

**Correspondence Between
Staff and Applicant
Approval Letter**



April 23, 2018

Steven Fucello
Fucello Architects
7525 E Camelback Rd Ste 204
Scottsdale, AZ 85251

RE: Development Review Board Packet requirements for the Development Review Board hearing.

Mr. Fucello:

Your case 1-UP-2018, City of Scottsdale Fire Station 603 (MUMSP), is scheduled to be considered by the Development Review Board at their 5/17/18 hearing. Please submit the following directly to me by 1:00 p.m. on 4/26/18 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)
-

- 11 copies on 11"x17" paper, collated and stapled into packets; and
- 1 copy on 8 ½"x11" paper, not stapled, of the following:

- Combined context aerial and Site Plan (color)
 - Site Plan (black and white)
 - Open Space Plan (black and white)
 - Landscape Plan (black and white)
 - 11 copies of the Project Narrative (8.5 X 11)
-

- 11 sets of the color context photos and the associated context photo key plan.

Please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov to make a submittal meeting.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday, 5/15/18. Please limit your presentation to a maximum of 10 minutes.

Regards,

Greg Bloemberg
Senior Planner



June 20, 2018

Steven Fucello
Fucello Architects
7525 E Camelback Rd Ste 204
Scottsdale, AZ 85251

Re: 484-PA-2017
1-UP-2018
City of Scottsdale Fire Station 603

Dear Steven Fucello,

This is to advise you that the case referenced above was approved at the June 19, 2018 City Council meeting. The City Council related documents may be obtained from the City Clerk's office located at 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251 or by entering the document number through the city website @ <https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-4306.

Sincerely,

Greg Bloemberg
Senior Planner



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 01/03/18
Contact Name: STEVEN FUCELO
Firm Name: FUCELO ARCHITECTS
Address: 7825 E. CAMELBACK RD. #214
City, State, Zip: SCOTTSDALE, AZ 85251

RE: Application Accepted for Review.

484 - PA - 2017

Dear MR. FUCELO :

It has been determined that your Development Application for COS FIRE STATION 003 has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Greg Bloembergen
Title: Senior Planner
Phone Number: (480) 312 - 4306
Email Address: gbloemberg @ScottsdaleAZ.gov

1-UP-2018
1/3/2018

Bloemberg, Greg

From: Dillon, Levi
Sent: Thursday, July 20, 2017 5:55 PM
To: Bloemberg, Greg; Steve Fucello (sfucello@fucelloarchitects.com)
Cc: Meyer, Gary; King, Ricky; Posler, Kathryn
Subject: 484-PA-2017, Fire Station 603

Steve,

To provide a few details in addition to what Greg stated:

- Regarding the estimate of water demands: For max domestic water demand please use IPC 2015 Appendix B (2 tables) to establish an instantaneous design gpm demand value based on water fixtures, provide calc, then add any continuous demands (if applicable), and any non-typical demands that might be unique to a fire station that are likely to occur simultaneously (filling, washing, wash down, decon, training??). If none of the later uses will occur simultaneously then add the single largest of the previous values. Apply a 1.20 safety factor the resultant value to obtain the final gpm value. Provide all calcs. Describe calcs and determinations as necessary.
- Regarding basic utility plan: show site and proposed domestic sewer and water line size, routing/alignment, and specifically where service lines will connect to existing water and sewer. Refer to and conform to all applicable COS DS&PM Ch 6 and 7 design requirements.
- Please provide basic building details also: square footage, highest finished floor height, etc
- Flow test must be conducted as close as possible to site, conducted during peak demand hours, typically 7am, and coordinated with ,and witnessed by, City staff.
- Please provide this info for review and approval prior to completion of the first formal development case.
- Contact me with any specific water/sewer questions.

Thanks,

Levi C. Dillon, P.E. | *Sr. Water Resources Engineer*



*"Water Sustainability through
Stewardship, Innovation and People"*

Contact Info

Direct: (480) 312-5319
Main office: (480) 312-5685
Fax: (480) 312-5615

Mailing/Office Address

Water Resources Administration
9379 E. San Salvador Dr.
Scottsdale, AZ. 85258

Sending me an attachment over 5MB? Please use the link below:

<https://securemail.scottsdaleaz.gov/dropbox/ldillon@scottsdaleaz.gov>

From: Bloemberg, Greg
Sent: Thursday, July 20, 2017 3:51 PM
To: Steve Fucello (sfucello@fucelloarchitects.com) <sfucello@fucelloarchitects.com>
Cc: Dillon, Levi <LDillon@Scottsdaleaz.gov>; Meyer, Gary <GMeyer@scottsdaleaz.gov>; King, Ricky <RKing@scottsdaleaz.gov>; Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Subject: Fire Station 603

Steve,

Followed up with Water Resources.

Unless the floor plan includes high water use apparatus, BOD's will not be required. What they *will* need is the following:

- Fire hydrant flow test
- Basic utility plan (water & sewer)
- Water demand projections

Respond to this email if you have any questions.

Thanks.

Greg Bloemberg

Senior Planner

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

1-UP-2018
1/3/2018



February 8, 2018

Steven Fucello
Fucello Architects
7525 E Camelback Rd Ste 204
Scottsdale, AZ 85251

RE: 1-UP-2018 and 2-DR-2018
City of Scottsdale Fire Station 603

Mr. Fucello:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 1/3/18. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. **Please note: Staff conducted a partial review of the DRB application. Most of the design-related comments on the following pages are generally limited to the site plan; as that is the focus of the MUMSP. Staff will conduct a more comprehensive review of the DRB application once it has been determined that the MUMSP is ready for public hearings.**

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. **Please note:** The MUMSP for the fire station has not yet been approved by City Council. The DRB case cannot proceed to a hearing until the MUMSP has been approved. Please time resubmittal of the DRB case accordingly to allow staff time to conduct a comprehensive review of the DRB materials. Refer to Section 1.500 of the Zoning Ordinance.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

1-UP-2018
04/11/18

Site Design:

2. Refuse enclosures must be located where they do not require service vehicles to "backtrack" more than 35 feet. Please revise the site plan, or provide a separate site graphic showing proposed ingress and egress routes for service vehicles. Refer to Section 2-1.309 of the DSPM.
3. Please confirm no greater than 50% of the frontage open space is being used for on-site retention. Refer to Section 2-1.401 of the DSPM.
4. Please revise the site plan to include the following (refer to the Plan and Report Requirements for Development Applications and Section 5.2506 of the Zoning Ordinance):
 - All existing easements
 - Proposed sidewalk widths (on-site)
 - Allowed and proposed floor area ratio (FAR)

Circulation:

5. Please confirm that both site driveways will be designed and constructed in general conformance to the COS CL-1 driveway, Standard Detail #2245. The width may be widened to accommodate the truck bays and the driveway taper is not required. Continue the sidewalk along both driveway frontages and do not use curb returns. Also refer to Sections 5-3.200 and 5-3.205 of the DSPM.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

6. Please revise the site plan to indicate accessible ramps at both ends of the new sidewalk along the south property line. Provide more detail on the site plan to demonstrate how the connection will be designed to satisfy ADA requirements.

Water and Waste Water:

7. Review of the water & sewer plan has been completed. Please note the following for the final plans submittal (revised water & sewer plan not required at this time):
 - The plan currently indicates all water connections to the 10" ACP in the Indian Bend Road right-of-way. Note that the existing 1.5" meter is connected to an 8" ACP.
 - Note on the final plans what is to be done with the existing 1.5" meter located on the western parcel that is connected to the 8" ACP line.
 - Ensure that backflow preventers are installed immediately downstream of the proposed water meters.
 - Typically, the backflow preventer for the fire line is located in the riser room per COS Supplement to MAG Detail #2368 or 2369. It is currently shown in the service yard. Please note for the final plans submittal.

- A new manhole is indicated in the Indian Bend Road right-of-way, and is indicated as a MAG Type B drop manhole. Modifications to the existing manhole bottom will be required.
- It is not clear from the plan that there are provisions in place to capture grit/sand/mud from trucks. An interceptor is required to capture these elements before they reach the sewer system.

Drainage:

8. Please note: The preliminary drainage report is acceptable, with the following caveats:

- The use of retention basins is acceptable as there is no tie-in in the vicinity of the site.
- The proposed basin configuration will need to be revised as part of the final plans submittal to minimize the use of walls in accordance with County design guidelines.

Other:

9. Please note: The site currently consists of two parcels. The parcels must be assembled into one parcel prior to issuance of any permits for the project.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

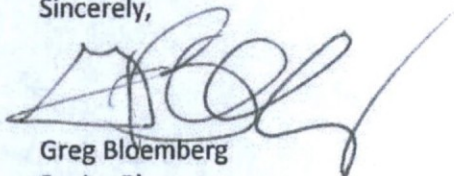
PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 26 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal 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, or need further assistance please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Sincerely,



Greg Bloemberg
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **1-UP-2018 and 2-DR-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

One copy: COVER LETTER – Respond to all the issues identified in the 1st Review Comment Letter

Site Plan:

_____ 5 _____ 24" x 36" _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

Steve Fucello

From: Meyer, Gary <GMeyer@scottsdaleaz.gov>
Sent: Thursday, June 01, 2017 6:33 PM
To: Steve Fucello
Cc: mrogers@fucelloarchitects.com; Freeburg, Ryan - FD067; Bloemberg, Greg; Meyer, Gary; Mannino, Joe
Subject: FS 603

All,
I sent a note to Phil Kercher - asking if we can put in a driveway on Indian Bend Road to allow refuse trucks to pull through the site. He does not support this idea and recommended that we get cross access onto the site to the east - which is going through a rezoning process now.

Greg - I know this is different from the last time we spoke. It just came up in our meeting today.

I will be back in the office on June 12th.

Thanks,
Gary

Steve Fucello

From: Meyer, Gary <GMeyer@scottsdaleaz.gov>
Sent: Thursday, June 15, 2017 9:00 AM
To: 'Steve Fucello (sfucello@fucelloarchitects.com)'; 'mrogers@fucelloarchitects.com'; 'Sean.Wozny@kimley-horn.com'
Cc: Freeburg, Ryan - FD067; Bloemberg, Greg; Mannino, Joe; Ledo, Victor
Subject: Fire Station 603 conceptual site plan
Attachments: Refuse Collection.pdf

Hi all,

Good news re: 603 site – the refuse pickup works without needing access to the east. I spoke to Frank Moreno this morning. The following comments had been sent to Plan Review section, but I was not copied until now.

I am copying Greg Bloemberg to let him know that we will not need access to the east. Greg – will you please inform Michele?

Thanks,

Gary Meyer, AIA, LEED AP
Senior Project Manager
City of Scottsdale
Capital Project Management
7447 E. Indian School Rd, Suite 205
Scottsdale, AZ 85251
Direct: (480) 312-2367
Main: (480) 312-7250
<https://securemail.scottsdaleaz.gov/dropbox/gmeyer@scottsdaleaz.gov>

From: Moreno, Frank
Sent: Thursday, June 15, 2017 8:49 AM
To: Meyer, Gary
Cc: Bennett, Dave
Subject: FW: City of Scottsdale Fire Station 603 conceptual site plan

FYI

From: Bennett, Dave
Sent: Friday, June 09, 2017 12:39 PM
To: Gue, David
Cc: Moreno, Frank; Lemm, Rudy
Subject: FW: City of Scottsdale Fire Station 603 conceptual site plan

David, we reviewed this and would ask that the enclosure be moved 5 to 10 feet further south. Doing so would increase our exit turning radius and would allow more room for thru traffic.

Dave

From: Moreno, Frank
Sent: Thursday, June 08, 2017 1:27 PM
To: Bennett, Dave
Subject: FW: City of Scottsdale Fire Station 603 conceptual site plan

Dave Lets discuss tomorrow.

Frank

From: Steve Fucello [<mailto:sfucello@fucelloarchitects.com>]
Sent: Thursday, June 08, 2017 10:41 AM
To: Moreno, Frank
Cc: Meyer, Gary; mrogers@fucelloarchitects.com; Sean.Wozny@kimley-horn.com
Subject: City of Scottsdale Fire Station 603 conceptual site plan

Hi Frank,

Per my recent phone call, we are in the early conceptual design phase for a new fire station along Indian Bend, east of Hayden.

We currently have limited ingress/egress access to Indian Bend.

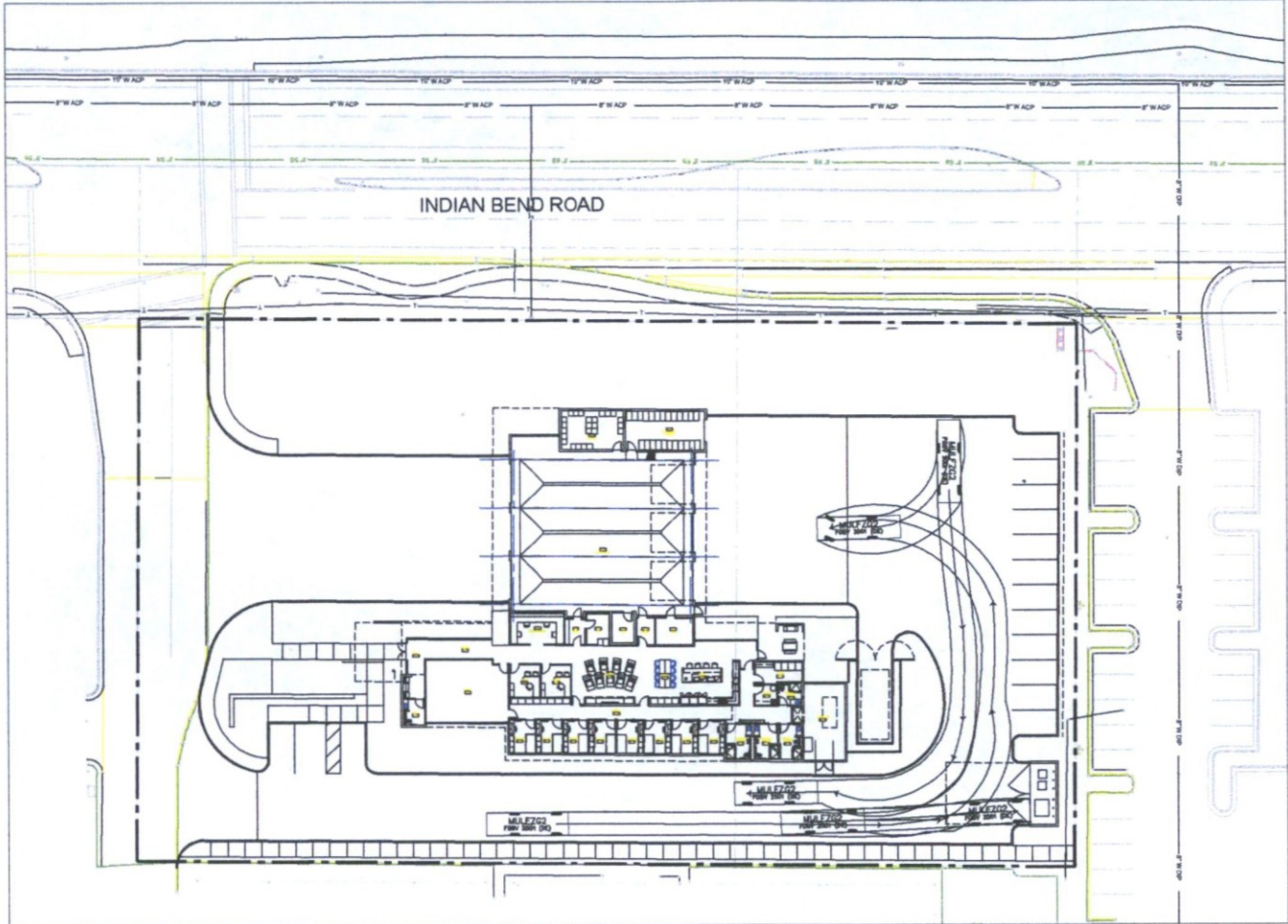
Attached is a graphic exhibit illustrating a proposed refuse enclosure location and the resultant truck maneuvering approach for which we would appreciate your review.

Let us know your thoughts on this approach. We are happy to meet over a drawing if necessary.

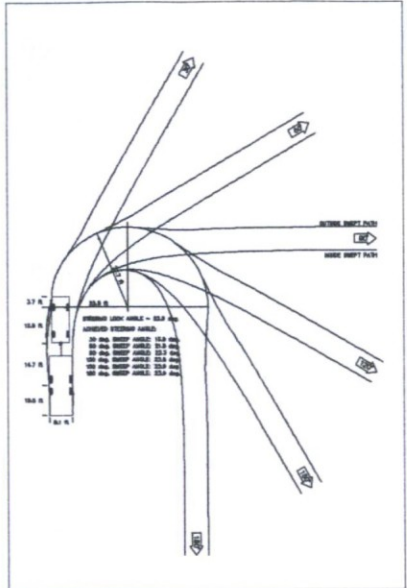
Thanks again in advance!

Steven Fucello, AIA, LEED AP
Principal

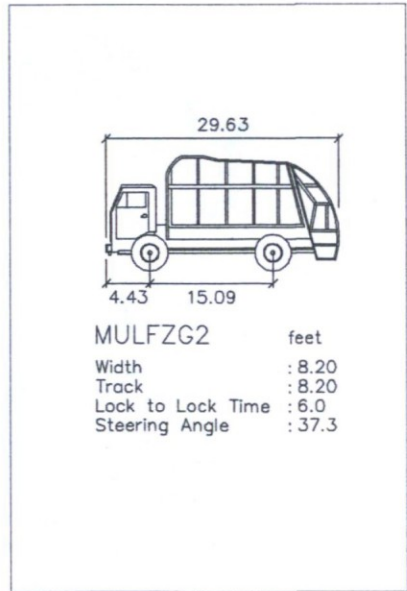
FUCELLO ARCHITECTS
7525 e. camelback road, suite 204
scottsdale, arizona 85251
(t) 480.947.2960
(f) 480.947.2964
www.fucelloarchitects.com



TRAILER TURNING MOVEMENT



VEHICLE



VEHICLE

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City of Scottsdale MUMSP Review Comments & Responses

project: **City of Scottsdale, Fire Station 603 / Case Number: 1-UP-2018 and 2-DR-2018**
 date: 04.09.18

The following are 1st Review Comments compiled from City of Scottsdale, with related responses from design team.

ZONING

Item #	Comment	Consultant Team Response	Action
1.	Please note: The MUMSP for the fire station has not yet been approved by City Council. The DRB case cannot proceed to a hearing until the MUMSP has been approved. Please time resubmittal of the DRB case accordingly to allow staff time to conduct a comprehensive review of the DRB materials. Refer to Section 1.500 of the Zoning Ordinance.	Both MUMSP and DRB were submitted concurrently. We will provide necessary resubmittal material upon receipt of DRB review comments.	None at this time until in receipt of DRB review comments

SITE DESIGN

Item #	Comment	Consultant Team Response	Action
2.	Refuse Enclosure must be located where they do not require service vehicles to "backtrack" more than 35 feet. Please revise the site plan, or provide a separate site graphic showing proposed ingress and egress routes for service vehicles. Refer to Section 2-1.309 of the DSPM.	The design intent is that trucks proceed in forward motion and perform a T-turn in the northeast portion of the large open pavement area. Per prior meeting with City Traffic Engineer Manager (Phil Kercher), egress onto Indian Bend from the northeast parking area is not acceptable. Also, per Solid Waste Management correspondence, we received approval and acceptance of the proposed T-turn. See attached email correspondence.	None
3.	Please confirm no greater than 50% of the frontage open space is being used for on-site retention. Refer to Section 2-1.401 of the DSPM.	On site retention area increased due to the deletion of the northeast site wall, per city comment 8b., this document. The retention area is now 4,466.26 sf which is less than 50% of frontage open space of 10,159.52 sf.	Sheet DR1.3 shows revised retention area and deletion of northeast gabion site wall.
4.	Please revise the site plan to include the following (refer to the Plan and Report Requirements for Development Applications and Section 5.2506 of the Zoning Ordinance): a. All existing Easements b. Proposed sidewalk widths (on-site) c. Allowed and proposed floor area ratio (FAR)	a. Per the attached Minor Subdivision Plat dated 03/06/18 all existing easements to be included. b. Sidewalk dimensions are reflected on originally submitted Hardscape Plan DR1.4, will also add to DR1.1 c. Will show calculations	a. Current easements added to DR1.1 b. Dimensions added to DR1.1 c. Calculations added to DR1.1

1-UP-2018
04/11/18

2-DR-2018
04/11/18

CIRCULATION

Item #	Comment	Consultant Team Response	Action
5.	Please confirm that both site driveways will be designed and constructed in general conformance to the COS CL-1 driveway, Standard Detail #2245. The width may be widened to accommodate the truck bays and the driveway taper is not required. Continue the sidewalk along both driveway frontages and do not use curb returns. Also refer to Sections 5-3.200 and 5-3.205 of the DSPM.	Per meeting on March 21 st 2018 between Philip Kercher (City Traffic Engineer & Operations Manager), Annette Grove (City Senior Project Manager), Sean Wozny (Kimley-Horn), and Steven Fucello (Fucello Architects), we discussed the reasons why the driveway and ADA ramps were located (truck exit turning radius, grades, and drainage issues). The outcome of this meeting determined that the driveway entrances are acceptable as originally submitted.	None
6.	Please revise the site plan to indicated accessible ramps at both ends of the new sidewalk along the south property line. Provide more detail on the site plan to demonstrate how this connection will be designed to satisfy ADA requirements.	We are currently providing ADA accessible sidewalk ramp at the west end and it is the responsibility of the neighboring property owner to complete connectivity, as it occurs on adjacent property. We are providing an accessible route to a public way at the east end, the sidewalk continues further east within the neighboring property. It is the responsibility of the neighboring property owner to complete connectivity, as it occurs on adjacent property.	Keynotes specific to this approach have been added to sheet DR1.1

WATER AND WASTE WATER

Item #	Comment	Consultant Team Response	Action
7.	<p>Review of the water and sewer plan has been completed. Please note the following for the final plans submittal (revised water & sewer plan not required at this time):</p> <p>a. The plan currently indicates all water connections to the 10" ACP in the Indian Bend Road right-of-way. Note that the existing 1.5" meter is connected to an 8" ACP.</p> <p>b. Note on the final plans what is to be done with the existing 1.5" meter located on the western parcel that is connected to the 8" ACP line.</p> <p>c. Ensure that backflow preventers are installed immediately downstream of the proposed water meters.</p> <p>d. Typically, the backflow preventer for the fire line is located in the riser room per COS Supplement to MAG detail #2368 or 2369. It is currently shown in the service yard. Please note for the final plans submittal.</p> <p>e. A new manhole is indicated in the Indian Bend Road right-of-way, and is indicated as a MAG Type B drop manhole. Modifications to the existing manhole bottom will be required.</p> <p>f. It is not clear from the plan that there are provisions in</p>	<p>a. The existing water meter will not be utilized as part of this project. A new meter and location is planned.</p> <p>b. The existing water meter is to be abandoned and removed.</p> <p>c. Backflows are currently planned to be installed immediately downstream of water meters.</p> <p>d. Backflow preventer will be relocated at the fire riser room which is currently shown in a storage room at the north side of the building (this location was suggested by Fire Plan Reviewer Ricky King)</p> <p>e. MAG Type B drop manhole is currently indicated.</p> <p>f. An interceptor is being planned for</p>	<p>a. None</p> <p>b. None</p> <p>c. None</p> <p>d. Relocate BFP at riser</p> <p>e. None</p> <p>f. None</p>

1-UP-2018
04/11/18

2-DR-2018
04/11/18

	place to capture grit/sand/mud from trucks. An interceptor is required to capture these elements before they reach the sewer system.	the Apparatus Bay and is part of Plumbing design.	
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DRAINAGE

Item #	Comment	Consultant Team Response	Action
8.	<p>Please note: The preliminary drainage report is acceptable, with the following caveats:</p> <ul style="list-style-type: none"> a. The use of retention basins is acceptable as there is no tie-in in the vicinity of the site. b. The proposed basin configuration will need to be revised as part of the final plans submittal to minimize the use of walls in accordance with County design regulations. 	<ul style="list-style-type: none"> a. No response required b. Sean Wozny (Kimley-Horn, Civil Engineer) discussed with Richard Anderson (City of Scottsdale) the approach with the drainage basin design. The City's concern with the original design approach was creating an undesirable pool-like retention condition. The revised approach within our resubmittal eliminates the northeast gabion wall. The revised approach utilizes 4:1 slopes and provides a basin that adheres to the Maricopa County Drainage Standards. The remaining gabion walls do not need to provide volume for the basin as they retain earth to enable landscape planting. The basin is open on three sides and has 4:1 side slopes. 	<ul style="list-style-type: none"> a. None b. The following sheets are being resubmitted due to the deletion of the northeast gabion site wall: DR1.0 Context Aerial DR1.1 Site Plan DR1.3 Open Space Plan L1.1 Landscape Plan L2.0 Irrigation plan DR1.4 Hardscape Plan E1.0 Lighting Site plan E2.0 Photometry Plan C1.0 Grading Plan C1.1 Utility Plan

OTHER

Item #	Comment	Consultant Team Response	Action
9.	Please note: The site currently consists of two parcels. The parcels must be assembled into one parcel prior to issuance of any permits for the project.	Design Team received new Title Report and Minor Subdivision Plat document, see attached.	In progress

1-UP-2018
04/11/18

2-DR-2018
04/11/18