

5th & Goldwater (41-DR-2024) DRB 2nd Submittal Response Letter - Nelsen Partners 9/5/2025			
COMMENT NUMBER	COMMENT	RESPONSE	CORRESPONDING SHEET NUMBER
STORM WATER			
1	The 2nd submittal drainage report has not been accepted. Please refer to redlined report and preliminary G&D plan in internet folder and comments below and revise accordingly:	See Civil response	
WATER RESOURCES			
2	The water BOD has been accepted as-noted however, the sewer BOD for this project cannot be approved until other milestones have been achieved. Additionally, the case cannot proceed to a hearing until the sewer BOD has been approved. Milestones are as follows:	See Civil response	
3	Refer to and conform to the public sewer and public easement abandonment requirements. Refer to Section 7-1.413 of the DSPM.	See Civil response	
CIVIL ENGINEERING			
4	Though a loading/unloading zone is now indicated on the site plan, the proposed location puts it in front of the refuse collection area. Typically, this is discouraged. Please revise the refuse plan to include a note indicating that the on-site management and/or property owner shall be responsible for ensuring that loading/unloading will at no time conflict, delay or prolong the service and serviceability of refuse collection. Refer to Section 2-1.305 of the DSPM.	A note has been added to the refuse plan indicating that the on-site management and/or property owner shall be responsible for ensuring that loading/unloading will at no time conflict, delay or prolong the service and serviceability of refuse collection.	A113
5	From 1st review, please provide a refuse plan that demonstrates compliance with the city's refuse criteria. Vertical clearance has not been demonstrated, nor has maximum back-up length or capacity been provided. All internal operations of transferring waste to compactors shall be contained on-site and not within public easements. City right-of-way may not be used to haul waste to compactors. Revise site design as necessary to accommodate city compliant refuse infrastructure. Also refer to redlined plan in the internet folder for further instructions. Refer to Section 2-1.309 of the DSPM.	Sections have been added to the refuse plans to show the vertical clearance at the trash area. Truck maneuverability for a 40' truck and the adequate back-up length has been provided for each compactor. All waste is transferred on-site and not within public easements or city right-of-ways and is shown on the refuse plan. Recycling has been relocated to the area north of the parking garage and a recycling compactor has been added.	A112/A113/A114/A115 / A116
CURRENT PLANNING			
6	Though a "bus stop" is now indicated on the site plan, Stipulation #10 from case 12-ZN-2007 specifically states a transit shelter is to be provided over the existing bus stop. Please revise the site plan to indicate "New Transit Shelter". Also note the shelter type recommended by the Transportation Department, which is the DS-2263 shelter with amenities.	Note has been added to the site plan indicating a New Transit Shelter (DS-2263 with Amenities)	A111
7	From 1st review, please add the allowed/provided density with calculations to the site plan. Acknowledged in the response letter but needs to be on the plan as the site plan is what the case will be stipulated to.	Allowed/provided density added to the site plan.	A111
8	The 1st submittal site plan did a good job of "fading" the floor plans into the background, making the site plan easier to read. On the 2nd version site plan, the floor plans are in bold, making the site plan more difficult to interpret. Please revise the site plan to minimize the floor plans or eliminate floor plans altogether.	Unit floor plans have been screened back to make the site plan easier to read.	A111
TRANSPORTATION			
9	From 1st review, please provide turning radius template for AASHTO Single Unit Truck and ensure all fire access requirements are met at the location below.	This drive is not intended for fire truck access. See Fire Access Plan in previous submittal	FP
10	From 1st review, please provide a pedestrian and vehicular circulation plan with the next submittal. It is unclear where pedestrian routes and connections are located on the site. Ensure ADA ramps and six-foot wide sidewalks are provided as needed throughout the site. NOTE: Could not find a circulation plan with the 2nd submittal materials.	See Landscape response	

CIVIL ENGINEERING			
11	From 1st review, please acknowledge the following, either on the site plan or in the response letter: • City rights-of-way, including alleys, cannot be used for marshalling or construction storage yards without approval from the city's Transportation Department and/or Right-of-Way Manager and payment of associated fees. Note that approval is not assured. • Any soils nails or tieback construction system extending beyond the property line cannot encroach onto privately owned parcels and cannot be steel. • Property owner must execute a Private Improvements in the Right-of-Way (PIR) Agreement prior to issuance of permits (except demolition). Note that approval is not assured.	Notes have been added to site plan	A111
12	From 1st review, minimum 10-foot-wide sidewalks are required along all street frontages. No steps or handrail ramps are permitted within city sidewalks without, as part of this case review, written approval from the Transportation Department is provided. It is not clear from the 2nd submittal materials that this has been addressed. The primary area of concern is the improvements at the intersection of Goldwater & Indian School. Please revise the site plan to include a note confirming no steps, ramps, or handrails will be along or within the public sidewalk. Refer to Chapter 5 of the DSPM.	See Civil response	
13	From 1st review, please update site plan to identify and keynote above-ground utility lines and poles to be removed and/or undergrounded. Note: All existing and proposed overhead wire facilities within the project boundary must be undergrounded.	Notes have been added to the Site Plan	A111
14	Please clarify if proposed transformers within the Indian School ROW are for public distribution or on-site power purposes. If for on-site power purposes, they must be located within the project boundary. Refer to Section 47 of the Scottsdale Revised Code.	See Civil response	
15	From 1st review, please revise preliminary improvement plan to confirm the McDOT benchmark system will be utilized in accordance with the FEMA Benchmark Maintenance criteria. Refer to Section 3-1.701 of the DSPM.	See Civil response	
16	From 1st review, no manholes or cleanouts are permitted within city sidewalks. Note: Building sewer lines require manholes at every turn. This has not been demonstrated as the alley connection reconstruction is not shown on any of the plans. Please update utility design accordingly. Refer to Chapter 5 of the DSPM.	See Civil response	
17	From 1st review, please revise applicable plans to indicate reconstruction of all ramps adjacent to the project site to ADA requirements, including push-button access. 2nd submittal plans indicate above grade infrastructure in conflict with the ADA ramp at the intersection of Goldwater & Indian School. Refer to Chapter 5 of the DSPM.	See Civil response	
18	From 1st review, all sidewalk crossings at alleys and driveways must be ADA compliant. Please revise applicable plans to indicate an ADA crossing at the alley connection to 5th Avenue. Refer to Chapter 5 of the DSPM.	See Civil response	
Updated Sheets		Brick color has changed since the previous submittal. Exterior Elevations, Renderings and material board have been updated.	A301/A302/A302b/A303/A304/A310/A311/A312/A313/A314/A315/A316/MATERIAL BOARD

