



Correspondence Between Staff and Applicant

Approval Letter

April 19, 2019

*HonorHealth Neuroscience Institute*

Below is a narrative explanation of the methodology to comply with the requirement or contribution of the City of Scottsdale Cultural Improvement Program Plan

Public Art/Cultural Improvement Requirement

As required by the zoning stipulations in case 10-ZN-2009/ Resolution #3900, HonorHealth is obligated to provide \$1M towards public art for the entire campus. HonorHealth intends to contribute a portion of this amount (a pro rata share amount to be determined with City Staff) to the Downtown Cultural Trust Fund with the development of the Neuroscience Institute.

If you have any questions regarding this narrative, please don't hesitate to reach out to me at 480-489-2706 or at [pallred@honorhealth.com](mailto:pallred@honorhealth.com).

Thank you,

Preston Allred  
HonorHealth



6/6/19

Steve Goodman  
Steve Goodman  
201 W Indian School Rd  
Phoenix, AZ 85013

RE: 20-DR-2019  
Honor Health Osborn Phase One Medical Office Building  
93T48 (Key Code)

Dear Mr. Goodman:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 4/22/19. The following **1<sup>st</sup> 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.

**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. The project narrative states that the public art requirement as stipulated with the zoning case will be paid on a pro rata basis for each building as the campus develops. Please provide calculations for how this is proposed to be allocated, and what the required payment will be for the building associated with this application.

**Fire:**

2. Please revise the site plan to demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2).
3. Please revise the site plan to demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912).
4. Please revise the site plan to demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) in accordance with the Design Standards & Policies Manual Section 2-1.303(5)).
5. Please revise the site plan to demonstrate the location of the Fire Riser room in accordance with the Design Standards & Policies Manual Section 6-1.504(1)).

Drainage:

6. The Preliminary Drainage Report and the Preliminary G&D plans are approved with the following drainage stipulations:
  - a. The offsite flows affecting the site based on the Lower Indian Bend Wash Area Drainage Master Study (LIBW-ADMS) must be discussed and evaluated in the Final Drainage Report by providing an appropriate Flo-2D exhibit in the report.
  - b. With the Improvement Plans submittal, Drainage and Flood Control (DFC) Easement around the underground storage basin along with a minimum of 12.0 feet wide access to the underground storage basin from the nearest public Right-of-Way (R.O.W.) must be dedicated under a single dedication instrument or under a Map of Dedication (M.O.D.) as determined by the City's MAPS reviewer.
  - c. With the Improvement Plans submittal, appropriate SWPPP plans, a SWPPP booklet, and an approved ADEQ NOI certificate must be submitted to the City.

Water and Waste Water:

7. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

**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:

Site Design:

8. The proposed site plan identifies a trash compactor to be utilized. In accordance with the Design Standards & Policies Manual Section 2-1.309, compactors may be used as an alternative to refuse or recycling containers. To determine adequacy + site location of compactors, if proposed, please provide the following on the site plan, compactor:
  - a. Type
  - b. Capacity - State on site plan compactor capacity conversion equating to the city's required 1 enclosure for every 20 units or 20,000 square feet of building space; 6 for proposed building.
9. Please revise the site plan to show unobstructed directional ramps at all project boundary fronting intersections, in accordance with the Design Standards & Policies Manual Section 5-8.205.

Landscape Design:

10. Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to Zoning Ordinance Sections 10.100 and 10.700.
11. Please revise the landscape plan so that *Carnegia gigantea* Saguaro, *Echinocactus grusonii* Golden Barrel Cactus, *Fouquieria splendens* Ocotillo, and *Opuntia ficus indica* Sweet Prickly Pear, will be installed a distance of at least four feet between the edge of the walkway and pedestrian areas to

the edge of the mature plant, due to the thorny spines on these plants. Please refer to DSPM Sec. 2-1.501.L.

Lighting Design:

12. Proposed light fixtures SL1 and SL2 are unacceptable due to exposed light source and reflective metal surface, both of which will result in excessive glare. Please provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated. Please refer to DSPM Sec. 2-1.208.

Circulation:

13. Please revise the site plan to show dedication of an additional 3 feet of right-of-way along the Brown Avenue site frontage for a half street right-of-way width of 30 feet (existing 27 feet), in accordance with the Design Standards & Policies Manual, Local Commercial Street, Fig. 5-3.108.
14. New site driveways on Brown Avenue shall be designed in conformance with COS Type CL-1, Standard Detail #2256, in accordance with the Design Standards & Policies Manual Sections 5-3.200; 5-3.205.
15. Please revise the existing site driveway on Osborn Road to be in conformance with COS Type CL-1, Standard Detail #2256, in accordance with the Design Standards & Policies Manual Sections 5-3.200; 5-3.205.
16. Please revise the site plan to construct an 8-foot wide sidewalk along the Osborn Road frontage, separated from the back of curb, in accordance with the Design Standards & Policies Manual Section 5-3.110. The design shall be coordinated with the COS Osborn Road Streetscape capital project.
17. Please revise the site plan to construct a 6-foot wide sidewalk along the Brown Avenue frontage, separated from the back of curb, in accordance with the Design Standards & Policies Manual Section 5-3.110. The design shall be coordinated with the COS Osborn Road Streetscape capital project.
18. Please revise the sidewalk connections from the building to Osborn Road and Brown Avenue to be a minimum of 6 feet wide, in accordance with the Design Standards & Policies Manual Section 2-1.808.
19. Please revise the site plan to show the site visibility triangles at all site driveways and dedication of easements as necessary over private property that the triangles extend over.
20. Please revise the site plan to show dedication of a one-foot wide vehicular non-access easement along Brown Avenue and Osborn Road except at approved site driveways, in accordance with the Design Standards & Policies Manual Section 5-3.203.

**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:

Site:

21. Please revise the site plan to identify proposed setbacks from back of curb rather than center of street, in accordance with the Plan & Report Requirements for Development Applications. In

addition, specifically dimension the setback from back of curb to the proposed parking lot screen wall on E. Osborn Road.

Circulation:

22. Please identify existing site driveways that will be removed with the redevelopment of the site.
23. Please dedicate a minimum 24-foot wide cross access easement over the shared drive on the parcel to the east of the site unless the parcels will be combined.

Landscaping:

24. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.
25. Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119.

Other:

1. In accordance with the Design Standards & Policies Manual Section 6-1.416, existing water and fire lines not used by a development shall be noted on the plans to be abandoned at the main by the contractor as follows:
  - a. Removal/abandonment of unused fire lines (hydrant or bldg. sprinkler):
    - i. Removal of line back to and including the tee/saddle/or sleeve and installation of spool piece of pipe. City crews will isolate and reinstate the main.
  - b. Removal/abandonment of unused water service lines
    - i. Water Resources' crew to full remove the water service back to the main after applicant payment of city water service removal fee. Receipt of payment will be needed to issue associated site/improvement plan permits.
26. Please Note: Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

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.**

These **1<sup>st</sup> 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 480-312-2258 or at [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov).

Sincerely,



Bryan Cluff  
Senior Planner

**ATTACHMENT A  
Resubmittal Checklist**

Case Number: **20-DR-2019**

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

Digital submittals shall include one copy of each identified below.

- One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- One copy: Revised CD of submittal (CD/DVD, PDF format)
- One original: Signed Prop. 207 Waiver Request
- One original: Letter of Authorization-actual owner of record
- One copy: Revised Narrative for Project
- One copy: Commitment for Title Insurance
- One copy: Results of Alta Survey
- Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)
- Two copies of the Revised Trip Generation Comparison
- Two copies of the Revised Parking Study / Analysis
- One copy: Revised Security, Maintenance & Operations Plan

Context Aerial with the proposed Site Plan superimposed

Color          1        24" x 36"                              11" x 17"                              8 ½" x 11"

Site Plan:

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

Elevations:

Color          1        24" x 36"                              11" x 17"                              8 ½" x 11"

B/W          1        24" x 36"                              11" x 17"                              8 ½" x 11"

Perspective(s):

Color          1        24" x 36"                              11" x 17"                              8 ½" x 11"

Streetscape Elevation(s):

Color          1        24" x 36"                              11" x 17"                              8 ½" x 11"

Landscape Plan:



Color	_____	24" x 36"	_____	11" x 17"	_____	8 ½" x 11"
B/W	<u>1</u>	24" x 36"	_____	11" x 17"	_____	8 ½" x 11"

Lighting Site Plan(s):

_____	<u>1</u>	24" x 36"	_____	11" x 17"	_____	8 ½" x 11"
-------	----------	-----------	-------	-----------	-------	------------

Photometric Analysis Plan(s):

_____	<u>1</u>	24" x 36"	_____	11" x 17"	_____	8 ½" x 11"
-------	----------	-----------	-------	-----------	-------	------------

Manufacturer Cut Sheets of All Proposed Lighting:

_____	<u>1</u>	24" x 36"	_____	11" x 17"	_____	8 ½" x 11"
-------	----------	-----------	-------	-----------	-------	------------

Technical Reports: Please submit one (1) digital copy of each report requested

1 copies of Revised Water Design Report:

1 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

## Cluff, Bryan

---

**From:** Venker, Steve  
**Sent:** Monday, June 10, 2019 8:20 AM  
**To:** Michele Hammond  
**Cc:** Cluff, Bryan  
**Subject:** RE: 20-DR-2019 Honor Health Osborn Phase One Medical Office Building 1st Review Comments

Hi Michele,

This morning I realized that I forgot to include the comments below.

Thank you.

Steve Venker  
Planning and Design Services Manager

### **DEVELOPMENT REVIEW BOARD REQUEST:**

1. Please submit a revised Project Narrative that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance and the Environmental Design Plan and Design Guidelines for Scottsdale Healthcare Osborn Medical Center.
2. Please revise the Color & Material Sample Board so that all material manufacturer names and material identification names and numbers will be keynoted on the individual materials and the building elevation per the Development Review Development Application Checklist, Part III – Samples & Models.
3. Notes and dimensions on the Color & Material Sample Board appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.

---

**From:** Michele Hammond <mh@berryriddell.com>  
**Sent:** Friday, June 07, 2019 7:51 PM  
**To:** Venker, Steve <JVenker@Scottsdaleaz.gov>  
**Cc:** Cluff, Bryan <BCluff@Scottsdaleaz.gov>  
**Subject:** RE: 20-DR-2019 Honor Health Osborn Phase One Medical Office Building 1st Review Comments

Steve – thank you!

*Michele Hammond*

Principal Planner  
BERRY RIDDELL LLC  
6750 E. Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
602-463-4081 cell  
480-385-2753 direct  
480-385-2757 fax  
[mh@berryriddell.com](mailto:mh@berryriddell.com)

This message and any of the attached documents contain information from Berry Riddell LLC that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information, and no privilege has

been waived by your inadvertent receipt. If you have received this transmission in error, please notify the sender by reply e-mail and then delete this message. Thank you.

---

**From:** Venker, Steve <[JVenker@Scottsdaleaz.gov](mailto:JVenker@Scottsdaleaz.gov)>

**Sent:** Friday, June 07, 2019 4:24 PM

**To:** Michele Hammond <[mh@berryriddell.com](mailto:mh@berryriddell.com)>

**Cc:** Cluff, Bryan <[BCluff@Scottsdaleaz.gov](mailto:BCluff@Scottsdaleaz.gov)>

**Subject:** 20-DR-2019 Honor Health Osborn Phase One Medical Office Building 1st Review Comments

Hi Michele,

I apologize about the delay with these comments.

Thank you.

Steve Venker  
Planning and Design Services Manager

**SITE PLAN / SITE DESIGN:**

**City Code and Zoning Ordinance Issues:**

1. Relocate the bicycle parking spaces so that they will comply with Zoning Ordinance Section 9.106.C.2.

**Policy, Design Review Related Issues:**

2. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance. Steve V. 06/07/19
3. Perimeter and site walls shall be constructed with 6- or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.205.A.
4. Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305.
  - a. Notes and dimensions on the site plan appear to be 6-point font size, or smaller. Please revise the notes so that they are 12-point font size (1/6<sup>th</sup> of an inch).
  - b. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.
  - c. Revise the project data to indicate the gross floor area on the site plan.
  - d. Revise the project data to indicate the lot coverage / floor area ratio - allowable, provided, show calculations.
  - e. Revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 6.804.
  - f. Revise the project data to indicate vehicle parking, including accessible parking and covered parking, and bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.
  - g. Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys.
  - h. Revise the site plan to indicate the dimensions of the parcel.
  - i. Revise the site plan to indicate the dimension from the right-of-way centerline to the back of curb at the street frontage of the site.

- j. Revise the site plan to indicate the location of streetlights, traffic control devices, irrigation standpipes, stormwater management structures, overhead utility lines and poles, etc.

## **BUILDING ELEVATIONS:**

### **Ordinance Issues to be resolved:**

5. Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.A.3.
6. Provide information and details related to the roof drainage system. Roof drainage systems, excluding scuppers, shall be concealed within the structure, or architecturally integrated with the design of the structure. Please refer to Zoning Ordinance Section 7.105.C.

### **Policy and Design Review Related Issues:**

7. In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.
8. Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9.
9. Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.
9. Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.
10. Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. Steve V. 06/07/19
11. Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.
12. Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.
13. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1. 9

14. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.

**FLOOR PLANS / FLOOR PLAN WORKSHEETS:**

**Ordinance Issues to be resolved:**

15. Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.
16. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.



**August 19, 2019**

**Mr. Bryan Cluff, Senior Planner  
City of Scottsdale Planning & Development  
Scottsdale, AZ**

**Project: HonorHealth Neuroscience Institute  
(a.k.a. HonorHealth Osborn Phase One medical Office Building)**

**DGL No.: 63545**

Dear Mr Cluff:

Please find attached our resubmittal documents that reflect and include our responses to the City of Scottsdale's **1<sup>st</sup> Review Comment Letter** dated 6/6/19. The revised documents also reflect revisions and responses that our team discussed with you and Mr. Steve Venker during our 8/8/19 meeting. This cover letter also includes responses to the issues identified in the 1<sup>st</sup> Review comment letter, as well as review comments forwarded in email format by Mr. Venker.

This resubmittal also includes documents and files as listed in the "Attachment A" document (\*), and are resubmitted electronically.

Items resubmitted include:

1. Coverletter and Comments Responses
2. Letter of Authorization
3. Revised Narrative for Project
4. Commitment for Title Insurance (same as in original submittal)
5. Results of Alta Survey (same as in original submittal)
6. Traffic Impact Mitigation Analysis (TIMA), including Trip Generation comparison
7. Master Campus Plan, including campus parking information
8. Context Aerial with proposed Site plan superimposed
9. Site Plan – revised
10. Elevations – color and black/white
11. Perspectives
12. Streetscape Elevations
13. Landscape Plan
14. Lighting Plan
15. Photometric Analysis
16. Manufacturer's Cutsheet of Proposed lighting
17. Revised Water Design Report
18. Revised Waste Water Design Report
19. Previous Water Design/Waste Water Design City mark-ups
20. Revised Grading and Drainage Plans



21. Materials Boards – updated (photos)

(\* Please note, we believe the listed requirement for a “Signed Prop. 207 Waiver Request” and a “Revised Security, Maintenance & Operations Plan” have been listed in error for our project, and are therefore not included. The resubmittal will be uploaded electronically, and therefore a separate CD is not required.)

Please let me know if there is additional information that you require, or if you have any additional questions or comments.

Thank you

Regards,

A handwritten signature in blue ink, appearing to read "Irene Clark", written in a cursive style.

Irene Clark  
Senior Project Architect  
**DEVENNEY GROUP LTD.**

Enclosures: per Attachment A (attached)

Cc: Dave Healy/ Devenney Group  
File

	A	B	C	D	E
1	<b>DRB Review Comment and Response Log</b>				
2	<b>HonorHealth Neuroscience Institute</b>				
3	<b>City of Scottsdale DRB Review #1 - Responses</b>				
4	Arch Project #63545				
5	COS Case No.: 20-DR-2019				
6	8/19/2019				
7					
8		<b>Item #</b>	<b>Code Ref / Department</b>	<b>Comment</b>	<b>Design Team Response</b>
9					
10	<b>Comments provided by Steve Venker in email dated June 7, 2019:</b>				
11	<b>SITE PLAN / SITE DESIGN:</b>				
12	<b>City Code and Zoning Ordinance Issues:</b>				
13		1	Zoning Ordinance Section 9.106.C.2.	Relocate the bicycle parking spaces so that they will comply with Zoning Ordinance Section 9.106.C.2.	Bicycle parking is located within 50' of building entrance, per Sec. 9.106.C.2, easily visible, convenient, and covered (in the shade) under the building canopy. Bicycle parking does not extend into pedestrian sidewalks nor vehicular traffic lanes (per COS Design Standards & Policy Manual).
14	<b>Policy, Design Review Related Issues:</b>				
15		2	Zoning Ordinance Section 9.106.C.2.b	Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Please revise the site plan to provide the 'Required' and 'Provided' bike parking calculations and the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance. Steve V. 06/07/19	Bike rack design is selected from COS-approved options. Bike rack location is provided within 50' of building entrance, per Sec. 9.106.C.2.; refer to site plan. Per the Zoning Ordinance, the number of "required" bike parking is based on number of "required" vehicular parking stalls. Per the Campus Development Plan/ Master Parking Plan, the current Campus is overparked, and our project does not trigger the need for additional parking stalls. HOWEVER, our project includes 141 parking spaces; using the standard planning ratio of 141 parking spaces/ 10 vehicle parking per bike = 15 bike parking, minimum "required". Our project is providing parking for 16 bikes. The calculation has been added to the Site Plan. Verbal approval for this strategy was given by City of Scottsdale Planning & Development during our review meeting on 8/8/19.
16		3	DSPM Section 2-1.205.A.	Perimeter and site walls shall be constructed with 6- or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the on-site buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long. Vary the horizontal and vertical alignment of the wall for visual interest. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.205.A.	The parking screen walls along Brown Ave. are designed to be honed-faced, straight stack bond, unfinished 8"w x 4"h x 16L" concrete block (cmu): Trenwythe - Mission White (color). A corresponding 2" top flat cap will finish the wall top surface. No parking screenwall section is over 200 ft in continuous length. The setback dimension of the cmu screenwalls varies slightly along the street length of Brown Ave., and "doglegs" to screen the south side of the parking stalls at the south end from Osborn Ave. The parking screenwall along the south and east edges of the site is planned as a 12' high decorative metal panel screenwell. A portion of the screenwall along Osborne Rd. will be further accentuated, designed and detailed as an "Art Wall" in conjunction with a local artist as part of the Campus' Cultural Improvement Plan.
17		4	Zoning Ordinance Section 1.305.	Please provide a site plan and project data that complies with the Plan & Report Requirements for Development Applications. There will be comments regarding the site plan after it has been received and reviewed by staff. Please refer to Zoning Ordinance Section 1.305.	
18				a. Notes and dimensions on the site plan appear to be 6-point font size, or smaller. Please revise the notes so that they are 12-point font size (1/6th of an inch).	Font size on Site plan is adjusted as requested.
19				b. Revise the site plan to indicate the zoning district of all adjacent and abutting parcels.	Adjacent zoning is indicated on the Site Plan, as well as the Master Campus Plan.
20				c. Revise the project data to indicate the gross floor area on the site plan.	Data requested is provided in the PROJECT DATA.
21				d. Revise the project data to indicate the lot coverage / floor area ratio - allowable, provided, show calculations.	Data requested is provided in the PROJECT DATA.
22				e. Revise the project data to indicate open space - required, provided, show calculations - on the site plan. Please refer to Zoning Ordinance Section 6.804.	Per Sec. 6.1205 H. No open space is required in the Downtown Overlay Subdistrict.
23				f. Revise the project data to indicate vehicle parking, including accessible parking and covered parking, and bicycle parking - required, provided, show calculations. Please refer to Zoning Ordinance Section 9.103.	Data requested is provided in the PROJECT DATA.



	A	B	C	D	E
8		Item #	Code Ref / Department	Comment	Design Team Response
24				g. Revise the site plan to indicate the location and dimensions of all abutting rights-of-way, including alleys.	Data requested is provided in the PROJECT DATA.
25				h. Revise the site plan to indicate the dimensions of the parcel.	Dimensions of the parcel are provided on the site plan.
26				i. Revise the site plan to indicate the dimension from the right-of-way centerline to the back of curb at the street frontage of the site.	Revised document complies with requirement.
27				j. Revise the site plan to indicate the location of streetlights, traffic control devices, irrigation standpipes, stormwater management structures, overhead utility lines and poles, etc.	Streetlights are identified on the plan, and are keynoted.
28		<b>BUILDING ELEVATIONS:</b>			
29		<b>Ordinance Issues to be resolved:</b>			
30		5	Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.A.3.	Please provide information and details related to screening devices that will be utilized to screen any mechanical equipment. Parapet walls or louver systems that are utilized for screening shall be equal to, or exceed, the height of the tallest roof-mounted mechanical equipment. Please refer to Zoning Ordinance Sec. 1.904.A.4 and Sec. 7.105.A.3.	A section detail of the roof screen wall has been added to the drawing set. Material profiles and colors are identified. The exterior elevations have also been updated to show a dashed outline indicating the height and position of the roof top mechanical units so that proper screening can be verified. All rooftop screening, either by screenwall or parapet, exceeds the height of the mechanical units to be screened.
31		6	Zoning Ordinance Section 7.105.C	Provide information and details related to the roof drainage system. Roof drainage systems, excluding scuppers, shall be concealed within the structure, or architecturally integrated with the design of the structure. Please refer to Zoning Ordinance Section 7.105.C.	Roof drainage system for the building consists of roof drains (RD) concealed within the building envelope and tied to the underground storm system, and overflow drains (OD) that daylight with a "lambstongue" on the face of the building and drain away from the building with proper grading. The exception to this design occurs on Level 1 within the (covered) parking area located behind building perimeter screening; at this latter location (within the covered parking area), the RD/OD will be secured to the face of the exposed concrete structural columns. With the perimeter screenwall, the surface-mounted RD/OD will be concealed from public and/or offsite view.
32		<b>Policy and Design Review Related Issues:</b>			
33		7	Zoning Ordinance Section 1.305.	In order to improve readability of the building elevations, add number notations (0.0, +1.5, -0.5, etc.) that indicate the differences between planer surfaces or utilize thicker and thinner lines to indicate portions of the building that are nearer or farther from view. Please refer to Zoning Ordinance Section 1.305.	The exterior elevations have been updated with new lines weights in order to improve legibility and highlight differences between planer surfaces.
34		8	Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.	Please revise the proposed materials and color scheme so that it includes textures and muted colors that are found in the surrounding desert context. Please refer to Scottsdale Sensitive Design Principle 9. Provide window sections that indicate that all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness, including glass curtain walls/windows within any tower/clerestory elements. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to face of glazing, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines, or Design Guidelines for Office Development or Restaurant Design Guidelines.	The exterior material palette has been updated to include desert appropriate colors that fit within the campus and downtown architectural context. Generally speaking, cooler colors have been replaced with warmer colors. The color palette for this building pulls from color tones established in the recent exterior re-skin of the main hospital tower on campus. Typical jamb details for glazing systems within the various exterior wall types are added to the drawing set to demonstrate compliance with the glazing recess requirement (exterior window glazing are recessed a minimum of fifty (50) percent of the wall thickness). Verbal approval for this strategy was given by City of Scottsdale Planning & Development during our review meeting on 8/8/19.
35		9	Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.	Please provide door sections that indicate that all exterior doors will be recessed a minimum of thirty (30) percent of the wall thickness. Please demonstrate the amount of recess by providing dimensions from the face of the exterior wall to the face of the door frame or panel, exclusive of external detailing. Please refer to the Scottsdale Sensitive Design Principle 9 and Scottsdale Commercial Design Guidelines or Design Guidelines for Office Development or Restaurant Design Guidelines.	Typical jamb details for doors within the various exterior wall types are added to the drawing set to demonstrate compliance with the door recess requirement (exterior window glazing will be recessed a minimum of fifty (50) percent of the wall thickness).

	A	B	C	D	E
8		Item #	Code Ref / Department	Comment	Design Team Response
36				Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. Steve V. 06/07/19	Solar study elevations have been added to the drawing set showing the extents of shadow coverage at summer solstice. Spandrel glazing is also now clearly identified in the building elevations. Spandrel glazing locations will receive two inches of rock wool insulation in addition to R-13 batt insulation between furring studs. In regards to the solar exposure of specifically-oriented facades, care was given in designing facades appropriately responsive to their particular solar exposure. North Elevation: The design maximizes northern glazing in order to take advantage of diffused northern light. However, the deep recessed shell and fin wall provide partial shade to glazing that is exposed to direct light in the morning and evening. South Elevation: Southern facing glazing is also maximized. Deep shell overhang fully protects the main curtainwall at summer solstice (see solar study elevations). West elevation: Glazing is minimized on the western exposure. On levels 3-5, glazing is limited to narrow vertical slots of curtainwall with bronze tinted glazing. The glass assembly is high performing with a solar heat gain coefficient (SHGC) of .23. Levels 1 and 2 have much more glass, appropriately for their highly public function (much of the western side of the building is dedicated to circulation with small waiting areas dispersed where access to daylight and exterior views is ideal). Here again, high performance glazing provides a SHGC of .22, but Levels 1 and 2 also benefit greatly from deep overhangs provided by the overhanging upper levels of the building and by the continuous shade canopy which flanks the west elevation. See the solar study elevations for illustration. A wall section of the western facade has also been added to the drawings for further clarification. East elevation: Glazing has also been minimized on the eastern exposure. The narrow slot curtainwalls limit the amount of vision glass to 3' sill and 10' head height with the remaining portions of glazing being insulated spandrel glazing. Supplemental shade fins and visors have not been utilized both for budgetary and aesthetic reasons. High performance glazing with a SHGC of .23 is standard on the eastern exposure. Additionally, the eastern half of the building is programmed primarily with a mixture of office and exam spaces. Each will have access to manually operated mecho-type shading devices in order to manage comfort levels in the individual spaces. Verbal approval for this strategy was given by City of Scottsdale Planning & Development during our review meeting on 8/8/19.
37		11	Scottsdale Sensitive Design Principle 9	Provide section drawings of the proposed exterior shade devices. Provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9. Please refer to the following internet link: <a href="http://www.scottsdaleaz.gov/design/Shading">http://www.scottsdaleaz.gov/design/Shading</a>	Additional Solar Study Elevations and wall sections are added to the drawing set to demonstrate strategies for dealing with solar exposure. Please also refer to the previous response regarding specific strategies employed for each building elevation.
38		12	Zoning Ordinance Section 1.305, DSPM Section 2-1.402	Indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305. Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.	Wall-mounted light fixtures are labeled and dimensioned on building elevations, per requirement. The Service Entrance Section (SES) is a separate utility room, accessed from the east side of building exterior. The The Service Entrance Section (SES) is labeled (by keynote) on the site plan.
39		13	DSPM Section 2-1.401.1.9	All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to or exceed the height of the tallest unit. Please refer to Design Standards & Policies Manual, Section 2-1.401.1.9	All mechanical units located on roofs are screened from view by a parapet or screenwall that meets/ exceeds the height of the tallest mechanical unit. The generators located on grade are screened from view from Osborne Rd with a screen wall that is 1-foot taller than the tallest unit; the units are accessible from the private service/access road along the east side.

	A	B	C	D	E
8		Item #	Code Ref / Department	Comment	Design Team Response
40		14	DSPM Section 2-1.401.4	Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations. Please refer to Design Standards & Policies Manual, Section 2-1.401.4.	Roof drainage system for the building consists of roof drains (RD) concealed within the building envelope and tied to the underground storm system, and overflow drains (OD) that daylight with a "lambstongue" on the face of the building and drain away from the building with proper grading. The exception to this design occurs on Level 1 within the (covered) parking area located behind building perimeter screening; at this latter location (within the covered parking area), the RD/OD will be secured to the face of the exposed concrete structural columns. With the perimeter screenwall, the surface-mounted RD/OD will be concealed from public and/or offsite view, in compliance with General Design Standards 2-1.401. (2009)
41	<b>FLOOR PLANS / FLOOR PLAN WORKSHEETS:</b>				
42	<b>Ordinance Issues to be resolved:</b>				
43		15	DSPM Section 2-1.401.3	Provide a floor plan or roof plan that indicates and illustrates the location of the roof access ladder. Please refer to Scottsdale Design Standards & Policies Manual Section 2-1.401.3.	Roof access to Level 5 roof - Provided via roof hatch accessed from within the northwest Stair . Roof access to Level 2 roof - Provided via roof hatch accessed from within utility rooms within the building. No exterior roof ladders are used on the project. (2009)
44		16	DSPM Section 2-1.402	Indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.	The SES is located in a separate exterior yard or "room" integrated within the east elevation of the building; it is therefore not restricted as to its location relative to the private service access road. (2009). The SES location is identified on the Site Plan with a keynote.
45					
46	<b>Comments provided by Steve Venker in email dated June 10, 2019::</b>				
47	<b>DEVELOPMENT REVIEW BOARD REQUEST:</b>				
48		1		Please submit a revised Project Narrative that addresses the criteria set forth in Sec. 1.904 of the Zoning Ordinance and the Environmental Design Plan and Design Guidelines for Scottsdale Healthcare Osborn Medical Center.	The Project Narrative has be updated.
49		2		Please revise the Color & Material Sample Board so that all material manufacturer names and material identification names and numbers will be keynoted on the individual materials and the building elevation per the Development Review Development Application Checklist, Part III – Samples & Models.	The Color and Material Sample board has been revised.
50		3		Notes and dimensions on the Color & Material Sample Board appear to be 6-point font size, or less. Please revise the notes so that they are 12-point (1/6 inch) font size. Please refer to the Plan & Report Requirements for Development Applications. Please refer to Zoning Ordinance Section 1.305.	The Color and Material Sample board has been revised.
51					
52	<b>Planning &amp; Development Services Division Comments, dated 6/6/19: 1st REVIEW COMMENTS</b>				
53			<b>Zoning:</b>		

	A	B	C	D	E
8		Item #	Code Ref / Department	Comment	Design Team Response
54		1		The project narrative states that the public art requirement as stipulated with the zoning case will be paid on a pro rata basis for each building as the campus develops. Please provide calculations for how this is proposed to be allocated, and what the required payment will be for the building associated with this application.	We have begun discussion with Scottsdale Arts to satisfy the the public art requirement on site (pro rata basis). The zoning stipulation requires \$1M in public art for the Osborn Campus in addition to what exists on site today. The zoning ordinance (Sec. 6.1309) further requires that that the public art component be at least equal to 1% of the building valuation for all floor area. Typically, this calculation is provided by the City at the time of permitting. We ask that the City work with us on providing the appropriate dollar amount required for the new Neuroscience Building so that we can formulate a budget for the new public art to be placed on site. Verbal approval for this strategy was given by City of Scottsdale Planning & Development during our review meeting on 8/8/19.
55			<b>Fire:</b>		
56		2	4283, 507.5.1.2	Please revise the site plan to demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2).	The existing hydrant locations are identified on the Master Campus Plan, indicating that they are within the required 700' spacing. Existing and relocated fire hydrants are indicated on the Site Plan, identified by keynote.
57		3	Fire Ord. 4283, 912	Please revise the site plan to demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912).	A standalone FDC connection is located in the planter area at the south side of the new southern drive on Brown Ave. in the landscape area. The Site Plan is updated to show location, and is identified with a keynote.
58		4	DSPM Section 2-1.303(5)	Please revise the site plan to demonstrate COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) in accordance with the Design Standards & Policies Manual Section 2-1.303(5)).	Revised document complies with requirement.
59		5	DSPM Section 6-1.504(1)	Please revise the site plan to demonstrate the location of the Fire Riser room in accordance with the Design Standards & Policies Manual Section 6-1.504(1)).	The Site Plan is updated to show location, and is identified with a keynote.
60			<b>Drainage:</b>		
61		6		The Preliminary Drainage Report and the Preliminary G&D plans are approved with the following drainage stipulations:	
62				a. The offsite flows affecting the site based on the Lower Indian Bend Wash Area Drainage Master Study (LIBW-ADMS) must be discussed and evaluated in the Final Drainage Report by providing an appropriate Flo-2D exhibit in the report.	Comment is noted.
63				b. With the Improvement Plans submittal, Drainage and Flood Control (DFC) Easement around the underground storage basin along with a minimum of 12.0 feet wide access to the underground storage basin from the nearest public Right-of-Way (R.O.W.) must be dedicated under a single dedication instrument or under a Map of Dedication (M.O.D.) as determined by the City's MAPS reviewer.	The onsite Storm Drain system has been redesigned to replace the onsite storage with a stormwater treatment structure. As a result, it is our understanding that a drainage easement will no longer be required.
64				c. With the Improvement Plans submittal, appropriate SWPPP plans, a SWPPP booklet, and an approved ADEQ NOI certificate must be submitted to the City.	Document is attached to the resubmittal package.
65			<b>Water and Waste Water:</b>		
66		7		Please submit three (3) copies of the revised Water and Waste Water Design Report(s) to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.	3 copies are attached to the resubmittal package.
67			<b>Significant Policy Related Issues</b>		
68			<b>Site Design:</b>		
69		8	DSPM Section 2-1.309	The proposed site plan identifies a trash compactor to be utilized. In accordance with the Design Standards & Policies Manual Section 2-1.309, compactors may be used as an alternative to refuse or recycling containers. To determine adequacy + site location of compactors, if proposed, please provide the following on the site plan, compactor: a. Type, b. Capacity - State on site plan compactor capacity conversion equating to the city's required 1 enclosure for every 20 units or 20,000 square feet of building space; 6 for proposed building.	COS requirement = 4 cu yd refuse bin for each 20,000 sq. ft. of building, Our building area = 116,000 sq. ft., which means we will need (6 x 4 cu yd refuse bin =) 24 cu. yds of loose trash capacity. This is accommodated by a combination of a trash compactor and loose trash bin: The compactor specified provides 6 cu. yd compacted capacity; with a refuse volume conversion at a 3:1 ratio, the compactor accommodates 18 cu.yd. loose capacity; the on-site trash enclosure provides screening for a standard 8 cu. ft. loose trash bin. The combined loose capacity is 18 cu. yd + 8 cu. yd. = 26 cu.yd trash capacity provided > 24 cu. yd. required. Compactor Type: Marathon Ramjet Vert-I-Pack Self-Contained Compactor/Container, 6 cu yd. capacity, Front/Rear feed.
70		9	DSPM Section 5-8.20	Please revise the site plan to show unobstructed directional ramps at all project boundary fronting intersections, in accordance with the Design Standards & Policies Manual Section 5-8.205.	Provided on the Civil Site Plan - A ramp has been provided to direct pedestrian traffic to the West across Brown. As confirmed with the City staff, a directional ramp to the South is not required.
71			<b>Landscape Design:</b>		

8	A	B	C	D	E
		Item #	Code Ref / Department	Comment	Design Team Response
72		10	Zoning Ordinance Sections 10.100 and 10.700	Based on the mature size of the proposed plants, please modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements. Please refer to <u>Zoning Ordinance Sections 10.100 and 10.700</u> .	Revised document complies with requirement.
73		11	DSPM Sec. 2-1.501.L.	Please revise the landscape plan so that <i>Carnegia gigantea</i> Saguaro, <i>Echinocactus grusonii</i> Golden Barrel Cactus, <i>Fouquieria splendens</i> Ocotillo, and <i>Opuntia ficus indica</i> Sweet Prickly Pear, will be installed a distance of at least four feet between the edge of the walkway and pedestrian areas to the edge of the mature plant, due to the thorny spines on these plants. Please refer to DSPM Sec. 2-1.501.L.	Revised document complies with requirement.
74			<b>Lighting Design:</b>		
75		12	DSPM Sec. 2-1.208	Proposed light fixtures SL1 and SL2 are unacceptable due to exposed light source and reflective metal surface, both of which will result in excessive glare. Please provide alternative light fixtures that will effectively direct the light to the site areas that are intended to be illuminated. Please refer to DSPM Sec. 2-1.208.	Revised document complies with requirement.
76			<b>Circulation:</b>		
77		13	DSPM Local Commercial Street, Fig. 5-3.108	Please revise the site plan to show dedication of an additional 3 feet of right-of-way along the Brown Avenue site frontage for a half street right-of-way width of 30 feet (existing 27 feet), in accordance with the Design Standards & Policies Manual, <u>Local Commercial Street, Fig. 5-3.108</u> .	Revised document complies with requirement.
78		14	DSPM Sections 5-3.200; 5-3.20	New site driveways on Brown Avenue shall be designed in conformance with COS Type CL-1, Standard Detail #2256, in accordance with the Design Standards & Policies Manual Sections 5-3.200; 5-3.205.	Driveways on Brown are revised as coordinated with the City of Scottsdale.
79		15	DSPM Sections 5-3.200; 5-3.205.	Please revise the existing site driveway on Osborn Road to be in conformance with COS Type CL-1, Standard Detail #2256, in accordance with the Design Standards & Policies Manual Sections 5-3.200; 5-3.205.	The driveway on Osborn are revised as coordinated with the City of Scottsdale.
80		16	DSPM Section 5-3.110	Please revise the site plan to construct an 8-foot wide sidewalk along the Osborn Road frontage, separated from the back of curb, in accordance with the Design Standards & Policies Manual Section 5-3.110. The design shall be coordinated with the COS Osborn Road Streetscape capital project.	Revised document complies with requirement.
81		17	DSPM Section 5-3.110	Please revise the site plan to construct a 6-foot wide sidewalk along the Brown Avenue frontage, separated from the back of curb, in accordance with the Design Standards & Policies Manual Section 5-3.110. The design shall be coordinated with the COS Osborn Road Streetscape capital project.	During the redesign effort, it had been revealed that APS electrical lines exist in what would have been the landscape separator strip against the street. APS does not allow trees to be planted with root balls within 2 feet of their lines, and therefore these landscape separator strip would not be allowed to include trees. By keeping the sidewalk abutted to the back side of the curb along Brown Ave, and moving the landscape strip to the inside of the sidewalk, we have been able to still tree-line the sidewalk along Brown Ave. The canopy from the trees will provide some shading, as will the multi-story parking garage located west across Brown Ave. The aesthetic of a tree-lined sidewalk will still be maintained. Verbal approval for this strategy was given by City of Scottsdale Planning & Development during our review meeting on 8/8/19.
82		18	DSPM Section 2-1.80	Please revise the sidewalk connections from the building to Osborn Road and Brown Avenue to be a minimum of 6 feet wide, in accordance with the Design Standards & Policies Manual Section 2-1.808.	Revised document complies with requirement.
83		19		Please revise the site plan to show the site visibility triangles at all site driveways and dedication of easements as necessary over private property that the triangles extend over.	Revised document complies with requirement.

	A	B	C	D	E
8		Item #	Code Ref / Department	Comment	Design Team Response
84		20	DSPM Section 5-3.20	Please revise the site plan to show dedication of a one-foot wide vehicular non-access easement along Brown Avenue and Osborn Road except at approved site driveways, in accordance with the Design Standards & Policies Manual Section 5-3.203.	There is an existing VNAE along Osborn Rd. A new VNAE is drawn along Brown Ave. Revised document complies with requirement.
85		<b>Technical Corrections</b>			
86			<b>Site:</b>		
87		21		Please revise the site plan to identify proposed setbacks from back of curb rather than center of street, in accordance with the Plan & Report Requirements for Development Applications. In addition, specifically dimension the setback from back of curb to the proposed parking lot screen wall on E. Osborn Road.	Revised document complies with requirement.
88			<b>Circulation:</b>		
89		22		Please identify existing site driveways that will be removed with the redevelopment of the site.	Revised document complies with requirement; identified with keynote.
90		23		Please dedicate a minimum 24-foot wide cross access easement over the shared drive on the parcel to the east of the site unless the parcels will be combined.	A new cross-access easement is indicated on the revised document, and identified with a keynote.
91			<b>Landscaping:</b>		
92		24	Zoning Ordinance Section 10.20	Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.	Revised document complies with comments.
93		25	DSPM Section 5-3.119	Please utilize a dashed line to indicate the sight distance visibility triangles on the landscape plan. Please refer to the Plan & Report Requirements for Development Applications. Please refer to the Scottsdale Design Standards & Policies Manual Section 5-3.119.	Revised document complies with comments.
94			<b>Other:</b>		
95		1	DSPM Section 6-1.416	In accordance with the Design Standards & Policies Manual Section 6-1.416, existing water and fire lines not used by a development shall be noted on the plans to be abandoned at the main by the contractor as follows:	
96				a. Removal/abandonment of unused fire lines (hydrant or bldg. sprinkler): i. Removal of line back to and including the tee/saddle/or sleeve and installation of spool piece of pipe. City crews will isolate and reinstate the main.	Stub will be utilized for onsite fire flows.
97				b. Removal/abandonment of unused water service lines i. Water Resources' crew to full remove the water service back to the main after applicant payment of city water service removal fee. Receipt of payment will be needed to issue associated site/improvement plan permits.	Comment is noted.
98		26		Please Note: Based on Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-132 - Surveys of archaeological sites and exemptions, this development proposal will be exempt from the requirement to provide an archaeological resources survey and report. Regardless of the exemption, any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.	Note is added to GENERAL NOTES on the Site Plan.
99					
100		<b>WATER DISTRIBUTION SYSTEM BASIS OF DESIGN REPORT</b>			
101		Page 1			
102				A. Add "FINAL"	Report updated as noted.
103				B. Address and resubmit:	
104				1) Evaluate using 8" water stub out located in southeast corner. This connects to a 12" main on Osborn. If not to be used (and not currently in use), remove stub back to main. Indicate on utility plan.	The existing water stub will be utilized for the Fire Sprinkler service.
105				2) In final BOD show utility plan with meter and BFP. Provide meter and service line sizing per DS&PM and verify if meter vault is required.	Proposed meter is to be 4". A Vault will be required.

	A	B	C	D	E
8		Item #	Code Ref / Department	Comment	Design Team Response
106				3) Complete hydraulic analysis up to highest finished floor of building and show 15psi min concurrent with fire flow (associated with meter and service/supply line sizing)	The analysis has been updated as requested.
107				4) Clarify required fir flow, both 1,250 and 1,500 are shown.	The Fire Flow requirement is estimated to be 2,500 gpm per IFC. The report text has been updated to clarify.
108				5) Address any applicable comments in th email correspondence herein.	Report text has been updated to address relevant questions.
109		Page 5			
110				A. Not clear - 1,250 versus 1,500, which is it? (Fire hydrant flow)	See response to item 4 above
111					
112	<b>WASTEWATER COLLECTION SYSTEM BASIS OF DESIGN REPORT</b>				
113	Page 1 - Address and resubmit:				
114				1) Sewer capacity on Osborn will not be available when already approved and allocated projects ahead of this project are complete. The City is in a study phase of a parallel sewer on Osborn Rd. An in-lieu of construction payment to the City to off-set the cost of this new sewer wil be required so that capacity will be available for this development. This payment will be proportional to the capacity impact and length of sewer impacted to Miller Rd. Coordinate with the Water Resources department on the determination of this payment prior to re-submittal. The details of this determination should be included in the re-submittal.	As requested, we have added an additional section in the text to discuss the requirement of in-lieu fees. The email correspondence with Levi Dillon has been included for reference.
115				2) If sewer stub in southeast corner is not to be used it should be removed back to the main to make room for new parallel sewer in Osborn i.e. discharge onto Brown is likely preferred. Indicate stub removal on utility plan.	Sewer stub will be utilized for Building sewer flows.
116				3) Address any applicable comments in th email correspondence herein.	Report text has been updated to address relevant questions.



October 01, 2019

Mr. Brian Cluff, Senior Planner  
City of Scottsdale, Planning & Development  
[bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)

Project: HonorHealth Neuroscience Institute (HH NSI)  
DGL No.: Arch File: 63545  
City of Scottsdale (CoS) Case #: 20-DR-2019

Dear Mr. Cluff:

Please find attached the revised documents that reflect responses to the comments we received from you/ your office via email on September 18, 2019. Our response follows a copy of the original comment, below:

- There are revisions needed to the water and sewer BOD reports. Please see attached.
  - [The revised and approved water and sewer reports are attached.](#)
- Additional information is needed regarding the proposed refuse collection design, with the proposed compactor configuration. The current design shows a Ramjet Vert-i-pack 6 cubic yard compactor, in a configuration that would require the containers to be rolled out for collection. The City's Solid Waste staff is concerned that the larger (6CU) container, compacted, will be too difficult to rollout and maneuver into position for pick-up. Two 4CU containers is recommended for this configuration in-lieu of the 6CU, or reconfiguration of the compactor to allow for the truck to directly pick-up the container. A meeting to discuss the refuse configuration and collection may be beneficial.
  - [During a meeting at the City of Scottsdale on 9/25/19 facilitated by Elaina Hayes, it was clarified that the compactor selected was intended for truck pick-up. CoS agreed that with truck pick-up, a 6 cu. yd. compactor would suffice, provided that the appropriate clearance around the compactor and the appropriate drive radius for the truck was provided on site. We have updated our DRB Site Plan \(copy attached\) to include graphic representation of the truck radius; the compactor moved slightly closer to the "alley", and angled to better conform with the truck access radius.](#)
- There is concern regarding the exposed roof drains in the level 1 parking area. Although the response letter said these drains would be screened by the perimeter wall, this wall does not extend far enough north to screen the downspouts from Brown. Please revise the design/location of these downspouts so they are integrated into the building structure or otherwise screened from view.
  - [The position of the RD/OD will be along the east face of the interior row of columns within the covered parking area. \(Please reference keynote #23 on the DRB Site Plan\) As a reminder, the covered parking area is planned to be surrounded by a 12' high privacy screen/ art wall. In our opinion, the RD/OD will be screened from view from both streets.](#)





- Please revise the site plan to dimension and label all existing and proposed street rights-of-way. The current plan dimensions back of curb to certain improvements, and centerline, but does not dimension the centerline to the property line. Also, please clearly identify the required building setbacks on the site plan, dimensioned from back of curb.
  - [The DRB Site plan has been updated, as requested. A copy is attached.](#)
- The light levels shown on the photometric plans along the north perimeter of the building as well as the walkway on the west side of the building appear to be brighter than necessary (averaging near 4-6 footcandles). Please reduce these levels to be consistent with the lighting design guidelines (2.5 – 3.0 footcandles), or provide explanation as to why this higher level lighting may be needed in these areas based on building usage.
  - [Fixtures along paths to be dimmed to provide lower level of illumination. Dimming level indicated on new photometric plan provided.](#)
- The light levels shown on the photometric plans within the parking area under the building appear to be brighter than necessary (averaging near 5-7 footcandles). Although these lighting levels in the parking area may be appropriate during the daytime hours, it is likely too bright for the nighttime hours. Please provide a pre/post curfew lighting plan for the parking area under the building that proposes a reduction in the lighting levels after dark.
  - [Fixtures in parking area under building to be dimmed to provide lower level of illumination during nighttime hours. Dimming level indicated on new photometric plan provided.](#)

Regards,  
**DEVENNEY GROUP LTD.**

Irene Clark  
Senior Project Architect

Enclosures

- [Waste Water Design Report – approved](#)
- [Water Design Report – approved](#)
- [Cross Access Easement \(Lot 4 and Lot 5\)](#)
- [Emergency Service Access \(Lot 4\)](#)
- [Map of Dedication](#)
- [DRB\\_23A\\_ Site Plan \(revised\)](#)
- [DRB\\_E101\\_ Site Lighting Photometrics \(revised\)](#)
- [DRB\\_E102\\_ Site Lighting Photometrics \(added to original submittal\)](#)

c Dave Healy/ Devenney Group Ltd.  
File