Comments Received 10/25/2024 from Wayland Barton - wbarton@scottsdaleaz.gov, 480-312-2817

Item	Sheet	Comment	Response
1	A1.101	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.	40-ft. Setback dimension has been added to the site plan and keynote has been updated.
2	A1.101	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.	Provided bike parking and existing bike parking on campus included in site plan information section.
3	A2.101	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.	Typical accessible spaces have been dimensioned to comply with standards.
4	A1.101	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.	Southern pedestrian sidewalk has been added back into site plan to maintain existing connection to the 90 th St. crosswalk.
5	A1.101	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.	Concrete has been added in place of DG paths and included in all referring site plans.
6	A1.101	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.	Existing and net parking spaces included in site plan information section.
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	Noted, team to comply.

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		case to a hearing but may affect the decision/cause delays on the construction plan submittal review.	
8	A3.201 A3.202	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.	Building height per G&D added to elevations.
9	A1.102	Please provide a building transition elevation plan from 90th Street consistent with the setback 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.	Building transition elevation has been provided to show compliance with setback requirements.
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.	The full extent of the garage proposal will be 4 levels because of budgetary reasons.
11	A0.003 A3.201	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.	6 additional vertical panel elements have been added to the western facade.
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.	In consideration of this garage's purpose serving hospital patients, guests, and staff, maintaining transparency in the screening is a priority for security, safety, and wayfinding purposes. The design intent of the perforation pattern is to create visually engaging shadow play along crash wall surfaces.
13		Please consider adding an enclosure to the eastern stairwells' eastern façade as the proposed design reflects	In consideration of this garage's purpose serving hospital

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	an unfinished appearance inconsistent with the City's design guidelines.	patients, guests, and staff, the NE stairwell is open towards the East for improved security, safety, wayfinding, and airflow.
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.	Painted mural will be developed through a separate design review and permitting process.
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.	Top deck light pole fixtures have been updated to be 8'-6" tall, mounted on top of the 3'-6" tall column overruns (12'-0" total height). Verified through a visibility study that the current crash walls around the perimeter can serve as screening from 90 th St. and from the plaza.
16	Please note: any exterior fire riser shall be screened or relocated to the interior of the building.	Will provide metal covers to risers adjacent to the building perimeter. Covers will be painted to match the exterior finish.
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.	Verified through a visibility study that the current crash walls around the perimeter can serve as screening from 90 th St. and from the plaza.
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	Will provide metal covers to risers adjacent to the building perimeter. Covers will be painted to match the exterior finish.

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		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.	Light Reflective Values (LRV) have been provided in the Material Matrix and “Exterior Building Color & Material” package.
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.	Noted, team to comply.
21	A3.201 A3.202	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.	Building mounted fixtures (L3) locations have been added to overall elevations
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:	Moveable site furniture shown was for space planning purposes only. Furniture will be provided in future by Owner. Site furniture has been removed from site/hardscape plans.
23	L.7	Planting arrangements should be deliberate and orderly within ‘Perimeter Buffer Zone 1’ emphasizing the refined and orderly nature of the hospital environment, per the Master Landscape Plan approved under case 1-ZN-2009. It appears the landscaping along 90th Street is considered ‘Perimeter Buffer Zone 1’ which encourages a more uniform configuration of plant groupings. Please consider revising the landscape plan to more closely align with the intended design principles of the Development Plan by incorporating an even placement of plants. See excerpt below from the DP:	Planting along 90 th Street Frontage and north/south sides of driveway entry were revised to be more in-line with Development Plan Master Plan requirements.
24	L.7	Landscape treatments should be comprised of mature specimen trees, palms and dense mass plantings of flowering shrubs, groundcover, and accent cacti plantings within an ‘Enhanced Gateway Zone’, per the Master Landscape Plan approved under case 1-ZN-2009. It appears the landscaping along both the northern and southern sides of the driveway intersection is considered an “Enhanced Gateway Zone” which promotes a more	Planting along 90 th Street Frontage and north/south sides of driveway entry were revised to be more in-line with Development Plan Master Plan requirements.

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		unique and identifiable entrance area that sets it apart from the other general streetscape areas of the overall site. Please <u>consider</u> revising the landscape plan to incorporate a more visually interesting and diverse “Enhanced Gateway Zone” along both the northern and southern ends of the driveway entrance consistent with the DP. Please avoid a plant palette that may be viewed as repetitious/monotonous (DRB Crite29. 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.	
25	L.7	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.	Plant quantities were added to schedule on Planting Plan Sheet.
26	L.7	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.	Note was added to Planting Plan.
27	L.11	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 <i>technical issue</i> 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.	Native Plant Inventory Plan provided with resubmittal.

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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.	Rendering will be updated to show the correct location of trees along South & west sides of garage. Gap in trees is to allow viewing of proposed future mural on SW corner of parking structure.
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.	Pole mounted lights are located near the middle and have been lowered. See sheet E304.
30	A3.201 A3.202	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.	Palm tree lights attached to trunk will be mounted no higher than 8'-0" above finish grade.
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.	Photometrics have now been included in the electrical set. Please see attached PDF of lighting cutsheets.
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.	Exterior luminaires with 1600 lumens or greater now have lighting shields. See sheet E000.
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.	Luminaires with 3050 lumens or greater are now indicated to be directed downwards. See sheet E000.
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	L3 fixture has been updated and includes shielding. See updated cutsheets.

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		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. ria #2) within the Enhanced Gateway Zone.	'SL1' and 'SL2' will be reflected in the Honor Health standard. A campus wide site light renovation will be conducted to include 'SL1' and 'SL2' throughout.
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.	The average horizontal luminance level will not exceed 2.00 foot-candles. Updated drawings reflect changes and summary table has been included.
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.	The max horizontal luminance level will not exceed 8.00 foot-candles. Updated drawings reflect changes and summary table has been included.
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.	Updated drawings show photometrics and comply with footcandle requirements.
39	E000	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.	Landscape lighting has been called out to be directed upward. See sheet ES300. Landscape lighting has been marked to be black and to include visor shields. Refer to lighting cutsheet and sheet E000.
40	ES300	Landscaping lighting shall only be utilized to accent plant material. (City of Scottsdale Exterior Lighting Policy). Please confirm and revise lighting plan as needed.	Lighting plan has been updated. See sheet ES300.

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41	ES300	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.	Landscape lighting has been called out to be directed upward and away from property line. See sheet ES300.
42	E000	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.	Light fixtures have been updated to exhibit 3000k color. Luminaire schedule reflect changes.
Civil Engineering:			
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.	Noted, team to address before permit issuance.
44	A1.101	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.	Southern pedestrian sidewalk has been added back into site plan to maintain existing connection to the 90 th St. crosswalk.
Public Safety / Fire:			
45	C4.1	Please provide the location of the Fire Department Connection, per Fire Ord 4283, 912.	FDC is provided in site plans.
46	A1.110	A key switch pre-emption sensor is required for the gate. Please address with resubmittal.	Note added to gate detail FD Knox Lock will be provided.
47		Please provide the location of the riser room consistent with DS&PM 6-1.504.	Riser located at the south of garage and screening wall provided to hide from view.
Green Building:			
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	Variance documentation provided in this re-submittal per conversation with City for the specific use of this garage.

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satisfy this requirement. Please address with resubmittal.

Storm Water:

49	<p>Please see the following correction files uploaded into the digital portal:</p> <ul style="list-style-type: none">a) 26-DR-2024_1-CORR-DRAINAGE-Preliminary Drainage Report.pdfb) 26-DR-2024_1-CORR-DRAINAGE-Preliminary GD Plan.pdf	<p>Drainage report to include retention calculations.</p> <p>Comments related to drainage basin addressed in G&D plans Drainage Report. Cross sections added to G&D plans. Existing survey spot elevations shown in plan. Pre-development Cw & Post-Development Cw map included in resubmittal.</p>
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