

August 10, 2022

Greg Bloemberg
City of Scottsdale
7447 East Indian School Road
Scottsdale, AZ 85251

RE: 6-ZN-2022; Scottsdale 3200 North (aka 3202 Scottsdale)

Mr. Bloemberg:

In response to the Planning & Development Services 1st Review Comments for the subject zoning case, we submit the following to outline our corrective actions pursuant to City comments.

General Plan/Old Town Scottsdale Character Area Plan Analysis (OTSCAP)

1. Scottsdale general Plan 2035 (Character & Design Element Policy CD 1.2) and the OTSCAP (Character & Design Goal CD 2) discuss the importance of development transitions that ensure new development respects existing neighborhood character and assists in achieving the Old Town vision. This proposal includes a request for bonus density from 50 du/ac to 62 du/ac, an additional 29 units. The neighboring Griffin Apartments (12-ZN-2016) represents the highest density approved in this area at 57 du/ac, and the L'Esperance (13-ZN-2016) to the south was approved with a maximum density of 50 du/ac (no bonus requested). With the resubmittal, please consider reducing the density to transition between existing densities within the context area. Additionally, please revise the narrative to respond to the above referenced goals and policies including greater detail of how this proposal provides neighborhood transition and achieves the Old Town vision.

See pages 18, 19 and 33 in the revised Narrative.

2. The OTSCAP (Character & Design Policy LU 4.4) and the Zoning Ordinance Section 7.1200.B describe the public amenities or improvements a developer can select from in exchange for bonus development standards. Not all the key development considerations listed on page 15 of the narrative directly relate to the list of qualifying improvements in the Ordinance. With the resubmittal, please provide further discussion regarding how this application will address the provision of workforce housing; specifically responding to:

- The total number of units proposed
- The provided unit mix (1-bedroom, 2-bedroom, etc.) and the floor areas for those units allocated as workforce housing
- What the proposed standard is for workforce housing, i.e., required income limits to qualify, demographic targeted, etc.
- Expected market rents that will be sought to illustrate that these units will meet a variety of income levels for the community
- If the provided workforce housing will be provided in perpetuity, and if not, for how long. Also identify what mechanism will be utilized to ensure workforce housing units will be provided.

Recent approvals by City Council (The Miller, case 1-ZN-2021) that included “workforce housing” offered units at reduced rent rates to tenants able to confirm a household income of between 80% and 120% of the average median income (AMI) in the Phoenix metro area. Typically, workforce

housing is defined as housing that would be affordable to households that earn between 60% and 120% of the area AMI.

See page 15, 18, 19 and 31 in the revised Narrative.

3. Scottsdale General Plan (Character & Design Goal CD 4) and OTSCAP (Character & Design Policies 5.3 and 7.2) support the provision of meaningful streetscaped and open spaces that provide visual continuity among adjacent developments, emphasizing the importance of mature trees and their placement within the built environment. Additionally, the Old Town Scottsdale Urban Design & Architectural Guidelines and the Scottsdale Road Streetscape Design Guidelines provide direction regarding the continuation of a unified, linear and cohesive streetscape (Supporting guidelines 2.4, 2.5 and 3.2). Please expound on Goal CD 4 on page 19 of the narrative to include landscape and sidewalk improvements. With the resubmittal, please update the Landscape Plan to include a widened, detached from street curb, sidewalk along with added details, including tree symbols and quantities, to ensure the proposal will continue to complement the landscape character of this section of Scottsdale Road. Established tree theme: Live Oak, accent tree theme: Date Palm (frontage and Sweet Acacia (frontage and medians). This palette is consistent with the Scottsdale Road Streetscape Design Guidelines, and recent input from internal staff on our Street Tree Plan.

See page 19 in the revised Narrative. The conceptual landscape plan has been revised and the requested sidewalks have been added to the landscape drawing. The Scottsdale Road theme tree has been updated to match the project directly to the north of the site to maintain consistency along the arterial. The Griffin Apartments utilizes Red Pistache Tree between the back of curb and sidewalk, and Palo Brea Trees behind the sidewalk. There are currently no Live Oak trees or Sweet Acacia trees planted along Scottsdale Road. Also, Date Palms are only utilized near the Carter project further to the north of the project. Please reference the images below.

4. Article X of the Zoning Ordinance states that “in the Downtown area, to remove a mature tree, the property owner shall submit a mature tree plan” (Section 10.200.D), noting the importance of mature trees within Old Town. Please indicate on the landscape plan and within the narrative if, how many and where any existing trees on the site could be salvaged or remain in place.

This item can be stipulated. Significant mature trees will be preserved or salvaged for incorporation into the final landscape plan. A mature tree inventory will be included with the final plan submittal.

5. Scottsdale General Plan 2035 (Arts, Culture & Creative Community Element ACC 3.4 and Growth Areas Element GA 3.3) and OTSCAP (Character & Design Policies CD 5.5 and CD 9.4 and the Arts Chapter) discuss the importance of Public Art within Old Town that is accessible and integrated into the urban form. Additionally, the PBD (Section 6.1309) includes a requirement for either an In-Lieu contribution to the Cultural Improvements Program or artwork equal in value to one percent (1%) of the value of the building, based on construction type. With the resubmittal, please describe within the narrative how the Public Art requirement will be met.

See page 20 in the revised narrative.

6. General Plan 2035 (Growth Areas Policy 4.2) and OTSCAP (Character & Design Policy CD 11.3) stress the importance of undergrounding existing overhead utility and communication lines. With the resubmittal, please provide confirmation that any overhead utility and communication lines inside or adjacent to the project site will be undergrounded and revise the site plan to identify overhead lines to be undergrounded and poles to be removed. Specifically, the lines along the north property line shall be undergrounded and the four poles shall be removed.

See page 27 in the revised Narrative.

7. Page 24 of the narrative indicates a bicycle facility is proposed. With the resubmittal, please indicate the location, number of bikes that can be stored and who will have access to the facility.

See the page 25 in the revised narrative and the first-floor parking plan.

8. The Citizen Report highlights that notification exceeded 750 feet from the site. Please specify what distance was used to notify the surrounding neighborhood. If further outreach has been conducted since the original submittal, and as a response to Goal 1 of the Community Involvement Element of the General Plan 2035, please provide an updated Citizen Involvement Report that describes any key issues that have been identified through the public involvement process.

Outreach notification was extended to 800-feet from the subject property as outlines in the outreach report. Subsequent to the neighborhood open house on the project, the City received an email from a nearby resident indicating support for the revitalization project but wanting to make sure that the project had adequate parking for residents and visitors, given the current situation of existing residents of neighboring condominium complexes parking on the side streets in the area. The development team followed up with the author of the email, walked her through the proposed parking for the site, which exceeds the City's requirements, and shared with her that there will be a construction mitigation plan in place so that construction parking did not encumber the side streets. She expressed appreciation for the follow up and again support for the revitalization on the site.

9. OTSCAP (Mobility Element Policy M 1.4) encourages the accommodation of movement of freight goods and services, truck delivery access and operations and emergency response vehicles on private development sites, and out of the public right-of-way. Please describe in the narrative where loading and unloading will occur on the project site and revise applicable plans accordingly to show location and design.

See page 34 in the revised Narrative.

10. The Zoning Ordinance (Section 6.1306.A.2) requires all PBD requests to include compliance with the International Green Construction Code (IgCC). With the resubmittal, please revise the narrative to provide a description of green building techniques proposed to meet this requirement. Additionally, please address the Preservation and Environment chapter of General Plan 2035 (Goal 4) regarding reducing energy consumption and promoting energy confirmation.

See page 36 in the revised Narrative where a section discussing sustainable building techniques and the international green building code has been added.

Note that Goal 4 the "Preservation and Environmental" chapter does not exist in the 2035 General Plan but is part of the 2001 General Plan. See pages 20 and 21 of the revised Narrative where Goal EP5 of the Environmental Planning Element and goals E2 & E3 of the Energy Element were addressed. The revised Narrative has expanded on these responses.

Zoning Ordinance and Scottsdale Revised Code Significant Issues

Zoning:

11. Please provide a legislative draft of the proposed development standards. If only density is proposed to be amended, legislative draft can be limited to Section 6.1308 of the PBD Ordinance. Proposed standards should be identified in bold and strikethrough text. Refer to the Development Application Checklist and Section 1.305 of the Zoning Ordinance. Related, it is not clear from the development standard summary whether the building setback is proposed from property line or from back of street curb. In the D district, setbacks are from back of street curb. Please clarify in the legislative draft and on the site plan.

A legislative draft of sections 6.1308 (Density amendment) and 5.3006 (stepback amendment) have been include in the 2nd submittal.

12. Parking ratios on the site plan are incorrect. Per the latest Parking Text Amendment (5-TA-2020) approved by Council on 5/18/21, the parking ratio for multi-family residential projects with greater than 20 units is as follows (exclusive of guest parking requirement):

- 1-bedroom: 1.3 spaces per unit
- 2-bedroom: 1.7 spaces per unit
- 3-bedroom: 1.9 spaces per unit

The site plan indicates a ratio of 1.5 spaces per 1-bedroom unit and 2 spaces per 2-bedroom unit. Please revise the site plan and parking plan to indicate the correct ratios and update required parking accordingly.

Site plan and Parking plan sheets have been updated to reflect the proper multi-family parking ratios.

13. Table 9.103.B of the Zoning Ordinance requires guest parking to be “located so that it is easily accessible by guests, as determined by the Development Review Board”. Please revise the Parking Plan to indicate the locations for guest parking in the garage. NOTE: Guest spaces should not be located behind a gate.

Guest parking is identified on the first-floor parking plan beside 71st Street garage entrance.

14. Table 6.1308.B of the PBD allows for six additional feet of building height for rooftop appurtenances (total height of 72 feet) provided such appurtenances cover no greater than 20% of the roof area and are a minimum of 15 feet from the edge of the roof on all sides of the building. Please revise applicable plans (or provide a roof plan) that demonstrates compliance with this requirement.

Roof plan added to floor plan worksheets to demonstrate appurtenances area/position compliance.

15. Please revise floor plan worksheets to indicate the dimensions and area of proposed private outdoor living spaces. A minimum of 60 square feet is required per unit. Refer to Section 5.3006.G of the Zoning Ordinance.

Floor plan worksheets updated to indicate typical outdoor living space areas and dimensions.

16. Per Section 5.3006.J of the Zoning Ordinance, all new and redevelopment in the Old Town area must provide shaded street sidewalks in conformance with the OTSCAP, subject to Development Review Board approval. Please revise applicable plans to demonstrate compliance on both streets. NOTE: Street trees have proven to be less reliable than structured shading due to the potential for damage from storms, excessive pruning and/or removal.

Landscape plan shows densely planted tree-lined sidewalks on 71st Street & Scottsdale Road.

17. Per Section 5.3006.3 of the Zoning Ordinance, the maximum allowed vertical encroachment into the building stepback above the first floor is 15 feet. The Elevation Worksheet indicates a 17-foot encroachment. Please revise Elevation Worksheet accordingly to demonstrate compliance or include in the request for amended development standards.

A 17-foot building stepback encroachment is included in our request for amended development standards.

Drainage:

18. The preliminary drainage report has not been accepted by the Stormwater Division. Please refer to redlined report in the internet folder and revise accordingly.

A revised Drainage report is included in the resubmittal.

Water and Wastewater:

19. The Basis of Design (BOD) report for water has been conditionally accepted (see stipulation below that will be included in future PC and CC reports). The BOD for sewer has not been accepted. Please refer to comments below and redlined report in the internet folder and revise accordingly.

Water:

- The existing water system grid on Scottsdale Road is deficient per City standards and based on continuing redevelopment. The 1.5-mile distribution main alignments must be a minimum of 12-inch. Scottsdale Road is on the one-mile alignment. **Stipulation:** Prior to issuance of permits, an In-Lieu payment agreement and complete payment for future 12-inch DIP main along the entire Scottsdale Road frontage will be required (approximately 160 linear feet).

Include in stipulations.

Sewer:

- **Stipulation (unless resolved with 2nd submittal):** The proposed manhole on Scottsdale Road shall be a minimum of five feet in diameter with a 10-foot depth. A MAG drop service connection will be required and the manhole will have to be coated. Refer to Section 7-1.405 of the DSPM.
- The sewer service will need to be located on downstream 1/3 of parcel frontage (Section 7-1.409 of the DSPM).
- Call out MAG 440-3 service connection (Section 7-1.409 of the DSPM).
- Report is missing required public sewer capacity analysis, including slope analysis of existing line (Section 7-1.201 of the DSPM).
- Existing flows in the public sewer have not been established. Provide documentation/analysis to substantiate and clarify existing flow values (Section 7-1.201 of the DSPM).
- Demand calculations for the 4,000 square foot health club shown in the report are missing. Include calculations and analysis.
- Sections 3.4 and 4.2 have confusing capacity percentages with City d/D criteria. Revise accordingly.

Include in stipulations.

Significant Policy Related Issues

Site Design:

20. 71st Street has an updated streetscape character on the east side of the street due to the Griffin and Carter developments. That character includes widened, detached sidewalks with street trees and a setback that is at least 30 feet from back of street curb. Please revise the applicable plans to incorporate existing streetscape details along this frontage.

Landscape plan for street scape character along Scottsdale Road and the 1st Floor plans have been updated to illustrate the setback from the back of street curb.

Floor Plans:

21. Please revise the floor plans on the Parking Plan to show the physical spaces and clearly delineate the drive aisles, including typical dimensions for standard and accessible spaces. Refer to the Development Application Checklist and Section 1.305 of the Zoning Ordinance. Also see Comment #13.

Parking plans and floor plan worksheets have been updated to show parking spaces, drive aisles and corresponding typical dimensions.

Building Elevation Design:

22. Height and massing transition is particularly important adjacent to the Old Town boundary, in this case 71st Street. Please provide a two-dimensional Transition Plan for this frontage showing how height and massing for this project is projecting away from the Old Town boundary. The graphic should show the entire street width and the closest building within the residential project across the street, including height of that building. Refer to the Development Application Checklist and Section 1.305 of the Zoning Ordinance.

A building height transition plan has been added to clarify heights across 71st Street.

23. The City's Sensitive Design Principles and the Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG) promote the use of muted earth tones in applied materials and paint colors. Please revise the building elevations and material/color board to incorporate building colors that meet these guidelines.

Exterior materials palette of brown, tan and white tones is consistent with the OTSUDAG preference for muted earth tones.

24. The OTSUDAG discourage elongated floorplates greater than three times the width of the building. Please revise the building elevations and perspectives to add articulation to the north side of the building.

The site's narrow character necessitates the use of elongated floor plates as designed along the north side of the building.

25. The OTSUDAG encourage additional treatment and architectural integration of parking structures that are in prominent areas or visible from pedestrian areas. The proposed parking structure is the main architectural feature on the west wide of the site and warrants additional details and architectural features. Please provide enlarged elevations for the parking structure demonstrating compliance with this requirement. Refer to Guideline 15 of the OTSUDAG and the associated graphics.

The parking structure portion of the building design has been enhanced by adding solar shading elements to the exterior that emulate the solar shading elements on the residential portions of the building, therefore tying the building together in one cohesive design character.

Circulation:

26. Please revise applicable plans to show a minimum 10-foot fee title right-of-way dedication along the Scottsdale Road frontage, for a total half width of 65 feet. The ALTA indicates a 55-foot right-of-way with a 10-foot-wide Highway Easement. Refer to Section 5-3.100 of the DSPM.

The site plans have been updated to show the 10-foot fee title right-of-way along the Scottsdale Road frontage.

27. Please revise applicable plans to confirm site driveways will be designed to conform with COS CL-1 driveway standards, wing design, not with a curb return. Only one exit lane is needed. Refer to Standard Detail #2256.

The site plan and 1st Floor plan has been updated to illustrate the use of driveways that conform with COS CL-1 standards per standard detail #2256.

28. Please revise applicable plans to show a new eight-foot-wide sidewalk separated from back of curb along the Scottsdale Road frontage, and a minimum six-foot wide sidewalk attached to back of curb along the 71st Street frontage. Sidewalks to be continuous across the site driveway. Refer to Section 5-3.110 of the DSPM.

Plan sheets have been updated to show a new 8-foot wide and 6-foot-wide sidewalks along the Scottsdale Road frontage and 71st Street frontage, respectively.

29. Please confirm the proposed loading areas will conform to Section 2-1.305 of the DSPM.

The 1st Floor parking plan has been updated to illustrate that the 2 loading areas located along 71st Street conform to DSPM requirements.

Traffic Statement:

30. The trip generation for the proposed development based on existing zoning section uses and densities cannot be verified. The expectations from trip comparisons are to compare existing conditions with proposed development. Potential land use should not be discussed unless based on a previously approved site plan. If no alternate site layout/use has been approved, please limit trip generation comparison between proposed and existing uses.

A revised traffic study is included with the 2nd submittal.

31. The existing site does not appear to be large enough to serve a (148-space mobile home park". Please verify and recalculate the existing trip generation.

A revised traffic study is included with the 2nd submittal.

32. Traffic volumes will need to be collected on all adjacent streets.

A revised traffic study is included with the 2nd submittal.

33. Analyze the intersection of Scottsdale & Earll. Evaluate the need for protected/permissive phasing form N/S left-turn movements.

A revised traffic study is included with the 2nd submittal.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Other:

34. Though not a requirement, please consider providing the total number of permanent residents presently living in the trailer park, as well as the number of seasonal residents. If permanent residents are being displaced, please consider providing information on any measures the developer will take to accommodate their relocation.

The property owner reached out to the property management group and subsequently the current tenants immediately after their acquisition of the property in the Spring of 2021. The site has historically accommodated a maximum of 48 short-term RV rentals. Tenants are not permanent residents on the property but are on month-to-month rental agreements. Regardless of the short-term nature of the current tenants, the owner has notified all of the tenants of their intent to terminate their short-term rentals sometime in the next 12-18 months and has committed to assisting them with their relocation.

35. Recent large redevelopment projects have brought construction staging to the forefront, particularly in the Old Town area where construction staging has resulted in the closure of streets and barricading of public parking. It has been identified as a concern by DRB, PC and CC. As such, please consider providing a construction staging plan with the resubmittal that indicates where on the site equipment storage and construction worker parking will be provided.

The development of this parcel will not adversely impact the surrounding businesses and neighborhoods. Pursuant to previous Desert Troon projects, in the City of Scottsdale, a Construction Staging and Parking plan will be prepared and provided to the City prior to the issuance of any permits for construction.

Technical Corrections

Site:

36. Parking spaces located next to a column or wall must be designed so that the obstructed side of the space is unobstructed for a minimum of 12 feet, between the front three feet and rear three feet of the parking space. Please provide a detail confirming compliance with this requirement. Refer to Table 9.106.A of the Zoning Ordinance.

Typical parking obstructions detail added to Parking Plan per zoning ordinance requirements.

Streetlights:

37. There is an existing streetlight in front of this site that is outdated and needs to be replaced. Please revise the site plan to include a note acknowledging this requirement and call out the location. The old fixture will need to be replaced with a new Signify Lumec RFM-100W60LED 3K-G2-R2M luminaire. Additionally, installation of a Signify CityTouch Connector Node, 120-277-CTCN for the new streetlight will also be required. Nodes shall be commissioned to the City with a 10-year City Touch service agreement and a 10-year system hardware warranty. NOTE: this will be a stipulation of case approval.

Noted Site /1st Floor Plan on Floor Plans worksheet.

Circulation:

38. Please revise applicable plans to show a modified traffic signal at the Scottsdale Road & Earll Drive intersection to provide a permitted/protected left-turn phase.

Pursuant to the revised traffic study, a modified traffic signal is not required at Scottsdale Road and Earll Drive as a result of this rezoning request.

39. Please clarify if gates are proposed at either site entrance. If gates are proposed, provide conceptual design for staff review.

There are no gates proposed along the exterior façade at either entrance.

40. Please revise applicable plans to show a pedestrian connection from Scottsdale Road to 71st Street through the site. Connection to be a minimum of six feet in width and be contained within a minimum 15-foot-wide Non-Motorized Public Access Easement.

A pedestrian connection is shown on the revised Site/1st Floor Plans

41. Please revise applicable plans to confirm existing site driveways will be removed and replaced with sidewalk, curb and gutter.

Noted on Site/1st Floor Plan on Floor Plan worksheet.

42. Please revise applicable plans to delineate at least two of the proposed parking spaces in the parking lot at the SEC of the site for delivery only.

“Delivery only” spaces have been identified at the southeast corner of the site on the Site/1st Floor Plan & Parking Plans

Building Elevation Design:

43. Please revise the building elevations to clearly label locations for the proposed materials and colors and add keynotes. Refer to Section 1.305 of the Zoning Ordinance.

The Building Elevations sheet has been updated to include proposed materials and colors with keynote labels.

The following is an itemized list of our resubmittal items in accordance with Attachment A (Resubmittal Checklist) of our 1st review comment letter.

- Cover Letter (this letter) responding to all the issues identified in this 1st Review Comment Letter
- Revised Narrative for Project
- Revised Traffic Impact Mitigation Analysis (TIMA)
- Revised Trip Generation Comparison
- Revised Context Aerial with the proposed Site Plan superimposed
- Revised Site Plan
- Revised Building Elevations:
- Revised Elevation Worksheet(s)
- Revised Perspective(s)
- Revised Garage Floor Plan(s)
- Revised Floor Plan worksheet(s)
- Revised Sewer Basis of Design Report (including responses to redlines)
- Revised Drainage Report (including responses to redlines)
- Revised Conceptual Landscape Plan
- Legislative Draft of Proposed Amended Standards

If you have any questions, or need further assistance please contact me at (602) 330-5252 or DGULINO@LDSERVICES.NET.

Thank you,



David Gulino
Land Development Services, LLC