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Approved Reports**

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Resolution 10657

Planning Commission Hearing 12/02/2016

City Council Hearing 01/17/2017

**Case History**

634-PA-2016

**5-IP-2016**

**Andante Law Group**

# CITY COUNCIL REPORT



Meeting Date: January 17, 2017  
 General Plan Element: *Economic Vitality*  
 General Plan Goal: *Utilize redevelopment and revitalization efforts to sustain economic well-being.*

**ACTION**

**Andante Law Group  
5-IP-2016**

**Request to consider the following:**

1. Adopt resolution No. 10657 approving a request to participate in the In-lieu Parking Program for sixteen (16) Parking Credits to be paid for in a one-time payment for the full amount for a new 3-story office and retail development to be on a +/- 0.48 acre site, with Central Business District, Downtown Overlay (C-2 DO) zoning located at 6900 1<sup>st</sup> Avenue.

**Purpose of Request**

The property owner is requesting the City of Scottsdale to participate in the in-lieu parking program for sixteen (16) parking credits for a new 3-story development comprised of office and retail, all on a 0.48 acre redeveloped site.

**Key Items for Consideration**

- In-lieu parking program findings.
- One-time payment of \$209,403.36 for 16 in-lieu parking credits
- Promotes small property owners to reinvest and accommodate different land uses, and increased floor area.
- There are 135 public parking spaces located within 600 feet of the site, mostly located on the nearby streets.
- One e-mail received expressing parking issues and diminished property values.

**OWNER**

Andante Law Group  
480-421-9449

**APPLICANT CONTACT**

Vince Dalke  
LGE Design Group  
480-966-4001

**LOCATION**

6900 E 1st Av



## BACKGROUND

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### Zoning

In 1951, the property was annexed from Maricopa County and has been operating as single family residences. Currently, the property is zoned Central Business District, Downtown Overlay (C-2, DO), which allows uses such as, office, retail shopping, and restaurant, typically located near residential neighborhoods.

### Context

Located at the northeast corner of N. 69<sup>th</sup> Street and E. 1<sup>st</sup> Avenue, the surrounding developments are convenient store (Circle K), event venue (Sands), townhomes, and a hotel (Valley Ho).

### Adjacent Uses and Zoning

- North Existing convenient store (Circle K), zoned Central Business, Downtown Overlay (C-2, DO) District.
- South Existing town homes, zoned Downtown/Downtown Multiple Use - Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) District.
- East Vacant parcel, zoned Central Business, Downtown Overlay (C-2, DO) District.
- West N. 69<sup>th</sup> Street right-of-way abuts the property to the west. Beyond N. 69<sup>th</sup> Street is an existing hotel, Highway Commercial, Downtown Overlay, Historic Preservation (C-3, DO, HP) District.

## CITY COUNCIL ANALYSIS CRITERIA

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Pursuant to the Zoning Ordinance Section 9.108. D.3. of the In-Lieu Parking Program, parking requirements for nonresidential uses may be met by making an in-lieu payment into the City's downtown parking fund. The City Council shall determine whether or not to allow a property owner to participate in the in-lieu parking program based on the following considerations:

- i. New development, reinvestment, or redevelopment of the property;
  - **This project will replace two (2) residential buildings that were built in 1950 having a combined building footprint of approximately 4,000 square feet. The proposed new 15,274 square foot building is comprised of retail, office, and garage. Redevelopment of the site is consistent with the Downtown Plan, Urban Design Goals.**
- ii. The use of the property fosters a pedestrian-oriented environment with an urban design and character, and the use of public transit or the downtown tram service;
  - **As a whole, the businesses in the area encourage a pedestrian-oriented environment and the use of publicly available transportation such as taxi cabs, pedi-cabs, golf-cabs, trolley and public transit. There are three (3) bus stops within one-quarter (1/4) mile of the site.**
  - **The proposed mixed-use development will create a pedestrian environment with retail and storefront patios that will also support nearby uses such as residential, hotels, and offices.**

- iii. Property size and configuration;
  - **The combined properties are approximately 20,923 square feet (0.48 acre). The existing small size of the lots prohibits the ability to reasonably accommodate all of the required parking for the significantly larger redevelopment proposal. Please refer to the site plan and elevations (Attachment #6).**
- iv. The amount of public parking available to the area;
  - **Within a two (2) minute walk or 600 feet of the subject site, there are six (6) surface public parking spaces located in Lot A (Coach House) and one hundred twenty-nine (129) on-street parking spaces, see Parking Location Map (Attachment #5). Additional public parking is within one-quarter (1/4) mile of the property and is located in Lots B, C, D, and E with a total of four hundred sixty-eight (468) parking spaces to help accommodate the redevelopment of this site.**
- v. The future opportunity to provide public parking in the area; or
  - **The City continues to explore ways to increase public parking in this area for the benefit of the public at large. The funds provided from this establishment's participation for the in lieu spaces can be used for future public parking improvements or operations and maintenance of existing facilities. At this time, there is no specific future plan for the city to provide additional public parking in the area.**
- vi. Open space and public realm areas are maintained and/or parking lots convert into open space and public realm.
  - **Open space and public realm areas are enhanced by providing an active retail use along the street frontages with outdoor seating areas and covered patios.**

## **POLICY IMPLICATIONS**

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The value and significance of this redevelopment project to the community needs to be weighed with the current availability of public parking in this area. The purpose of the in-lieu parking program is to assist property owners of small properties to reinvest, develop, and redevelop their properties, while recognizing that smaller properties may not be able to physically meet their parking requirements on-site. The use of the in-lieu parking fees would be paid to the City to be used for the operation of a downtown parking program which includes the provision and maintenance of public parking spaces, the operation of shuttle services linking public parking facilities and downtown activity centers, and services related to the maintenance and regulations of public parking. Approval of this request may tighten the on-street availability in the immediate area, but will also provide in-lieu funding to address parking constraints Downtown. Denial of this project will maintain the existing parking supply in the area, but will discourage the revitalization of properties and reinvestment in Downtown.

### **FISCAL IMPACT**

If the City Council approves the request for a lump sum purchase of 16 in-lieu parking credits, based on the 2016 rates of \$13,087.71 per parking credit, the total payment will be \$209,403.36.

### **ECONOMIC IMPACT STATEMENT**

Andante will be investing \$4.1 million in land and construction costs. The facility will have a total 5-year economic impact of \$36,790,422 and create 35 direct new jobs and support 29 new jobs through the construction of the project. The direct 5-year impact to the City of Scottsdale is \$186,040 in local taxes including property, sales, and state shared revenues.

This economic impact statement is based solely on the information provided by the applicant. While the information provided regarding the estimated number of jobs, industry and occupation type, average salary, and land acquisition and construction costs has been reviewed for consistency with similar industry projects, it should not be considered fully verified or substantiated by the City of Scottsdale Economic Development Department.

The economic and revenue impact data is derived using software developed for the City of Scottsdale by Applied Economics. The inputs to the model are estimates and do not represent exact and precise measurements.

The proposed new building is in alignment with the City of Scottsdale Economic Development strategic plan goal of “retain and grow existing economic drivers and employers.” Demand for limited office space in downtown continues to grow. New office space provides opportunities for businesses to consider Scottsdale for their location and growth plans.

### **OTHER BOARDS AND COMMISSIONS**

#### **City Council**

At the December 2, 2016 City Council hearing, the applicant requested a continuance to the January 17, 2017 City Council hearing.

#### **Development Review Board**

If the City Council approves the applicant’s request to participate in the In-Lieu Parking Program for sixteen (16) parking spaces, the Development Review Board will consider the site plan, landscape plan and elevations for a new 3-story office and retail development with a stipulation stating that the owner(s) shall sign the Agreement For Permanent In-Lieu Parking Credits-Lump Sum for the number of parking stalls that are actually utilized, which may be less than subject sixteen (16) parking stalls.

### **STAFF RECOMMENDATION**

#### **Recommended Approach:**

1. Adopt resolution No. 10657 approving a request to participate in the In-lieu Parking Program for sixteen (16) Parking Credits to be paid for in a one-time payment for the full amount.

**RESPONSIBLE DEPARTMENTS**

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Planning and Development Services  
Current Planning Services  
Traffic Engineering  
Economic Department


**STAFF CONTACT**

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Meredith Tessier  
Planner  
480-312-4211  
E-mail: mtessier@ScottsdaleAZ.gov

**APPROVED BY**

---

  
Meredith Tessier, Report Author

12/22/2016  
Date

  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

12/27/2016  
Date

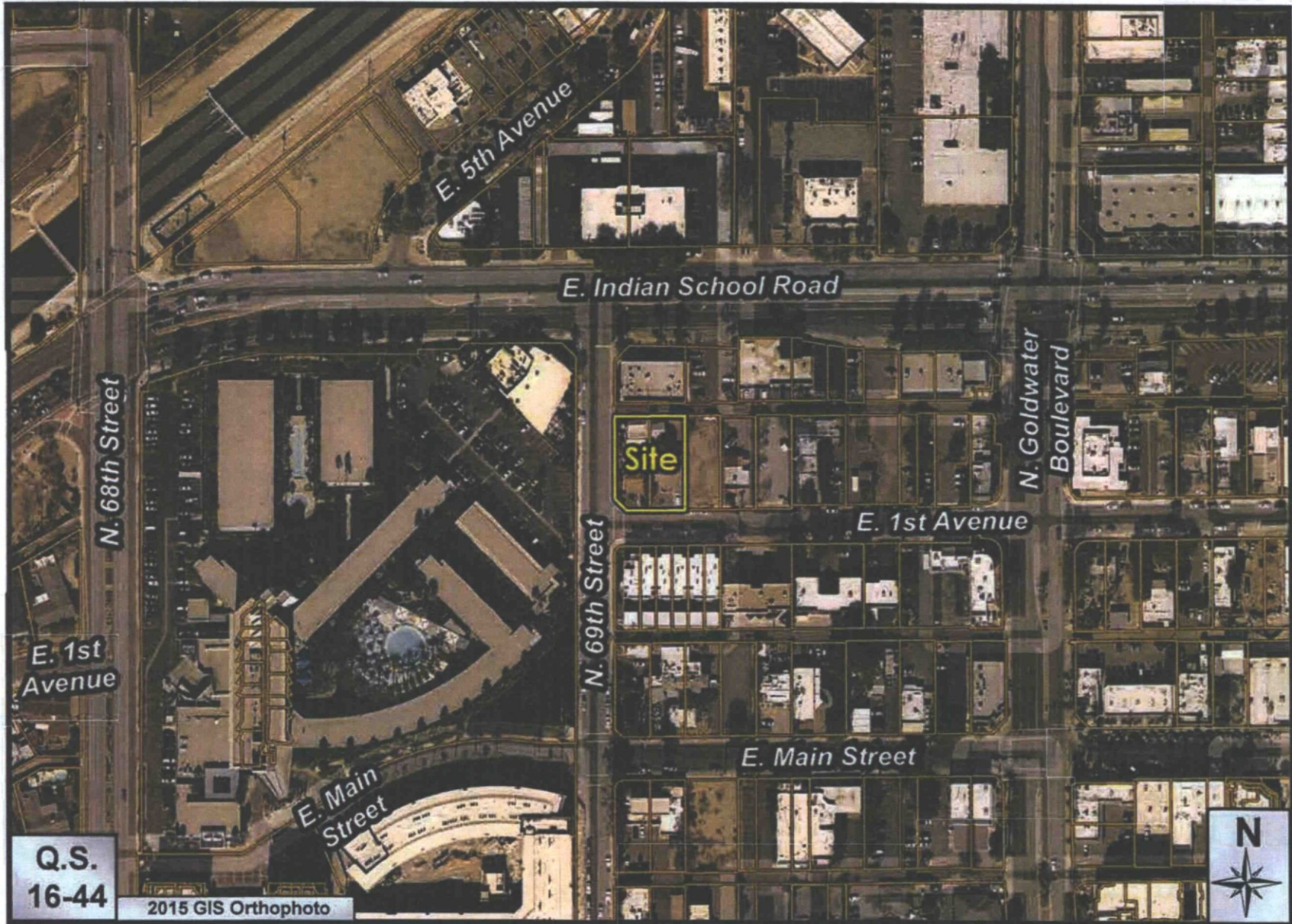
  
Bandy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

12/22/16  
Date

**ATTACHMENTS**

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1. Context Aerial
2. Aerial Close-up
3. Resolution No. 10657  
Exhibit 1: Zoning Map
4. Applicant's Request
5. Parking Location Map
6. Site Plan, Elevation, Rendering
7. Correspondence







Q.S.  
16-44

2015 GIS Orthophoto

E. 1st Avenue



Andante Law Group

5-IP-2016

RESOLUTION NO. 10657

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, TO APPROVE THE PROPERTY OWNER'S PARTICIPATION IN THE IN-LIEU PARKING PROGRAM TO BE PAID FOR IN A ONE-TIME PAYMENT FOR THE FULL AMOUNT FOR AN ESTABLISHMENT LOCATED AT 6900 E. 1ST AVENUE.

WHEREAS, the property owner will be operating a mixed-use commercial development and under the City's Zoning Ordinance is required to have 33 parking spaces. The property is providing seventeen (17) parking spaces and the Owner desires to participate in the City's in-lieu parking program for sixteen (16) in-lieu parking spaces to meet the parking requirements; and

WHEREAS, the City of Scottsdale Ordinance provides that the City is not obligated to allow participation in the in-lieu parking program to provide in-lieu parking space credits, but the City Council shall determine whether or not to allow in-lieu spaces based on the following criteria:

1. New development, reinvestment, or redevelopment of the property;
2. The use of the property fosters a pedestrian-oriented environment with an urban design and character, and the use of public transit of the downtown tram service;
3. The property size and configuration;
4. The amount of available public parking in the area; or
5. Open space and public realm areas are maintained and/or parking lots convert into open space and public realm; and

Whereas the City Council, held a public hearing on January 17, 2017 to consider the above referenced criteria in determining whether participation in the in-lieu parking program should be allowed.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds the criteria to participate in the in-lieu parking program for the property, shown on Exhibit 1, located at 6900 E. 1st Avenue, has been met, and approves the property owner's participation in the in-lieu parking program for sixteen (16) in-lieu parking credits. Exhibit 1 is attached hereto and incorporated herein by reference.

Section 2. That upon the execution of a term in-lieu parking credit agreement as approved by the Planning & Development Services Manager, or designee, sixteen (16) in-lieu parking space credits as described in Case No. 5-IP-2016, shall be credited in accordance with the agreement to the property shown on Exhibit No. 1

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2017.


ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney

**Attachment #3**



Q.S.  
16-44

2015 GIS Orthophoto

**Andante Law Group**

Resolution No. 10657  
Exhibit 1  
Page 1 of 1

**5-IP-2016**

October 10, 2016  
Planning project #634-PA-2016

## **Andante Law Group**

### **Request for City Council hearing regarding the In-Lieu Parking Program**

**BY:**



**ATTACHMENT #4**

**Zoning Administrator  
City of Scottsdale  
7447 E. Indian School Rd  
Scottsdale, AZ 85251**

LGE Corporation acting as the Authorized Agent for Andante Old Town, LLC, the owner and primary tenant of a new development located at 6900 East 1<sup>st</sup> Avenue by way of this letter is formally requesting a City Council hearing in order to participate in the In-Lieu Parking Program.

The site, currently zoned as C2 / DO is comprised of two (2) residential lots, which are being converted via lot tie to form a single new commercial lot upon which the new development will consist of a 3-story Office building totaling 15,274 square feet. The building is a combination of a Retail use suite and open Parking Garage on the first floor, while the upper two floors are for commercial Office use. The project provides a total of 17 parking stalls on-site which includes 1 accessible parking stall. In order to meet the parking requirements of the City of Scottsdale, an additional 16 parking stalls are being requested thru the In-Lieu Parking Program.

The proposed development meets the approval determination criteria as outlined in the Zoning Ordinance, Section 9.108, as outlined below:

**Section 9.108.D.3.a.**

The City Council shall determine whether or not to allow a property owner to participate in the in-lieu parking program based on the following considerations:

- i. New development, reinvestment, or redevelopment of the property;

*This project is replaces two existing residential buildings with a new Office and Retail building, providing new jobs, pedestrian shopping, and brings new businesses into the area.*

- ii. The use of the property fosters a pedestrian-oriented environment with an urban design and character, and the use of public transit or the downtown tram service;

*This project incorporates a Retail component directly connected to the public sidewalk system and provides a large covered outdoor seating patio area. Bicycle parking is also provided for the public that chose that mode of alternate transportation. Additionally the Downtown Trolley has a stop on 69<sup>th</sup> Street just south of 1<sup>st</sup> Avenue.*

- iii. Property size and configuration;

*This project is located on a corner lot at the intersection of 1<sup>st</sup> Avenue and 69<sup>th</sup> Street and bound on the north side by a public Alley. The Gross lot size is 20,923 S.F., while the Net lot size is only 13,294 S.F. due to R.O.W. easements making the usable area of the lot restrictive. Providing the Parking Garage on the ground floor and below the upper floors of the building maximizes the amount of parking this lot can achieve when accompanied with a building structure.*

- iv. The amount of public parking available to the area;

*This project is can be served by existing available public parking through the use of street side parking allowed on both 1<sup>st</sup> Avenue and 69<sup>th</sup> Street. Additional public parking is available at the 'West 1<sup>st</sup> Avenue Lot'.*

- v. The future opportunity to provide public parking in the area; or

*The associated fund's provided through this application for 16 In-Lieu parking spaces can be utilized by the City of Scottsdale in their ongoing and future public parking improvements.*

- vi. Open space and public realm areas are maintained and/or parking lots convert into open space and public realm;

*This project will not impact existing open space and increases public realm areas through the incorporation of outdoor seating/patio area.*

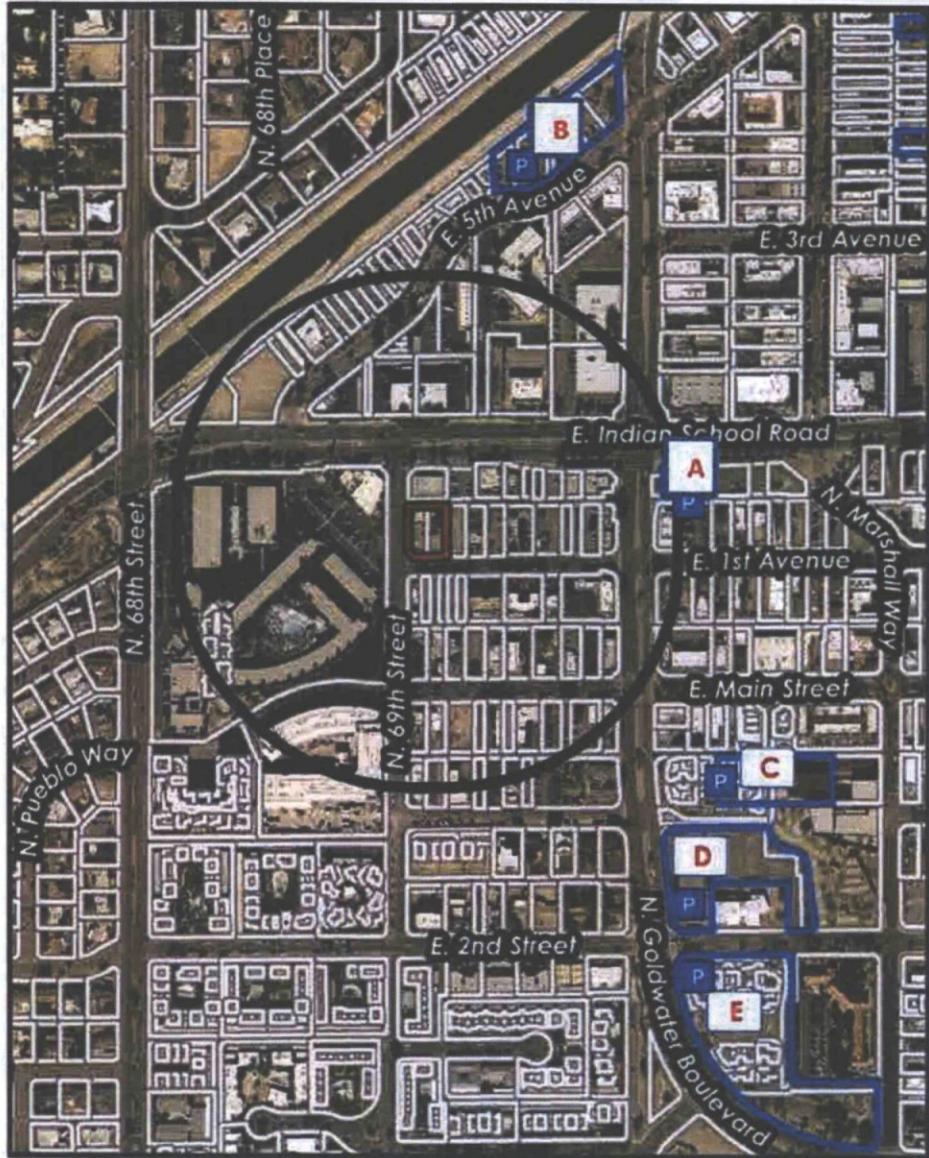
As indicated above, we feel we meet the necessary requirements and criteria to pursue approval by the City Council in participation in the cities In-Lieu Parking Program.

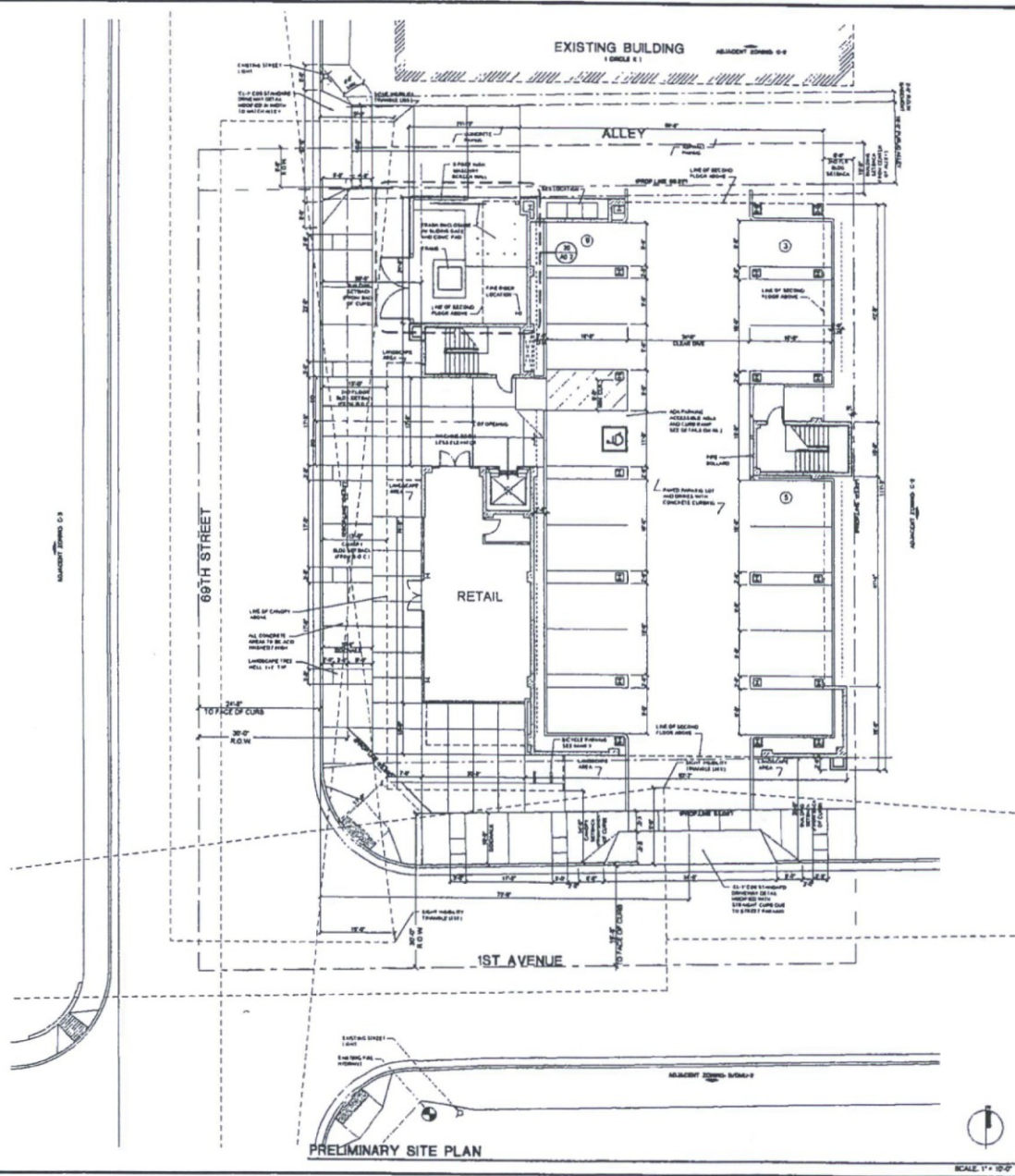
Sincerely,



Vince Dalke

Public Parking within 600 feet	
<b>Surface Public Parking:</b>	
Lot A: Coach House	6 spaces
<b>Street Parking:</b>	
N. 69 <sup>th</sup> Street:	55 spaces
E. 1 <sup>st</sup> Avenue and E. Main St.	42 spaces
E. 5 <sup>th</sup> Ave	32 spaces
<b>Total:</b>	<b>135 spaces</b>
Additional Public Parking	
Lot B: Rose Garden	116 spaces
Lot C: Main Street Plaza	130 spaces
Lot D: Stagebrush Theater	95 spaces
Lot E: Goldwater Curve Lot	127 spaces
<b>Total:</b>	<b>468 spaces</b>
<b>Overall Public Parking Total: 603 spaces</b>	





PRELIMINARY SITE PLAN

SCALE: 1" = 10'-0"

PROJECT DATA:	
PROJECT ADDRESS:	880 EAST 1ST AVE. SCOTTSDALE, ARIZONA 85251
DEVELOPER:	LGE DESIGN BUILD 740 NORTH LINDS STREET PHOENIX, AZ 85008
PROJECT SCOPE:	NEW 3 STORY BUILDING AND SITE WORK MAINT USE OFFICE AND RETAIL.
CURRENT ZONING:	C-2 (D)
COUNTY PARCEL NO:	130-11-008, 130-11-006
SITE AREA:	30,829 S.F. (0.48 ACRES)
GROSS AREA:	13,294 S.F. (0.30 ACRES)
NET:	2,870 S.F.
STORIES:	3 STORIES
GROSS BUILDING S.F.:	
1ST FLOOR:	1,440 S.F.
2ND FLOOR:	7,870 S.F.
3RD FLOOR:	6,350 S.F.
TOTAL:	15,771 S.F.
LOT COVERAGE:	10.8%
OCCUPANCY:	0.15
CONSTRUCTION TYPE:	5-B
<p>PARKING CALCULATIONS (VEHICLES):                      MIXED USE (COMMITMENT OVERLAY TYPE 2): 1000                      PARKING SPACES (0.54) 3,000 S.F. PER LOT                      15,771 S.F. / 3,000 = 5.26 TOTAL PARKING SPACES REQUIRED                      PARKING PROVIDED: 33 SPACES (20 STANDARD) (1 ACCESSIBLE)                      ON SITE: 17 SPACES (18 STANDARD) (1 ACCESSIBLE)                      OFF SITE: 16 SPACES (18 STANDARD) (1 ACCESSIBLE)                      TOTAL: 33 SPACES (20 STANDARD) (1 ACCESSIBLE)                      OFF SITE PARKING PROVIDED VIA CITY "VALEU PARKING PROGRAM"</p>	
<p>PARKING CALCULATIONS (BICYCLES):                      PARKING PROVIDED: 3 SPACES                      PARKING REQUIRED: 2 SPACES</p>	
<p>LEGAL DESCRIPTION:                      LOTS TWELVE (12) AND THIRTEEN (13), BLOCK ONE (1), TOWN OF ADDITION TO SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 22 OF MAPS, PAGE 3</p>	



VICINITY MAP

**LGE**  
 DESIGN/BUILD  
 740 N. 52nd Street • Phoenix, AZ • 85008  
 P. 480.966.4001

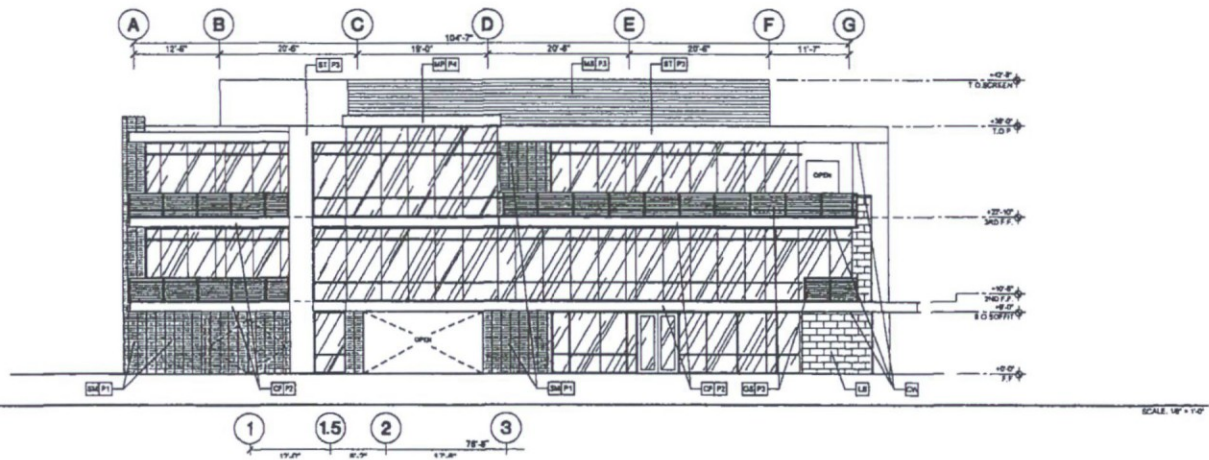
**ANDANTE LAW GROUP**  
 N.E.C. OF 69TH STREET & 1ST AVENUE  
 SCOTTSDALE, ARIZONA 85251

**LGE**  
 DESIGN BUILD

DATE: 10-10-18  
 SHEET NO.: 10-10-18  
 CHECKED BY: BCR/MLK  
 PROJECT NO.: VJC  
 SHEET: A0.1

EMP. NO. 13010017  
 SHEET TITLE: SITE PLAN  
 ISSUE DATE: 10-10-18  
 DRAWN BY: BCR/MLK  
 CHECKED BY: BCR/MLK  
 PROJECT NO.: VJC  
 SHEET: A0.1





**GENERAL NOTES:**

1. SEE STRUCTURAL DRAWINGS FOR LIGHT INFORMATION.
2. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

**MATERIAL/FINISH SCHEDULE:**

KEY	DESCRIPTION
SM	4" X 8" X 16" PAINTED STACKED BRICK MASONRY
SS	STAINLESS STEEL CABLE RAIL SYSTEM WITH PAINTED FRAME
ST	STUCCO FINISH SYSTEM OVER WALL FORMWORK
LS	LINESTONE TILE VENEER
AM	ACM METAL PANEL FAÇADE ELEMENT
MD	METAL DECK MECHANICAL SCREEN ELEMENT

**CANOPY KEY:**

KEY	DESCRIPTION
CP	STEEL WELD FLANGE CANOPY BEAM OR LEDGER, PAINTED (1/2" DEEP)
CA	3" X 1/2" ALUM. WINDOW SHADES TO MATCH WINDOW MULLIONS
CV	TRUCK WOOD FINISH CANOPY SOFFIT

**GLAZING KEY:**

MATERIAL	DESCRIPTION
FRAMES	ARCADIA CLEAR ANHOODED ALUMINUM BY DREDFRONT 2ND AND 3RD FLOORS STONEFRONT 1ST FLOOR ARCADIA BLACK (AIR 5)
EXTERIOR GLAZING	1" BLUE REFLECTIVE GLAZING 2ND & 3RD FLOORS 1" CLEAR REFLECTIVE GLAZING AT 1ST FLOOR
INTERIOR GLAZING	1/4" CLEAR GLAZING

**PAINT KEY:**

KEY	DESCRIPTION
P1	DUNN EDWARDS # DE266 "OAK" (LUV 50)
P2	DUNN EDWARDS # DE237 "BLACK TR" (LUV 8)
P3	DUNN EDWARDS # DE256 "VAPOR" (LUV 75)
P4	DUNN EDWARDS # DE262 "STORM CLOUD" (LUV 31)

**PAINTING NOTES:**

1. PAINTER TO PROVIDE FOUR COLOR BOARDS WITH ALL DECORATIVE BANDS MARKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

WEST ELEVATION

SOUTH ELEVATION

**LGE DESIGN GROUP**  
741 N. 52nd Street • Phoenix, AZ • 85008  
P. 602.966.4001

**ANDANTE LAW GROUP**  
N.E.C. OF 89TH STREET & 1ST AVENUE  
SCOTTSDALE, ARIZONA 85251

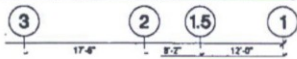
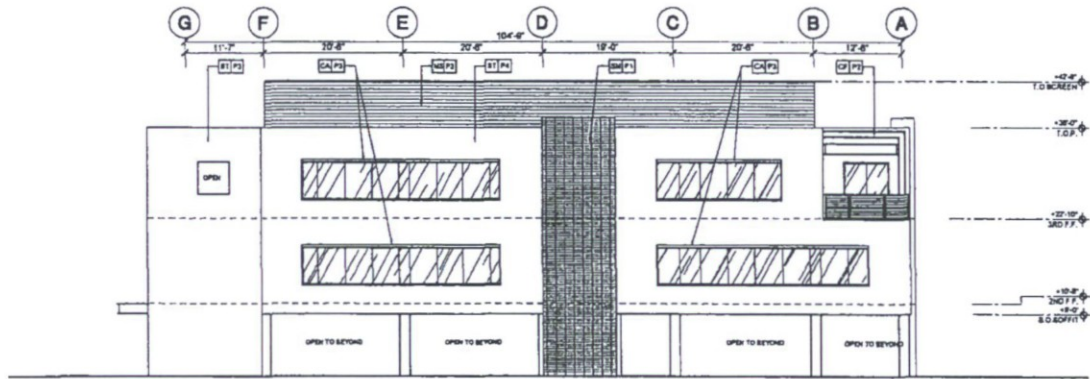


NUMBER: \_\_\_\_\_ DESIGN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SHEET TITLE: \_\_\_\_\_  
 EXTENSION ELEVATIONS  
 SHEET DATE: 10.19.18  
 DRAWN BY: NCR/BLK  
 CHECKED BY: VLD  
 PROJECT NO: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

EXPIRES: 10/19/17

**A2.1**

EAST ELEVATION



NORTH ELEVATION

**GENERAL NOTES:**

1. SEE STRUCTURAL DRAWINGS FOR LIGHT INFORMATION.
2. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

**MATERIAL/FINISH SCHEDULE:**

KEY	DESCRIPTION
MA	# 2 X 4 1/2 PAINTED STACKED BOND MASONRY
MB	STAINLESS STEEL CABLE RAIL SYSTEM WITH PAINTED FRAME
MC	STUCCO FINISH SYSTEM OVER WALL FOR PLAN
MD	LIMESTONE TILE VENEER
ME	ALUM METAL PANEL FANOA ELEMENT
MF	METAL MESH MECHANICAL SCREEN ELEMENT

**CANOPY KEY:**

KEY	DESCRIPTION
CA	STEEL WIRE FLANGE CANOPY BEAM OR LEDGER PAINTED 1/2" BEP
CB	2" X 1/2" ALUM WINDOW SHIMMS TO MATCH WINDOW WALLINGS
CC	TRUSS WOOD FINISH CANOPY ROOF

**GLAZING KEY:**

MATERIAL	DESCRIPTION
FRAMES	ARCADIA CLEAR ANODIZED ALUMINUM STOREFRONT THE 1ST & 2ND FLOORS ARCADIA BLACK (AB-B) STOREFRONT 1ST FLOOR
EXTERIOR	1" BLUE REFLECTIVE GLAZING 2ND & 3RD FLOORS 1" CLEAR REFLECTIVE GLAZING AT 1ST FLOOR
INTERIOR	1/4" CLEAR GLAZING

**PAINT KEY:**

KEY	DESCRIPTION
P1	OLYMP EDWARDS # DE030 YOL (JURY 50)
P2	OLYMP EDWARDS # DE027 BLACK TR (JURY 6)
P3	OLYMP EDWARDS # DE036 YAPOR (JURY 70)
P4	OLYMP EDWARDS # DE030 STORM CLOUD (JURY 71)

**PAINTING NOTES:**

1. PAINTER TO PROVIDE COLOR SCHEME WITH ALL DECORATIVE BANDS MARKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

**LGE DESIGN GROUP**  
740 N. 52nd Street • Phoenix, AZ • 85008  
P. 480.566.0001

**ANDANTE LAW GROUP**  
N.E.C. OF 80TH STREET & 1ST AVENUE  
SCOTTSDALE, ARIZONA 85257



NUMBER	COLOR	DATE



ISSUE TITLE	EXTENSION ELEVATIONS
ISSUE DATE	10-10-18
DRAWN BY	BCN / M.S.
CHECKED BY	V.D.
PROJECT NO.	
SHEET	

**A2.2**

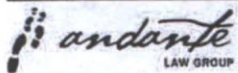


**LGE** | DESIGN GROUP

RENDERING VIEW

This artist rendering is for conceptual design only and should not be referred to as a construction document.

THE DRAWING IS AN ARTIST'S REPRESENTATION OF THE PROPOSED PROJECT AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS THE DESIGN AS SHOWN AND RELEASES LGE DESIGN GROUP FROM LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



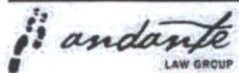
Scottsdale, Arizona  
2016-09-20





**LGE** DESIGN GROUP

RENDERING VIEW



Scottsdale, Arizona  
2016.09.14

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## Tessier, Meredith

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**From:** Little, Steven N. <littles@agnesian.com>  
**Sent:** Thursday, November 10, 2016 4:14 PM  
**To:** Tessier, Meredith  
**Subject:** RE: 47-DR-2016 & 5-IP-2016 Adante

Meredith – Thank you very much for the response to my concerns.

Take care.

Steven N. Little  
President & CEO  
Agnesian HealthCare  
430 E. Division Street  
Fond du Lac, WI 54935

920-926-5402



*You're never far from good health.*

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**From:** Tessier, Meredith [<mailto:MTessier@ScottsdaleAz.Gov>]  
**Sent:** Thursday, November 10, 2016 4:32 PM  
**To:** Little, Steven N.  
**Cc:** Acevedo, Alex; Perone, Steve  
**Subject:** FW: 47-DR-2016 & 5-IP-2016 Adante

Steven:

Thank you for contacting the City of Scottsdale regarding the applicants request for a new 3-story mixed use development comprised of garage, retail and office. The building is approximately 15,274 square feet with +/- 900 square feet of retail and +/- 14,000 square feet of office. The application (5-IP-2016) is requesting approval of 16 in-lieu parking credits through the in-lieu parking program in the Downtown Overlay District. This case is scheduled for the December 2, 2016 City Council hearing. This e-mail will be attached as correspondence to the Council Action report. Please also contact the applicant, Vince Dalke at 480-966-4001 to address your questions and concerns regarding parking and number of occupants. Please contact me if you have any questions.

Thank you,  
Meredith Tessier, Planner  
Planning & Development Services  
P: 480/312-4211



**ATTACHMENT #7**

**From:** [littles@agnesian.com](mailto:littles@agnesian.com) [mailto:[littles@agnesian.com](mailto:littles@agnesian.com)]  
**Sent:** Wednesday, October 26, 2016 6:17 PM  
**To:** Perone, Steve  
**Subject:** 47-DR-2016



We have significant concerns about increased traffic on 1st avenue and major parking issues as we own a home directly across the street at 6905 E. 1st Ave. Guest use 1st avenue to park on if this building is built our guest will have significant difficulties parking on 1st avenue. Also what is the proposed number of occupants for this office/retail space? Thanks much for consideration of these negative impacts to our property values. Sincerely Steven Little -- sent by Steven N. Little (case# 47-DR-2016)



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**Smith, Erica**

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**From:** Tessier, Meredith  
**Sent:** Thursday, January 12, 2017 9:02 AM  
**To:** Jagger, Carolyn; Smith, Erica  
**Cc:** Acevedo, Alex  
**Subject:** FW: 6900 E 1st Ave Redevelopment (Andante-Letter of Support) CC 01/17 Item #12 5-IP-2016

Good Morning Carolyn and Erica,

Regarding:

C.C. Hearing Date: 01/17/2017

Consent Item #12, Andante Law Group In-Lieu Parking Credits (5-IP-2016)

For your records, please share with council member the below email that expresses support for the Andante Law Group project. Please contact me if you have any questions.

Thank you,

Meredith Tessier, Senior Planner  
 Planning & Development Services  
 P: 480/312-4211




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**From:** Jay Hiemenz [<mailto:jhiemenz@allresco.com>]  
**Sent:** Wednesday, January 11, 2017 10:37 AM  
**To:** Tessier, Meredith  
**Cc:** [George@witheymorris.com](mailto:George@witheymorris.com)  
**Subject:** 6900 E 1st Ave Redevelopment

Dear Meredith:

I hope this finds you well and having a good start to the new year.

I've been reviewing the proposed old town Scottsdale redevelopment at 6900 E 1<sup>st</sup> Ave, as I know you have been taking it under consideration recently. As a neighborhood commercial property owner in the immediate area (7026 E 1<sup>st</sup> Ave), I am enthusiastic regarding continued investment in the area. I made my investment there and put significant capital into the project as I saw Scottsdale's vision in the downtown area as a great location that would spur additional improvements and redevelopment like the one proposed.

This mixed use development I believe represents the kinds of projects that will continue to enhance the long term direction for an urban mixed use environment w/ jobs, retail, restaurants, and other amenities that are critical to keeping downtown Scottsdale as a great live/ work destination full of amenities. It will I believe also continue to enhance property values by continuing to attract others to redevelop and similarly bring capital, people, investment, and jobs into the area.

Thank you for your time and consideration of the project.

All the best,

**V. Jay Hiemenz**