



Correspondence Between Staff and Applicant

Approval Letter

Mr. Bryan Cluff  
City of Scottsdale  
Current Planning  
Planning & Development  
7447 E. Indian School Road Suite 105  
Scottsdale, AZ 85251

12 August 2019

Re: 53-PA-2019

Mr. Cluff;

We have revised the exhibits for the above-referenced project and uploaded them to the EPR system. Below are our responses to your comments:

1. During the pre-application meeting and subsequent discussion, it seems the submitted application does not include as much covered walkway area over the existing sidewalk along the Scottsdale Road frontage. If this is accurate, please provide clarification as to the reason behind the reduction in amount of shade coverage along the sidewalk. The Old Town Urban Design & Architectural Guidelines encourage that covered walkways be integrated into building design where possible.

We are providing additional shade canopies along the Scottsdale Road frontage. Please reference the revised elevations and plans.

2. Please 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 and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

We have provided conceptual sectional drawings of these canopies as well as cut sheets on the panelized product that will be used for the screen material.

3. Please revise the proposed color palette to align with The City of Scottsdale Sensitive Design Principals and Commercial Design Guidelines which speak to the use of muted earth tones of paint and materials that respond to the desert environment. Please also refer to page 54 of the Old Town Urban Design & Architectural Guidelines, which can be found at the following link: <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Planning/character-area/downtown/2018+Documents/Old+Town+UDAG.pdf>

We believe the color palette (provided) is synergistic with the adjacent (Scottsdale Fashion Square expansion) color and material palette.

4. Please provide clarification as to the use of material "9", which is identified as a standing seam cladding, but appears to be installed in a horizontal configuration.

This material is standing seam metal, and is being applied to the curved façade areas in a horizontal application.

5. Please provide a section and details regarding the type and use of material "5" and how it is applied to the building.

The aluminum slat wall is a rainscreen and is being applied via a steel frame that is attached to the building's superstructure.

6. Please revise the landscape plan to add more trees along the Scottsdale Road streetscape and public sidewalk to provide shaded walkways, in accordance with the Old Town Urban Design & Architectural Guidelines.

The Scottsdale Road frontage currently has a dedicated 15' Road and Utility Easement measuring from back of curb and overlaps the existing planting areas and existing sidewalk / hardscape. See notes on Preliminary Landscape Plan. Per Scottsdale City standards, trees are not to be planted within utility easements with which the plan complies. Two trees currently exist at the north and south ends of the project limit which have been identified to remain in place

7. Please revise the site plan to identify the property lines, and specifically the right-of-way line along N. Scottsdale Road. Please provide additional detail with regard to any potential encroachments into the right-of-way. Any encroachment shall comply with requirements of the Scottsdale Revised City Code.

Please let us know if you have any additional questions or comments.

Thank you



Michael Rumpelton  
Founder, Brick & West Design

cc: file/JED

**BRICK & WEST**  
DESIGN

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08/19/19