

**Community & Economic Development Division
Planning and Development Services**

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Honorable Mayor and City Council

From: Greg Bloemberg, Principal Planner

Through: Erin Perreault, AICP, Planning & Development Services Director

Date: 1/23/2025

Re: 2/18/2025 City Council Agenda: City Council Review of the Development Review Board's December 12, 2024 Decision Regarding Marshall Living (46-DR-2022#2)

Honorable Mayor and City Council,

At the 1/14/2025 regular hearing, City Council voted to review the Development Review Board's approval of case 46-DR-2022#2. At the hearing some concerns regarding the DRB approval were expressed. The following is a summary of the concerns expressed along with additional information provided for Council consideration:

- **Appropriateness of residential in this area of Old Town** – Proposed land uses are a matter of zoning. Zoning for this property had already been determined previously and is not changing. The authority of the DRB is limited to reviewing site and building design elements of a proposed development, for example, building colors/materials and landscaping. Zoning cannot be changed as part of a DRB application or process. The DRB case that is on appeal does not address residential as a land use on this property.

As to residential land use in this area of Old Town, residential is located southeast of the Marshall Living site on the east side of the alley (4240 N. Craftsman Court).

Residential land use consisting of six units was also zoned and under construction at 4151 N. Craftsman Court, approximately 400 feet southeast of the Marshall Living site however, the development permits for that project are currently expired.

- **Density of the 12 residential units proposed on the Marshall Living site** – Residential density for the Marshall Living site is 40 dwelling units per acre. This is within and below the current zoning allowance for the site of 50 dwelling units per acre that is allowed under the property's designated zoning. Zoning entitlements, such as density, cannot be changed as part of a DRB application, process or appeal.

- **The proposed project will take parking away from adjacent businesses** – On-street parking is public and time restricted to a 3-hour limit. On-street parking is not assigned to, or for exclusive use by, any particular business or property in the area.
- **Maneuverability in the alley for vehicles trying to access on-site parking spaces – alley width** – Circulation for the project was reviewed and approved by the Transportation Department. Per Section 9.106.B of the Zoning Ordinance, for on-site circulation a 24-foot-wide drive aisle is required for 90-degree parking. There are no on-site drive aisles associated with this project. For on-site parking spaces accessed by an off-site alley (as is the circumstance with Marshall Living), a minimum of 10 feet from the alley centerline to the back of the space(s) is required, which the project provides. There are several other commercial and residential projects in Old Town with parking access off the alley that have been approved and constructed with similar conditions.
- **Balconies over the right-of-way** – The only element of the project that encroaches beyond the property line and into the right-of-way is a shade canopy over the sidewalk. This shade canopy has been provided because Section 5.3006.J of the Zoning Ordinance requires new development to provide shading over sidewalks, either structured or via landscaping. No occupiable balcony space encroaches beyond the property line into the right-of-way with this project.
- **Substandard driveway that is not ADA compatible** – There is a governance stipulation for this case (46-DR-2022#2) that requires compliance with existing stipulations for the previous project approval (46-DR-2022), except as amended with this case. Stipulation 10.a from case 46-DR-2022 requires *“reconstruction of the alley connection to N. Marshall Way to upgrade the ADA ramp to current standards”*.

The timeline of events relative to this case are as follows:

- 6/15/2023: DRB approved case 46-DR-2022 on a single parcel located at 4251 N. Marshall Way with a vote of 6-0
- 12/12/2024: DRB approved case 46-DR-2022#2, a modified design that included the parcel to the south (4247 N. Marshall Way) with a vote of 6-1 (Commissioner Young dissenting)

Greg Bloemberg
Principal Planner

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 12, 2024
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Marshall Living 46-DR-2022#2

Request for approval of a site plan, landscape plan, and building elevations for an amendment to a previously approved application (46-DR-2022) for a new mixed-use development comprised of 12 dwelling units and 1,564 square feet of commercial floor area on a +/- 0.21-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Response to Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG)
- Structured shading over street sidewalk
- Public comment received

BACKGROUND

Location: 4247 & 4251 N. Marshall Way

Zoning: Downtown/Retail Specialty, Type 1, Downtown Overlay (D/RS-1 DO)

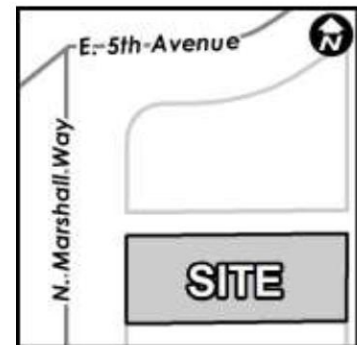
Adjacent Uses

North: Single-story commercial, originally constructed in the 1960s

East: Two-story commercial, originally constructed in the 1970s

South: Two-story commercial, originally constructed in the 1970s

West: Single-story commercial, originally constructed in the 1960s



Property Owner

Nini Investments

Applicant

Mark Tomecak, Tomecak Design
(602) 619-7751

Architect/Designer

Tomecak Design

Engineer

Jacobs Wallace, LLC

DEVELOPMENT PROPOSAL

The applicant seeks approval to redevelop a small infill site into a four-story mixed-use building. The site abuts alleys to the north and east, which is where all vehicular access will occur. Tuck under parking is provided for residents and the remaining first floor area is devoted to commercial space along the Marshall frontage. All utilities and refuse collection are located at the rear of the building and resident access to the building is provided adjacent to the tuck under parking. Access to the commercial space will be provided off Marshall Way.

The proposal is a continuation of the prior approval for the site (46-DR-2022), which was located on just the northern lot of the overall site.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability


The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. In addition to compliance with the International Green Construction Code (IgCC), which is now required for all new development in Scottsdale, this development proposal incorporates design elements that align with the City’s goal of sustainability including exaggerated roof overhangs that provide shading of balconies and pedestrian areas. The balconies are also designed in a such a way that they also provide shading for the balconies below them.

STAFF RECOMMENDED ACTION


Staff recommends that the Development Review Board approve the Marshall Living development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, Old Town Scottsdale Character Area Plan, OTSUDAG, and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Greg Bloemberg Principal Planner 480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

11/21/2024
Date

11/27/2024
Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Previously Approved Site Plan (46-DR-2022)
9. Proposed Site Plan
10. Landscape Plan
11. Previously Approved Building Elevations (46-DR-2022)
12. Proposed Building Elevations
13. Previous Perspectives (46-DR-2022)
14. Proposed Perspectives
15. Materials and Colors Board
16. Exterior Photometrics Plan/Fixture Cut Sheets
17. Community Involvement



Context Aerial

46-DR-2022#2



Close-up Aerial

46-DR-2022#2



Marshall Living
4251 & 4247 North Marshall Way
Scottsdale, Arizona 85251

August 010, 2024

Project Narrative

I. Context

The current property is an approximately 9,005 square foot (app. 0.21 acre) parcel of land (APN 173-50-035 & 173-50-036) commonly referred to as 4251 & 4247 North Marshall Way, Scottsdale, Arizona. The property is currently used as a retail site improved by a one story buildings which is approximately 2,036 square feet in the aggregate and a surface parking lot. Focusing on this area of Marshall Way, 5th ave, 3rd ave, and Craftsman Court, there are examples of revitalization, and we are confident that our proposed design will positively contribute to the existing and new development in this area. The property is bordered on the west by Marshall Way, on the South by an open undeveloped parcel, and on the North and East by a public alley way.

II. Design and Character Elements of the General Plan

The Scottsdale General Plan designates the property as "Mixed-Use Neighborhoods, that are located in areas with strong access to multiple modes of transportation and major regional access and services and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office and retail uses or mixed-use structures above commercial or office space." The project is served with a variety of transportation options that regularly service this area including bus, trolley, pedicab and bicycle as well as other non-motorized opportunities along the Arizona Canal and this portion of Old Town Scottsdale. The vertical integration of residential above retail/office as recommended by the General Plan is a major feature of the project.

Relevant General Plan Character and Design Goals incorporated into the design and development are the following:

"Marshall Living Goal 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood. Respond to regional and city-wide contexts with the new and revitalized development in terms of the following: Scottsdale as a southwestern community; Scottsdale as a part of

a large metropolitan area with unique reputation, image, character and identity within its regional setting; . . . consistently high community quality expectations; . . . physical scale relating to the human perception at different points of experience;”.

As shown on the development plans the project is consistent with what may be termed a contemporary urban design that is similar to yet distinct from other Downtown redeveloped properties which build upon Scottsdale’s design ethos for quality development and upscale urban living, office and retail opportunities.

“Marshall Living Goal 2. Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area. Streetscape is a term used to describe the combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting and sidewalk design. . . .”.

The property is an infill parcel in this area of Old Town Scottsdale with three exposed sides. It will also be one of several precedented mixed use residential redevelopment opportunities in this area. The overall image and design continue the urban inclusive theme of creating inviting pedestrian areas and walkways and a visually inviting frontage.

As previously mentioned and described above, the project imbues the following companion guidelines of Scottsdale’s Sensitive Design Principles and the Downtown Character Area Plan.

III. Summary & Architectural Character

The request is for Development Review Board (“DRB”) approval of a new mixed-use development consisting of a first-floor retail and/or business, and the second through the fourth floor being residential units on an approximately 9,005 square foot parcel located within the block of Marshall Way. Parking will be provided in a single-level under podium structure on the ground level.

The new building design has a contemporary urban theme providing a stylish but conservative high-end environment benefiting of its location in the key location in Old Town Scottsdale. Building massing includes step backs and elements moving horizontally and vertically. The design and massing of the building lends itself to invite patrons and residence to move about Old Town and become vital parts of the everyday activity it has to offer. Extensive balconies and outdoor spaces for each residential unit along with integrated shade structures on both the east and west faces of the building, covering the walkways provide necessary and complimentary shading for allowing people to partake in the active outdoor lifestyle of Scottsdale. These all add to the interesting elements along and visible from the streetscape. Landscaping materials conform to the Downtown design guidelines and incorporate on all levels to provide softening of the exterior spaces. We believe this will be an attractive and desirable addition to the Old Town Scottsdale community.

IV. Ingress, Egress, On-site Circulation, Parking, and Pedestrian

The sidewalk along Marshall Way will continue to provide pedestrian access to the building and intersecting sidewalks. Vehicular access will continue to be viable on those same streets. Residents and visitors will have access to both the private on-site parking as well as the ability to utilize the four-story City owned parking structure app. 400 ft. to the East. Existing angled street parking is retained along both bordering street.

V. Mechanical and Utility Equipment

All mechanical equipment, appurtenances and utilities have been screened from public view by placing them on the rooftop with a parapet wall that is insulated to minimize noise.

VI. Location of Artwork

On the south façade we are proposing some type of pending painted mural or graphic that will decorate the wall with symbolism that relates to the history of Scottsdale.

In conclusion ownership and the design team believe that the project will be a welcomed addition to the immediate area and contribute to the vibrancy of uses and design excellence in this upcoming area of Old Town Scottsdale.

If you have any questions or require additional information, please feel free to contact us at 602.619.7751.

Sincerely,

Mark Tomecak, R.A.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

- **Applicant Response:** *As shown on the development plans, the project is consistent with what may be termed a contemporary urban design that is similar with yet distinct from other Downtown redeveloped properties, which builds upon Scottsdale's design ethos for quality development and upscale urban living, office and retail opportunities. The property is an infill parcel with three exposed sides. The overall image and design continue the urban inclusive theme of creating inviting pedestrian areas and walkways, and a visually inviting frontage.*
- **Staff Analysis:** *The building design responds favorably to the southwest desert environment by providing ample shading elements and utilizing colors and finishes representative of the Sonoran Desert. Refuse and utilities are thoughtfully located at the rear of the site, away from public view. This site is challenging due to its size and how narrow it is. Treatment of zero lot line facades in this instance is critical. Every effort should be made to add visual interest to what would otherwise be blank walls. The applicant's solution responds favorably to this objective by providing vertical metal cladding in a randomized pattern, along with recessed windows, on the north and south facades, and a thermally modified wood accent panel on the east elevation. Windows along zero lot lines will be subject to Building Code requirements.*

2. The architectural character, landscaping and site design of the proposed development shall:

- Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;**
 - Avoid excessive variety and monotonous repetition;**
 - Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**
 - Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and**
 - Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.**
- **Applicant Response:** *The building design has a contemporary urban theme providing a stylish yet conservative high-end environment befitting its location in Old Town Scottsdale. Building massing includes stepbacks and elements moving horizontally and vertically. The design and massing lend itself to invite patrons and residents to move about Old Town and become vital parts of the activity it has to offer. Extensive balconies and outdoor spaces for each residential unit along with integrated shade structures on both the east and west faces of the building, covering the walkways to provide necessary and complimentary shading, allowing people to partake in the active outdoor lifestyle of Scottsdale. Landscaping materials conform to the OTSUDAG and incorporate on all levels to soften the exterior spaces.*
 - **Staff Analysis:** *Staff finds the proposal responds favorably to this criterion.*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.

- **Applicant Response:** *The sidewalk along Marshall Way will continue to provide pedestrian access to the building and intersecting sidewalks. Vehicular access will continue to be viable on those*

same streets. Residents and visitors will have access to both the private on-site parking and the four-story City-owned parking garage approximately 400 feet to the east.

- **Staff Analysis:** *A solution for connecting residents from the parking area to a building entrance, without using the alley, was an important consideration for staff. The applicant's proposal to incorporate a sidewalk within the parking area (abutting the parking field to the south), solved that concern. Bike parking was relocated to the northeast corner of the site to provide the clear path.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

- **Applicant Response:** *The sidewalk along Marshall Way will continue to provide pedestrian access to the building and intersecting sidewalks. Vehicular access will continue to be viable on those same streets. Residents and visitors will have access to both the private on-site parking and the four-story City-owned parking garage approximately 400 feet to the east.*
- **Staff Analysis:** *A solution for connecting residents from the parking area to a building entrance, without using the alley, was an important consideration for staff. The applicant's proposal to incorporate a sidewalk within the parking area (abutting the parking field to the south), solved that concern. Bike parking was relocated to the northeast corner of the site to provide the clear path.*

5. Within the Downtown Area, building and site design shall:

- Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;**
 - Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;**
 - Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;**
 - Reflect the design features and materials of the urban neighborhoods in which the development is located; and**
 - Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.**
- **Applicant Response:** *The building design has a contemporary urban theme providing a stylish yet conservative high-end environment befitting its location in Old Town Scottsdale. Building massing includes setbacks and elements moving horizontally and vertically. The design and massing lend itself to invite patrons and residents to move about Old Town and become vital parts of the activity it has to offer. Extensive balconies and outdoor spaces for each residential unit along with integrated shade structures on both the east and west faces of the building, covering the walkways to provide necessary and complimentary shading, allowing people to partake in the active outdoor lifestyle of Scottsdale. Landscaping materials conform to the OTSUDAG and incorporate on all levels to soften the exterior spaces.*
 - **Staff Analysis:** *The proposed building design provides compatible transition in building scale, height and massing by providing a setback at the third level to give the building a human scale along the pedestrian realm. Horizontal and vertical articulation also helps to reduce apparent size and massing while also providing visual interest. Accents are added to the zero lot line walls to prevent the appearance of large, blank wall faces.*

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;**
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;**
 - c. Location near the primary pedestrian or vehicular entrance of a development;**
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and**
 - e. Location in conformance to standards for public safety.**
- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. Staff has received correspondence from property owners expressing concerns about the proposed development (refer to Attachment 17).

Context

Located on the east side of Marshall Way, just south of the intersection of Marshall Way & 5th Avenue, the project site consists of two lots and is situated in an area Old Town consisting of primarily single- and two-story buildings constructed between the 1960s and 1990s. The site is designated by the Old Town Scottsdale Character Area Plan as Type 1, which allows building heights up to 48 feet (inclusive of rooftop appurtenances).

Project Data

- Existing Use: 4251 N. Marshall – Retail
4247 N. Marshall – Vacant
- Proposed Use: Mixed-use
- Parcel Size: +/- 9,009 square feet / 0.21 acre (net)
- Residential Building Area: 15,920 square feet
- Commercial Building Area: 1,564 square feet
- Total Building Area: 17,484 square feet
- Building Height Allowed: 48 feet (inclusive of rooftop appurtenances)
- Building Height Proposed: 48 feet (inclusive of rooftop appurtenances)
- Parking Required: 17 spaces (15 for residential, 2 for commercial)
- Parking Provided: 18 spaces (16 physical spaces + one space credit for 4 secured bike racks + one space for loading/unloading)
- Number of Dwelling Units Allowed: 15 units
- Number of Dwelling Units Proposed: 12 units
- Density Allowed: 50 du/ac
- Density Proposed: 40 du/ac

**Stipulations for the
Development Review Board Application:
Marshall Living
Case Number: 46-DR-2022#2**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

GOVERNANCE:

1. Stipulations from case 46-DR-2022 shall continue to apply, except as amended below.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Tomecak Design, with a city staff date of 10/4/2024.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Tomecak Design, with a city staff date of 10/4/2024
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by T.J. McQueen & Associates, with a city staff date of 8/16/2024
 - d. The updated case drainage report submitted by Jacobs Wallace, LLC dated 8/20/2024 and accepted in concept by the Stormwater Management Department.
 - e. The updated water and sewer basis of design report submitted by Jacobs Wallace, LLC dated 8/20/2024 and accepted in concept by the Water Resources Department.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- A. A minimum of eight secure bike parking spaces shall be provided, located as indicated on the approved site plan.

STREET INFRASTRUCTURE:

Ordinance

- B. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

2. Prior to the issuance of any building permit for the development project, except demolition, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. N. MARSHALL WAY.
 - i. Remove existing driveway curb cut and replace with sidewalk, curb and gutter to match existing.
 - ii. Remove landscape planter on south side of existing driveway and replace with angled parking to match existing. Final design of the angled parking shall be subject to approval from the Traffic Engineering Department and Right-of-Way Manager.

WATER AND WASTEWATER:

DRB Stipulations

3. Separate domestic service lines and meters shall be provided for the commercial and residential uses, i.e. two total and separate service lines, meters, and backflow preventers shall be utilized.
4. Connection to sewer shall be a minimum six-inch diameter service line and shall be made perpendicular to the eastern alley sewer.
5. With the final plans submittal, clarification of fire line routing shall be provided.
6. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

7. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM, and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

8. Prior to the issuance of any building permit for the development project, except demolition, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A 15-foot X 15-foot sight triangle at the alley intersection.

ADDITIONAL ITEMS:

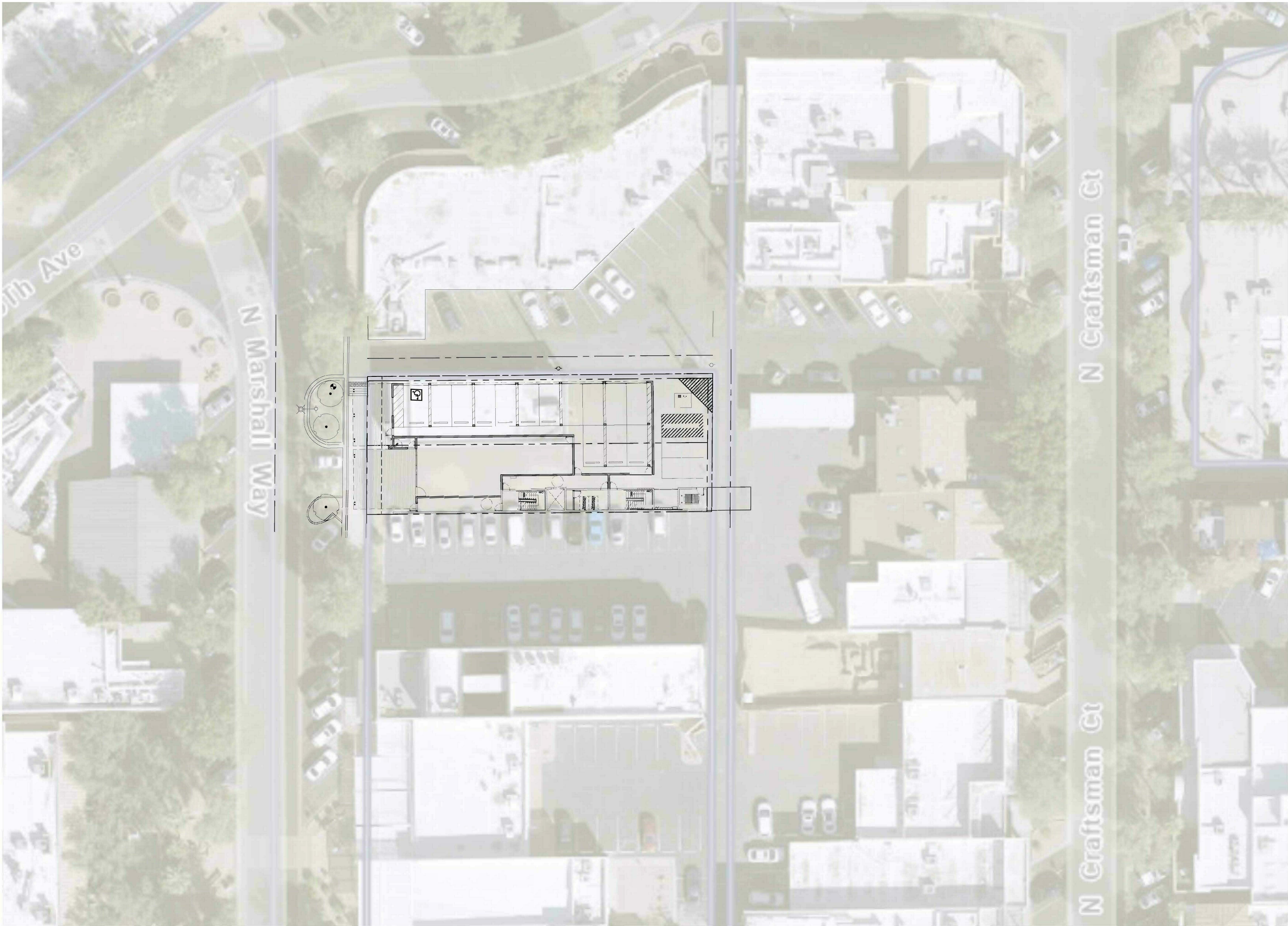
Ordinance

- C. Prior to issuance of any permits, except demolition, a final plat to assemble the two parcels into one shall be submitted, approved and recorded.

DRB Stipulations

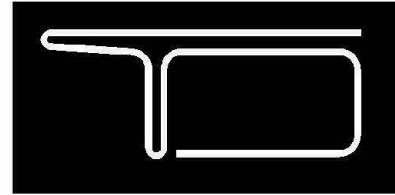
9. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.

10. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.



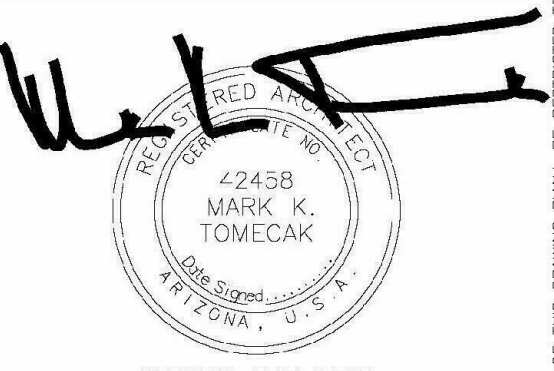
SITE PLAN WITH CONTEXT AERIAL

SCALE: 1"=20'-0"



**TOMECAK
DESIGN**
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



EXPIRES 3.31.2023

DRB CASE NUMBER --

PROJECT:
MARSHALL LIVING
4251 & 4247 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:

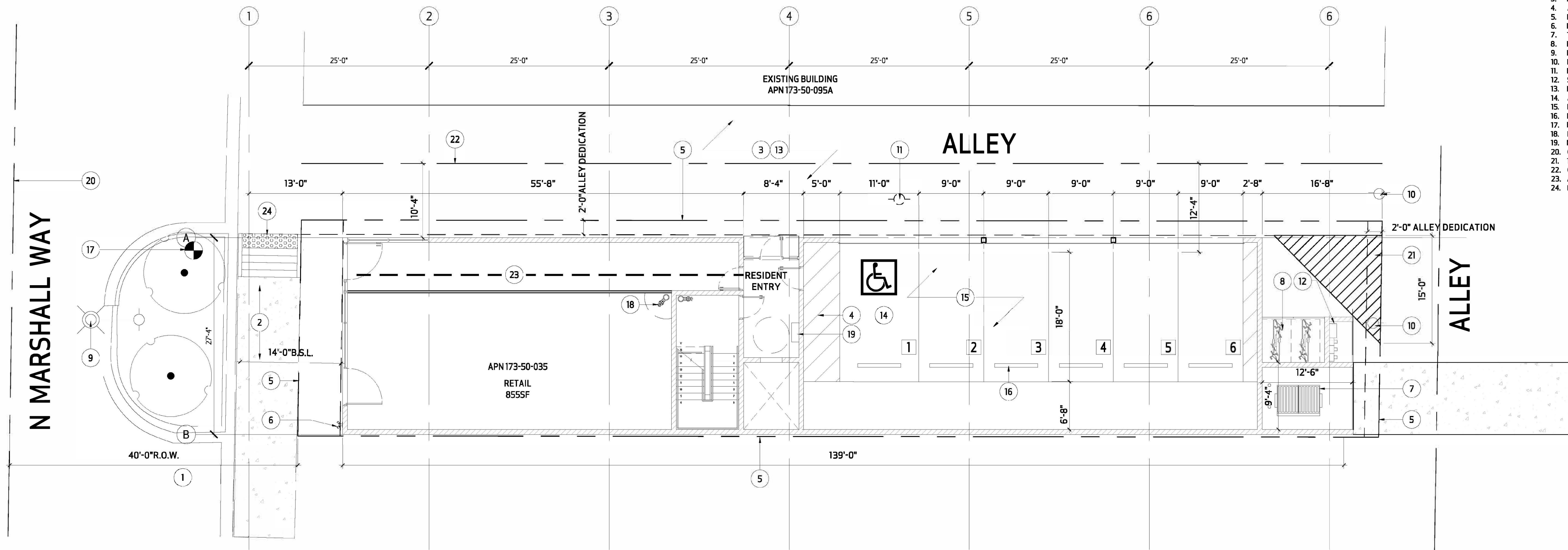
JOB #: 24-13

DATE: 07.22.2024

CONTENTS: SITE PLAN WITH
CONTEXT AERIAL

SHEET NO:

CS0.4

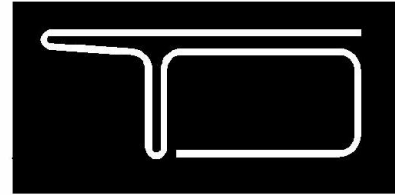


GENERAL NOTES:

- KNOX BOX WILL BE REQUIRED FOR FIRE DEPARTMENT EMERGENCY ACCESS KEYS. LOCATION OF BOX TO BE DETERMINED WITH FIRE INSPECTOR APPROVAL.
- SLOPE ALL SIDEWALKS AWAY FROM BUILDING MINIMUM 1% AND NOT TO EXCEED 2% MAXIMUM.
- PROVIDE FIRE LANE SIGNAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHALL AND FILED INSPECTOR.
- CITY OF SCOTTSDALE DSPM NOTES:
 - PROVIDE A SIX-FOOT WIDE ACCESSIBLE PATH FROM THE MAIN ENTRY TO EACH ABUTTING STREET WITHOUT USING ALLEY (SECTION 2-1.310 OF THE DSPM).
 - ALLEY TO BE REPAVED ALONG THE ENTIRE PROPERTY FRONTAGE, INCLUDING POSITIVE DRAINAGE (SECTION 3-1.701 OF THE DSPM).
 - ALLEY CONNECTION AT STREET TO BE RECONSTRUCTED TO CREATE AN ADA ACCESSIBLE PEDESTRIAN CROSSING AND PROVIDE POSITIVE DRAINAGE, AND TO MEET THE PROPOSED WIDTH OF THE ALLEY (SECTION 3-1.701 OF THE DSPM).
 - CONSTRUCTION WORK IN ALLEY TO BE COORDINATED WITH SOLID WASTE TO AVOID ANY DISRUPTIONS IN SERVICE (SECTION 5-2.616 OF THE DSPM).
 - WATER METERS MUST BE LOCATED WITHIN THE RIGHT-OF-WAY AND MUST NOT BE LOCATED UNDERNEATH SIDEWALKS (CHAPTER 6 OF THE DSPM).
 - PROVIDE BACKFLOW TO EXISTING METERS. BACKFLOW PREVENTER MUST BE LOCATED AFTER THE WATER METER ON PRIVATE PROPERTY (SECTION 6-1.417 OF THE DSPM).
 - REFUSE DESIGN TO BE CONSISTENT WITH COS STANDARD DETAIL #2146-1, -2. SHOW REQUIRED CONCRETE APRON ACROSS ALLEY FOR ROLL-OUT COLLECTION.

SITE PLAN NOTES:

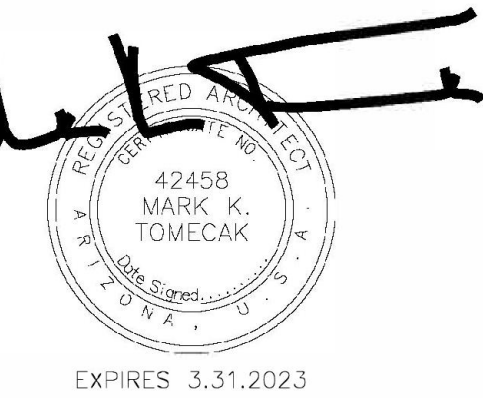
- EXISTING PUBLIC STREET PARKING TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING ALLEY DRIVE TO REMAIN.
- ADA PATH.
- PROPERTY LINE.
- LOCATION OF F.D.C.
- TRASH ENCLOSURE WITH CONCRETE PAD.
- BICYCLE RACK PER CITY OF SCOTTSDALE STANDARD DETAIL.
- EXISTING STREET LIGHT TO REMAIN.
- EXISTING POWER POLE.
- EXISTING POWER POLE TO BE RELOCATED.
- S.E.S. LOCATION.
- EXISTING ASPHALT PAVING.
- ADA PARKING AND ACCESSIBLE AISLE.
- PAVED PARKING LOT AND DRIVES WITH CONCRETE.
- PARKING STOP, TYPICAL.
- EXISTING FIRE HYDRANT TO REMAIN.
- FIRE RISER.
- MAIL BOXES.
- CENTERLINE OF STREET.
- 15'X15' SAFETY TRIANGLE.
- CENTERLINE OF ALLEY.
- ACCESSIBLE PATHWAY.
- NEW ADA RAMP AT ALLEY.



**TOMECAK
DESIGN**

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



DRB CASE NUMBER 49-DR-2021

PROJECT:
MARSHALL FOUR
4251 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:
2 PRELIMINARY REVIEW

JOB #.: 22-17

DATE: 04.25.2023

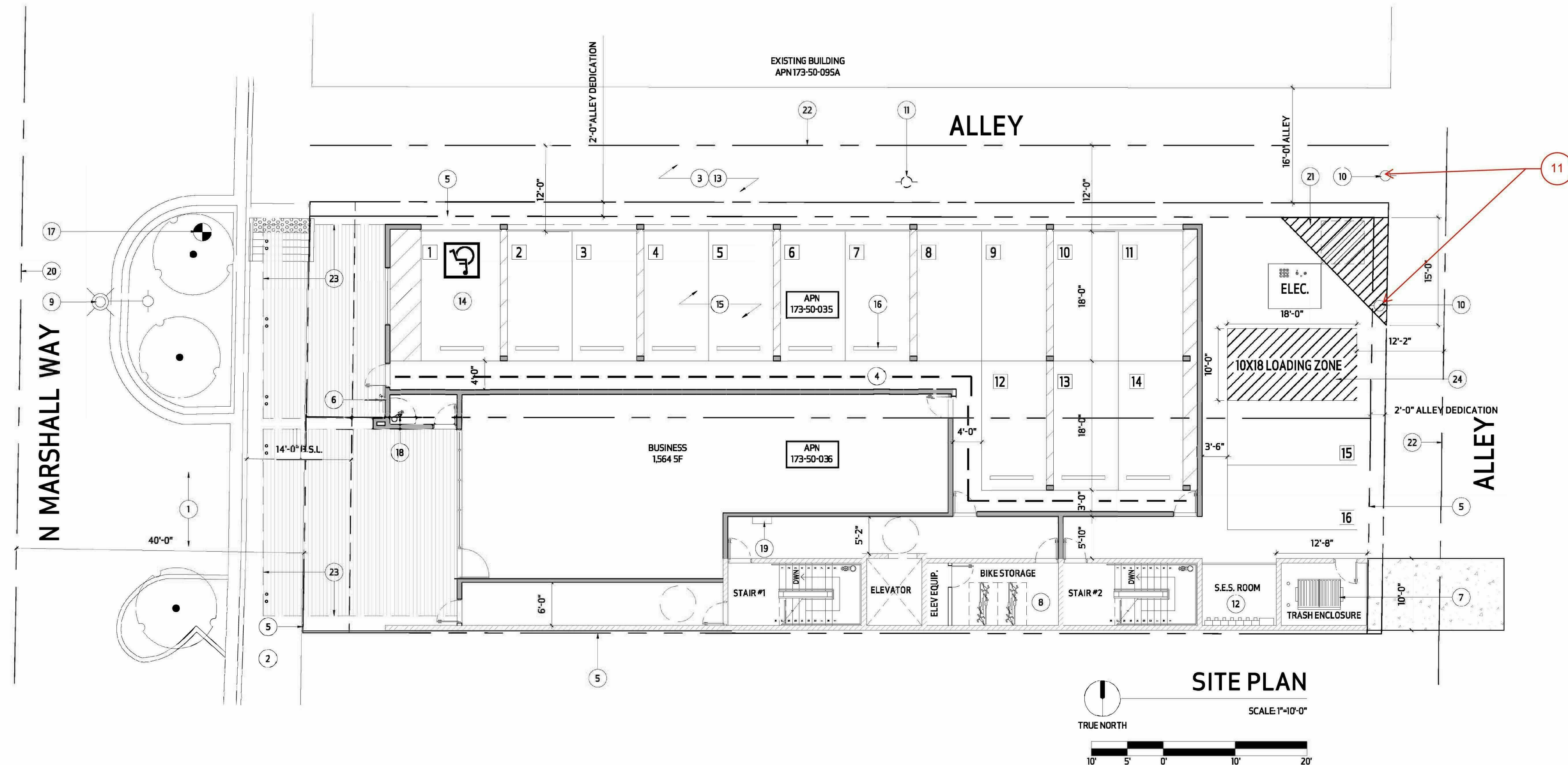
CONTENTS: SITE PLAN

SHEET No: **SP1.00**

ATTACHMENT #8



SITE PLAN
SCALE: 1/8"=1'-0"

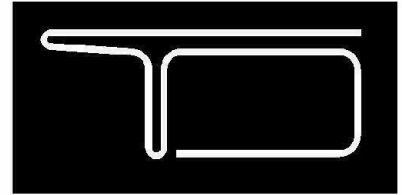


GENERAL NOTES:

- KNOX BOX WILL BE REQUIRED FOR FIRE DEPARTMENT EMERGENCY ACCESS KEYS. LOCATION OF BOX TO BE DETERMINED WITH FIRE INSPECTOR APPROVAL.
- SLOPE ALL SIDEWALKS AWAY FROM BUILDING MINIMUM 1% AND NOT TO EXCEED 2% MAXIMUM.
- PROVIDE FIRE LANE SIGNAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHALL AND FILED INSPECTOR.

SITE PLAN NOTES:

- EXISTING PUBLIC STREET PARKING TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING ALLEY DRIVE TO REMAIN.
- ADA ACCESSIBLE PATH.
- PROPERTY LINE.
- LOCATION OF F.D.C.
- TRASH ENCLOSURE WITH CONCRETE PAD.
- BICYCLE PARKING PER CITY OF SCOTTSDALE STANDARD DETAIL.
- EXISTING STREET LIGHT TO REMAIN.
- EXISTING POWER POLE.
- EXISTING POWER POLE TO BE RELOCATED.
- S.E.S. LOCATION.
- EXISTING ASPHALT PAVING.
- ADA PARKING AND ACCESSIBLE AISLE.
- CONCRETE PAVED PARKING LOT.
- PARKING STOP, TYPICAL.
- EXISTING FIRE HYDRANT TO REMAIN.
- FIRE RISER WITH BACKFLOW PREVENTER PER MAG STANDARD DETAIL 2369.
- MAIL BOXES.
- CENTERLINE OF STREET.
- 15'X15' SAFETY TRIANGLE.
- CENTERLINE OF ALLEY.
- SHADE CANOPY TO COVER SIDEWALK PER C.O.S. DESIGN GUIDELINES.
- OFF-STREET LOADING & UNLOADING ZONE.



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T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



EXPIRES 3.31.2023

DRB CASE NUMBER --

PROJECT:
MARSHALL LIVING
4251 & 4247 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #.: 24-13

DATE: 07.22.2024

CONTENTS: SITE PLAN

SHEET No: SP1.00

CITY OF SCOTTSDALE

IgCC AMENDED SECTION 601.3.1.2

IRRIGATION SYSTEMS

1. SHALL BE BASED ON HYDROZONES. TURFGRASS AREAS SHALL BE ON THEIR OWN IRRIGATION STATIONS.TREES IN TURFGRASS SHALL HAVE A SEPARATE DRIP IRRIGATION ZONE.
2. SHALL HAVE BACKFLOW PREVENTION IN ACCORDANCE WITH CITY PLUMBING CODE (IPC)
3. SHALL HAVE A MASTER VALVE ON MUNICIPALLY SUPPLIED WATER SOURCES THAT ALLOWS PRESSURIZATION OF THE IRRIGATION MAINLINE ONLY WHEN IRRIGATION IS SCHEDULED. THE MASTER VALVE SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE BACK FLOW PREVENTION DEVICE.
4. SHALL HAVE AN ISOLATION VALVE INSTALLED IMMEDIATELY UPSTREAM OF EACH IRRIGATION CONTROL VALVE

IRRIGATION TURFGRASS SPRINKLERS

1. SHALL NOT SPRAY WATER DIRECTLY ON BUILDINGS OR HARDSCAPE AREA.
2. SHALL BE PROHIBITED ON LANDSCAPE AREAS HAVING ANY DIMENSION LESS THAN 8FT.
3. SHALL BE LIMITED TO USE WITH TURFGRASS.
4. SPRINKLER HEADS INCLUDING ROTORS, HEADS WITH ROTATING AND FIXED SPRAY NOZZLES SHALL CONTAIN PRESSURE REGULATING SPRINKLER BODIES.

LANDSCAPE EMITTERS

1. THE DRIP IRRIGATION CONTROL VALVE SHALL BE EQUIPPED WITH A PRESSURE REGULATOR AND A CLEANABLE WYE STRAINER FILTER.
2. AT THE END OF EACH LATERAL, A FLUSH CAP SHALL BE INSTALLED IN A SIX (6) INCH ROUND PIT BOX.
3. DRIP EMITTERS SHALL BE OF PRESSURE COMPENSATING TYPE.

IRRIGATION CONTROLLERS

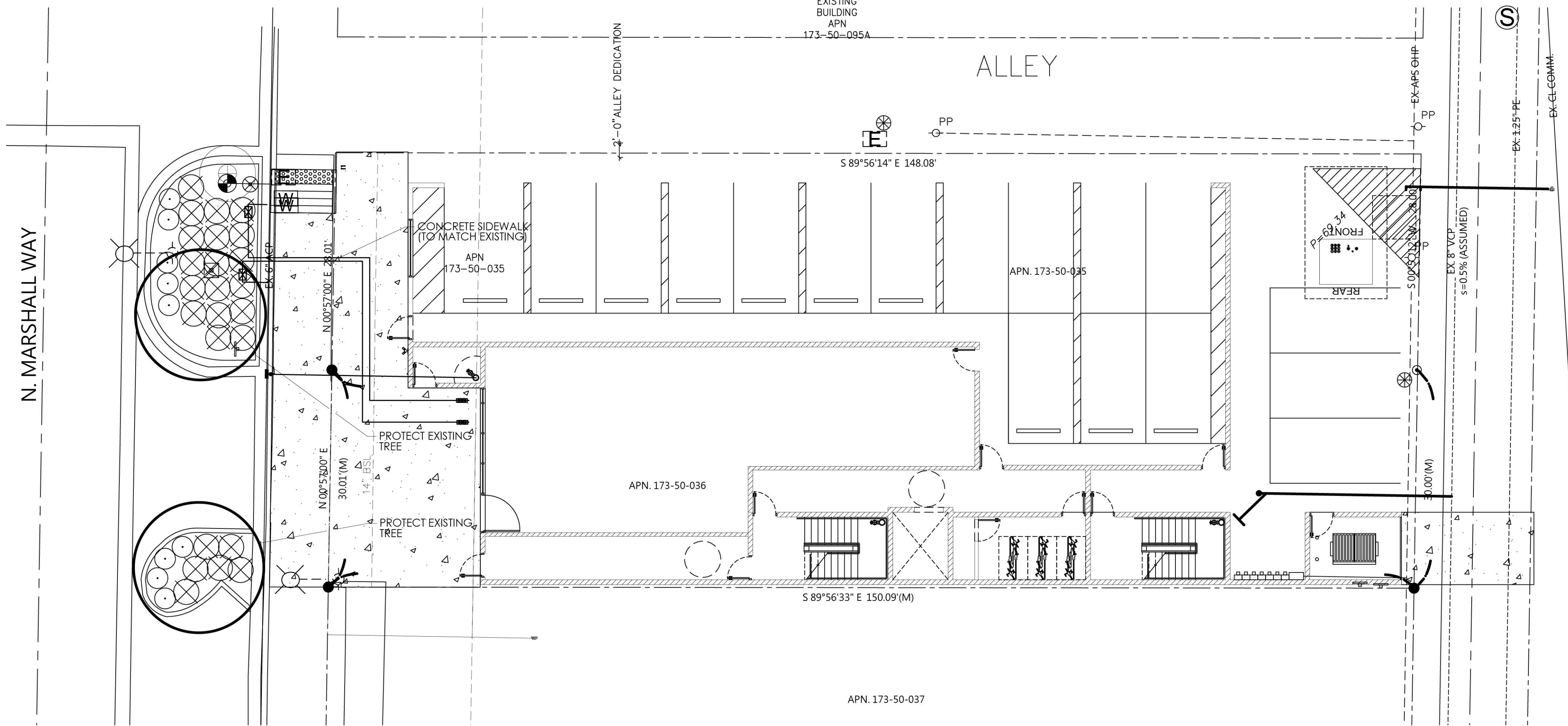
ALL IRRIGATION SYSTEMS SHALL USE A WEATHER BASED SMART IRRIGATION CONTROLLER THAT IS WATERSENSE LABELED OR EQUIVALENT AND CAPABLE OF FREQUENCY ADJUSTMENT AND DAY EXCLUSION. THE FOLLOWING SETTINGS AND SCHEDULE FOR THE IRRIGATION CONTROL SYSTEM SHALL BE POSTED ON OR ADJACENT TO THE CONTROLLER:

1. PRECIPITATION RATE OF EACH IRRIGATION STATION.
2. PLANT FACTORS FOR EACH HYDROZONE.
3. SOIL TYPE.
4. RAIN SENSOR SETTINGS.
5. PEAK DEMAND SCHEDULE, INCLUDING RUN TIMES, CYCLE STARTS, AND SOAK TIMES.
6. MAXIMUM RUNTIMES TO PREVENT WATER RUNOFF AND STANDING WATER.
7. GALLONS PER MINUTE FOR EACH IRRIGATION STATION.

LANDSCAPE LEGEND

- ✱ PEDILANTHUS SP.
LADY SLIPPER
5 GALLON
- ⊗ HESPERALOE PERPA
BRAKE LIGHT RED YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



ATTACHMENT #10

Case No: 00 - DR - 2024

CITY OF SCOTTSDALE

LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P. (602)265-0320

EMAIL: timmqueen@tjmla.net



project:
MARSHALL FOUR
4251 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

revised:

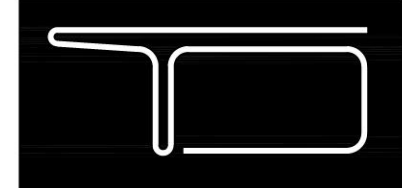
job #.: 22-17

date: 08.28.23

contents:

La.01


sheet No:



TOMECAK
DESIGN

4368 NORTH CIVIC CENTER
PLAZA SUITE 201
SCOTTSDALE, ARIZONA
85251

T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



GENERAL NOTES:

- A. ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.
- B. SIGNAGE BY OTHERS - UNDER SEPARATE REVIEW AND PERMIT.
- C. BUILDING ADDRESS IS TO BE PROVIDED PER FIRE DEPARTMENT REQUIREMENTS, AND SUBJECT TO ARCHITECT'S APPROVAL.
- D. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY SCREEN WALL.



EAST ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE 1/8"=7'-0"

+48'-0"
 TOP OF PARAPET
 +43'-0"
 TOP OF ROOF
 +41'-0"
 TOP OF PLATE WINDOW/DOOR
 +32'-0"
 TOP OF FLOOR
 +28'-0"
 TOP OF PLATE WINDOW/DOOR
 +19'-0"
 TOP OF FLOOR
 +9'-0"
 TOP OF WINDOW/DOOR
 +0'-0"
 FINISH FLOOR

- MASONRY & STONE

- 4.1 CONCRETE MASONRY UNITS
8X8X16 STACK BOND, RAKED JOINTS
SUPERLITE - GROUND FACE, BONE COLOR

METALS/STEEL

- 5.1 DECORATIVE METAL
PAINTED, TUSCAN BLACK

- 52 METAL FASCIA
FLAT LOCK PANEL
DARK BRONZE

- 5.3 METAL CLADDING - SIDING
SNAP LOCK STANDING SEAM WALL PANEL
WESTERN STATES METAL - DARK BRONZE

- 5.4 ALUMINUM METAL CLEAR ANODIZED @ ENTRY SURROUND

- 55 METAL CLADDING - SIDING
SNAP LOCK STANDING SEAM WALL PANEL
WESTERN STATES METAL - SILVER METALLIC

WOOD & PLASTICS

- 6.1 THERMALLY MODIFIED WOOD
WOOD INSERT
CAMBIA - ASH SPECIES**

THERMAL & MOISTURE PROTECTION

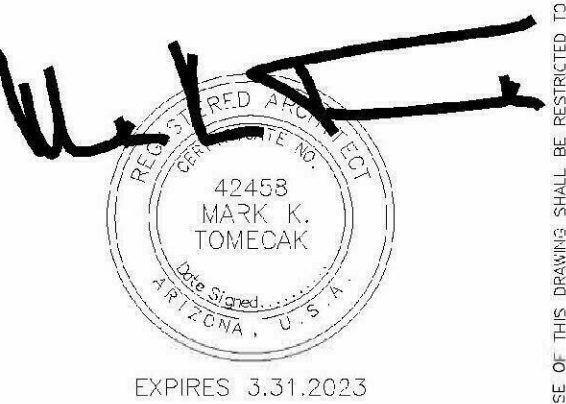
- 7.1 SAND FINISH STUCCO - PAINTED
DUNN EDWARDS
DE 5048 - PINK PUNCH
LRV - 18

DOORS & WINDOWS

- 8.1 ALUMINUM STOREFRONT DOORS & WINDOWS**
DARK BRONZE FINISH
LOW-E CLEAR TEMPERED GLASS

- 8.2 LOW-E CLEAR TEMPERED GLASS

ALL MATERIAL CALL OUTS ARE TYPICAL
UNLESS OTHERWISE NOTED.



PIRES 3.31.2023

SUBJECT:
MARSHALL FOUR
1111 MARSHALL WAY
TOTTSDALE, ARIZONA 85251

PRELIMINARY REVIEW

22-17

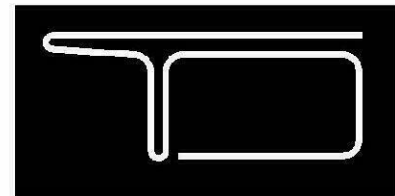
02.28.2023

CONTENTS: BUILDING ELEVATIONS

ET No: **A 2.01**

ATTACHMENT #11

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**TOMECAK
DESIGN**

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM

GENERAL NOTES:

- A. ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.
B. SIGNAGE BY OTHERS - UNDER SEPARATE REVIEW AND PERMIT.
C. BUILDING ADDRESS IS TO BE PROVIDED PER FIRE DEPARTMENT REQUIREMENTS, AND SUBJECT TO ARCHITECT'S APPROVAL.
D. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY SCREEN WALL.

MATERIAL / COLOR PALETTE

MASONRY & STONE

- 41 CONCRETE MASONRY UNITS
BXBXK STACK BOND, RAKED JOINT'S
SUPERLITE - GROUND FACE, BONE COLOR

METALS / STEEL

- 51 DECORATIVE METAL
PAINTED, TUSCAN BLACK

- 52 METAL FASCIA
FLAT LOCK PANEL
DARK BRONZE

- 53 METAL CLADDING - SIDING
SNAP LOCK STANDING SEAM WALL PANEL
WESTERN STATES METAL - DARK BRONZE

- 54 METAL CLADDING - SIDING
SNAP LOCK STANDING SEAM WALL PANEL
WESTERN STATES METAL - SILVER METALLIC

- 55 BREAK- METAL CLADDING
DARK BRONZE FINISH

- 56 ALUMINUM CANOPY

WOOD & PLASTICS

- 61 THERMALLY MODIFIED WOOD
WOOD INSERT
CAMBIA - ASH SPECIES

THERMAL & MOISTURE PROTECTION

- 71 SAND FINISH STUCCO - PAINTED
DUNN EDWARDS
DE6357 - BLACK TIE
LRV - 6

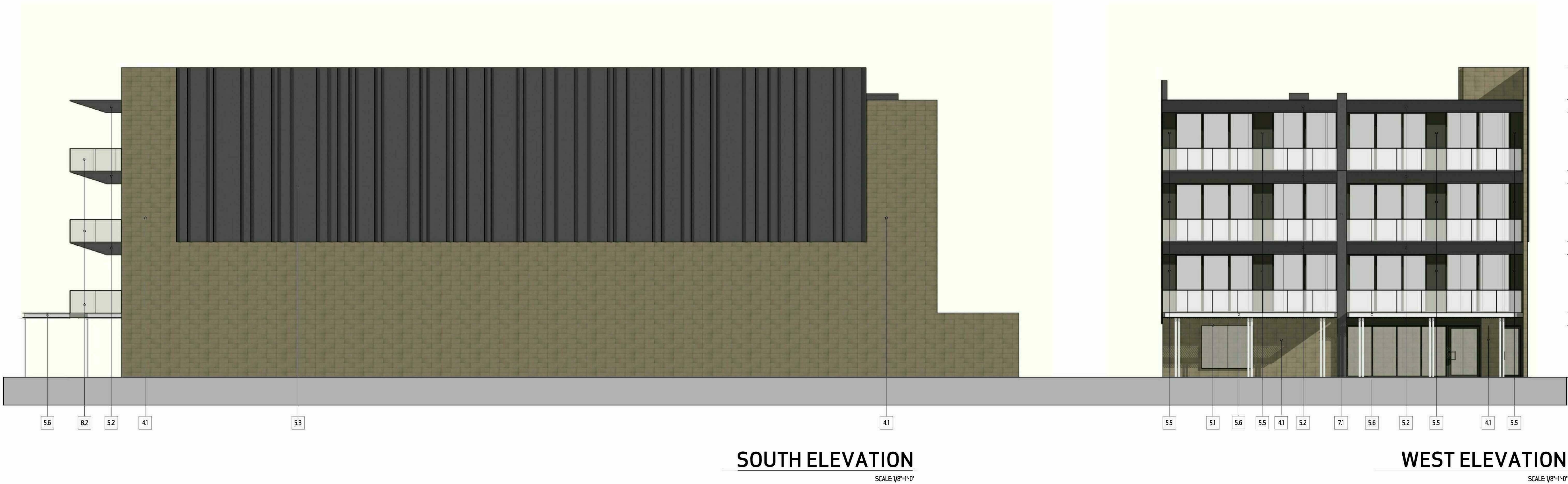
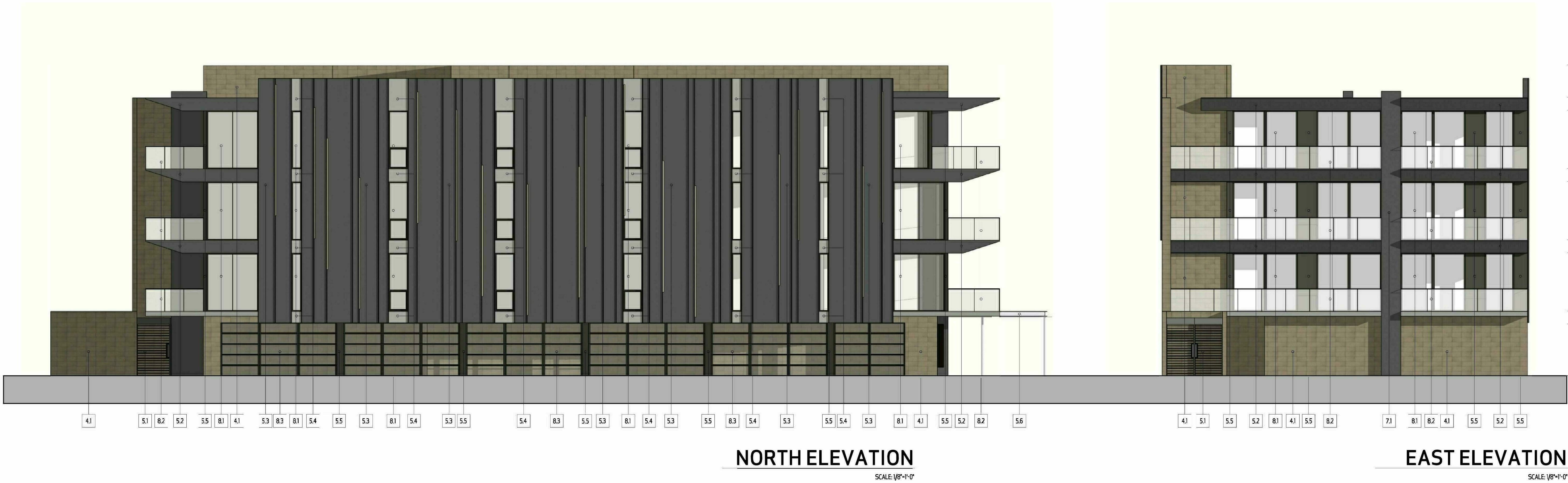
DOORS & WINDOWS

- 81 ALUMINUM STOREFRONT DOORS & WINDOWS
DARK BRONZE FINISH
LOW-E CLEAR TEMPERED GLASS

- 82 CLEAR TEMPERED GLASS

- 83 ALUMINUM GARAGE DOORS
DARK BRONZE FINISH
LOW-E CLEAR TEMPERED GLASS

ALL MATERIAL CALL OUTS ARE TYPICAL
UNLESS OTHERWISE NOTED.



PROJECT:
MARSHALL LIVING
4251 & 4247 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:

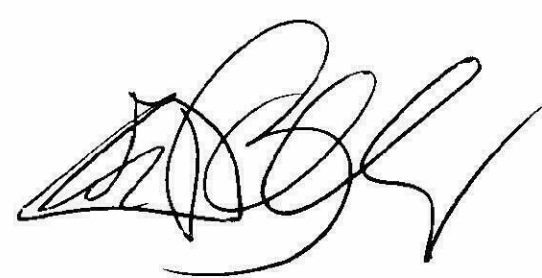
JOB #: 24-13

DATE: 07.22.2024

CONTENTS: COLORED STREETSCAPE
BUILDING ELEVATIONS

SHEET No: A 2.01

46-DR-2022
APPROVED



06/20/2023



N/W CORNER - MARSHALL WAY



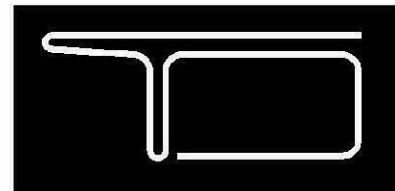
N/E CORNER - ALLEY



S/W CORNER - MARSHALL WAY



NORTH ELEVATION



TOMECAK
DESIGN

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



PROJECT:
MARSHALL FOUR
4251 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISION:
PRELIMINARY REVIEW

JOB #.: 22-17

DATE: 02.28.2023

CONTENTS: PERSPECTIVES

SHEET NO: A2.02

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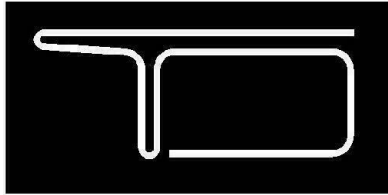


N/W CORNER - MARSHALL WAY



N/E CORNER - ALLEY

ATTACHMENT #14



**TOMECAK
DESIGN**
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM



DRB CASE NUMBER --

PROJECT:
MARSHALL LIVING
4251 & 4247 N MARSHALL WAY
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #: 24-13

DATE: 07.22.2024

CONTENTS: PERSPECTIVES

SHEET NO: **A2.02**

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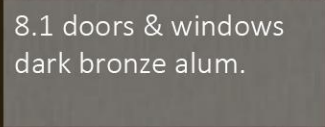
exterior metal cladding
standing seam wall panel
dark bronze



5.4 & 5.5 clear
anodized aluminum



8.1 doors & windows
dark bronze alum.



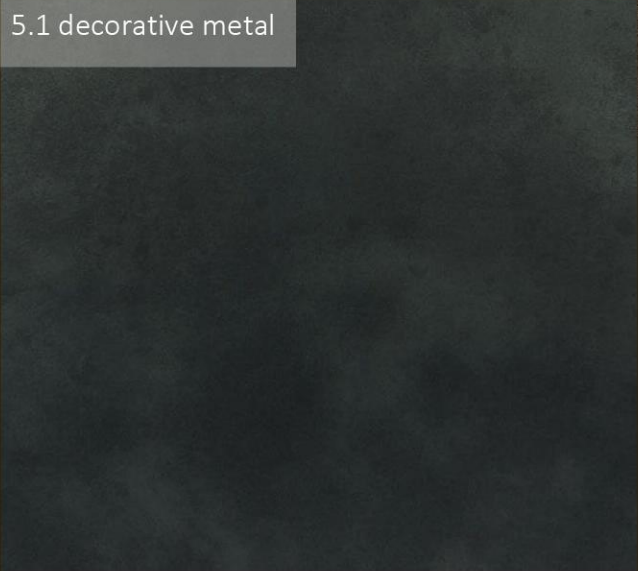
4.1 ground faced
cmu - bone color



6.1 thermally
modified wood - ash
species



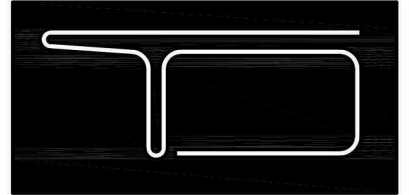
5.1 decorative metal



46-DR-2022#2
8/20/2024



TOMECAK
DESIGN



**TOMECAK
DESIGN**
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
F 480.718.8387
E INFO@TOMECAKDESIGN.COM

RLM

DESIGN

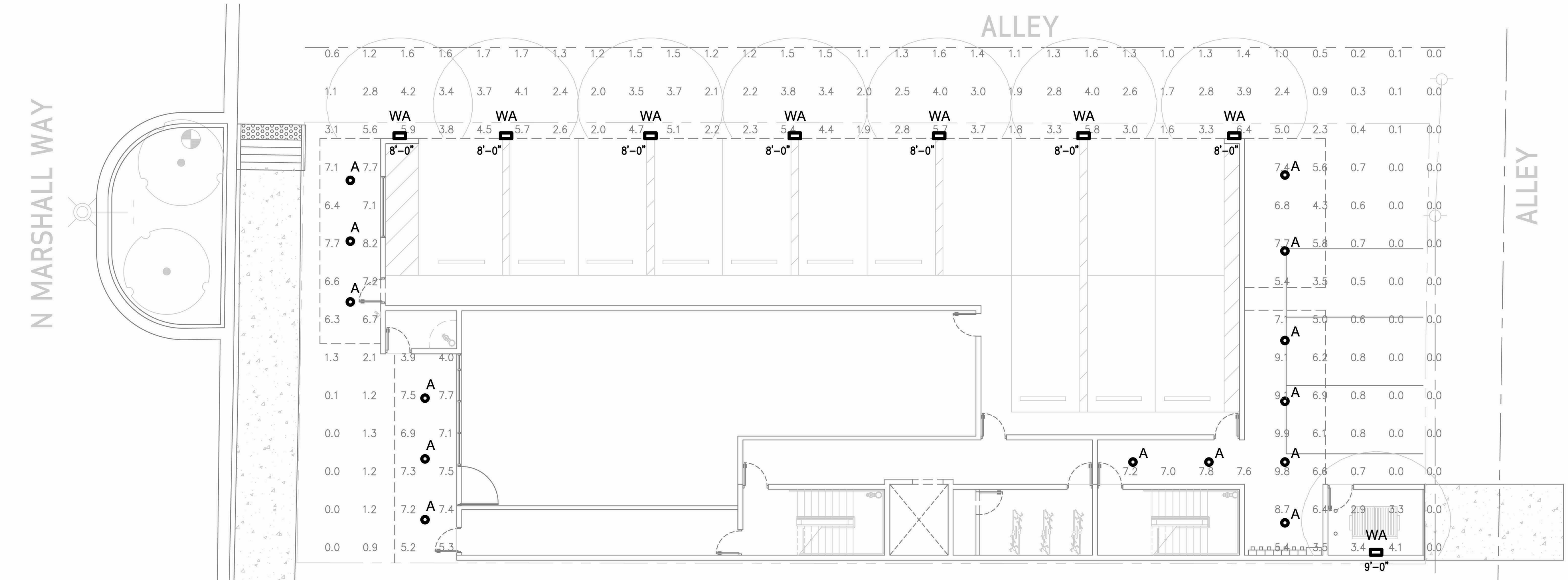
electrical engineering consulting

Bobby Marin • Principal / Designer

project # 240274

1167 E Commonwealth Pl • Chandler, AZ 85225

mbi: 602.741.1047 • bobby@RLMDAZ.COM



LUMINAIRE SCHEDULE

LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	LLF	WATTAGE
A	Lithonia Lighting	LDN6 40/07 LO6AR LSS	6IN LDN, 4000K, 750LM, CLEAR, SEMI-SPECULAR REFLECTOR, CR180	LED	1	759	1	8.91
WA	Lithonia Lighting	WPX0 LED AL0 SSW2 MVOLT PE DDBXD	WPX0 LED wallpack 3000lm 4000K color temperature 120-277 Volts (Mount @ +9'-0")	LED	1	994	1	7.44

SITE LIGHTING PLAN
1" = 10'-0"

DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
SITE	3.1 FC	9.9 FC	0.0 FC	N/A	N/A

LITHONIA LIGHTING

Catalog Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame, galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 5-1/4" total adjustment.

Two combinations 1/2" and four 1/4" fasteners for straight-through conduit runs. Capacity: 1/2 in., 4 out; No. 12 AWG conductors, rated for 90°C.

Recommendations 1/2" and 3/4" and 1/2" and 3/4"

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are biased to a 3-step SCMR. 80 CRI minimum, to CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/NR and 55° cutoffs source and source image.

Self-flanged angled reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1/4% minimum dimming level available.

0-10V dimming feature requires two (2) additional low-voltage wires to be pulled.

20% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP65 rated. (EN60598-1/EN60598-2-15/EN60598-2-21/EN60598-2-22/EN60598-2-23/EN60598-2-24/EN60598-2-25/EN60598-2-26/EN60598-2-27/EN60598-2-28/EN60598-2-29/EN60598-2-30/EN60598-2-31/EN60598-2-32/EN60598-2-33/EN60598-2-34/EN60598-2-35/EN60598-2-36/EN60598-2-37/EN60598-2-38/EN60598-2-39/EN60598-2-40/EN60598-2-41/EN60598-2-42/EN60598-2-43/EN60598-2-44/EN60598-2-45/EN60598-2-46/EN60598-2-47/EN60598-2-48/EN60598-2-49/EN60598-2-50/EN60598-2-51/EN60598-2-52/EN60598-2-53/EN60598-2-54/EN60598-2-55/EN60598-2-56/EN60598-2-57/EN60598-2-58/EN60598-2-59/EN60598-2-60/EN60598-2-61/EN60598-2-62/EN60598-2-63/EN60598-2-64/EN60598-2-65/EN60598-2-66/EN60598-2-67/EN60598-2-68/EN60598-2-69/EN60598-2-70/EN60598-2-71/EN60598-2-72/EN60598-2-73/EN60598-2-74/EN60598-2-75/EN60598-2-76/EN60598-2-77/EN60598-2-78/EN60598-2-79/EN60598-2-80/EN60598-2-81/EN60598-2-82/EN60598-2-83/EN60598-2-84/EN60598-2-85/EN60598-2-86/EN60598-2-87/EN60598-2-88/EN60598-2-89/EN60598-2-90/EN60598-2-91/EN60598-2-92/EN60598-2-93/EN60598-2-94/EN60598-2-95/EN60598-2-96/EN60598-2-97/EN60598-2-98/EN60598-2-99/EN60598-2-100/EN60598-2-101/EN60598-2-102/EN60598-2-103/EN60598-2-104/EN60598-2-105/EN60598-2-106/EN60598-2-107/EN60598-2-108/EN60598-2-109/EN60598-2-110/EN60598-2-111/EN60598-2-112/EN60598-2-113/EN60598-2-114/EN60598-2-115/EN60598-2-116/EN60598-2-117/EN60598-2-118/EN60598-2-119/EN60598-2-120/EN60598-2-121/EN60598-2-122/EN60598-2-123/EN60598-2-124/EN60598-2-125/EN60598-2-126/EN60598-2-127/EN60598-2-128/EN60598-2-129/EN60598-2-130/EN60598-2-131/EN60598-2-132/EN60598-2-133/EN60598-2-134/EN60598-2-135/EN60598-2-136/EN60598-2-137/EN60598-2-138/EN60598-2-139/EN60598-2-140/EN60598-2-141/EN60598-2-142/EN60598-2-143/EN60598-2-144/EN60598-2-145/EN60598-2-146/EN60598-2-147/EN60598-2-148/EN60598-2-149/EN60598-2-150/EN60598-2-151/EN60598-2-152/EN60598-2-153/EN60598-2-154/EN60598-2-155/EN60598-2-156/EN60598-2-157/EN60598-2-158/EN60598-2-159/EN60598-2-160/EN60598-2-161/EN60598-2-162/EN60598-2-163/EN60598-2-164/EN60598-2-165/EN60598-2-166/EN60598-2-167/EN60598-2-168/EN60598-2-169/EN60598-2-170/EN60598-2-171/EN60598-2-172/EN60598-2-173/EN60598-2-174/EN60598-2-175/EN60598-2-176/EN60598-2-177/EN60598-2-178/EN60598-2-179/EN60598-2-180/EN60598-2-181/EN60598-2-182/EN60598-2-183/EN60598-2-184/EN60598-2-185/EN60598-2-186/EN60598-2-187/EN60598-2-188/EN60598-2-189/EN60598-2-190/EN60598-2-191/EN60598-2-192/EN60598-2-193/EN60598-2-194/EN60598-2-195/EN60598-2-196/EN60598-2-197/EN60598-2-198/EN60598-2-199/EN60598-2-200/EN60598-2-201/EN60598-2-202/EN60598-2-203/EN60598-2-204/EN60598-2-205/EN60598-2-206/EN60598-2-207/EN60598-2-208/EN60598-2-209/EN60598-2-210/EN60598-2-211/EN60598-2-212/EN60598-2-213/EN60598-2-214/EN60598-2-215/EN60598-2-216/EN60598-2-217/EN60598-2-218/EN60598-2-219/EN60598-2-220/EN60598-2-221/EN60598-2-222/EN60598-2-223/EN60598-2-224/EN60598-2-225/EN60598-2-226/EN60598-2-227/EN60598-2-228/EN60598-2-229/EN60598-2-230/EN60598-2-231/EN60598-2-232/EN60598-2-233/EN60598-2-234/EN60598-2-235/EN60598-2-236/EN60598-2-237/EN60598-2-238/EN60598-2-239/EN60598-2-240/EN60598-2-241/EN60598-2-242/EN60598-2-243/EN60598-2-244/EN60598-2-245/EN60598-2-246/EN60598-2-247/EN60598-2-248/EN60598-2-249/EN60598-2-250/EN60598-2-251/EN60598-2-252/EN60598-2-253/EN60598-2-254/EN60598-2-255/EN60598-2-256/EN60598-2-257/EN60598-2-258/EN60598-2-259/EN60598-2-260/EN60598-2-261/EN60598-2-262/EN60598-2-263/EN60598-2-264/EN60598-2-265/EN60598-2-266/EN60598-2-267/EN60598-2-268/EN60598-2-269/EN60598-2-270/EN60598-2-271/EN60598-2-272/EN60598-2-273/EN60598-2-274/EN60598-2-275/EN60598-2-276/EN60598-2-277/EN60598-2-278/EN60598-2-279/EN60598-2-280/EN60598-2-281/EN60598-2-282/EN60598-2-283/EN60598-2-284/EN60598-2-285/EN60598-2-286/EN60598-2-287/EN60598-2-288/EN60598-2-289/EN60598-2-290/EN60598-2-291/EN60598-2-292/EN60598-2-293/EN60598-2-294/EN60598-2-295/EN60598-2-296/EN60598-2-297/EN60598-2-298/EN60598-2-299/EN60598-2-300/EN60598-2-301/EN60598-2-302/EN60598-2-303/EN60598-2-304/EN60598-2-305/EN60598-2-306/EN60598-2-307/EN60598-2-308/EN60598-2-309/EN60598-2-310/EN60598-2-311/EN60598-2-312/EN60598-2-313/EN60598-2-314/EN60598-2-315/EN60598-2-316/EN60598-2-317/EN60598-2-318/EN60598-2-319/EN60598-2-320/EN60598-2-321/EN60598-2-322/EN60598-2-323/EN60598-2-324/EN60598-2-325/EN60598-2-326/EN60598-2-327/EN60598-2-328/EN60598-2-329/EN60598-2-330/EN60598-2-331/EN60598-2-332/EN60598-2-333/EN60598-2-334/EN60598-2-335/EN60598-2-336/EN60598-2-337/EN60598-2-338/EN60598-2-339/EN60598-2-340/EN60598-2-341/EN60598-2-342/EN60598-2-343/EN60598-2-344/EN60598-2-345/EN60598-2-346/EN60598-2-347/EN60598-2-348/EN60598-2-349/EN60598-2-350/EN60598-2-351/EN60598-2-352/EN60598-2-353/EN60598-2-354/EN60598-2-355/EN60598-2-356/EN60598-2-357/EN60598-2-358/EN60598-2-359/EN60598-2-360/EN60598-2-361/EN60598-2-362/EN60598-2-363/EN60598-2-364/EN60598-2-365/EN60598-2-366/EN60598-2-367/EN60598-2-368/EN60598-2-369/EN60598-2-370/EN60598-2-371/EN60598-2-372/EN60598-2-373/EN60598-2-374/EN60598-2-375/EN60598-2-376/EN60598-2-377/EN60598-2-378/EN60598-2-379/EN60598-2-380/EN60598-2-381/E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August 13, 2024

Dear Neighbor:

An application for a proposed 4-story mixed-use building has been filed with the City of Scottsdale for Design Review. The proposed project will occupy the area where an existing 2,036 square foot building and an existing surface parking lot is located. The new parking will be reconfigured and maintained on the ground level with the entry off the alley. The existing entry drive off Marshall Way will be the access to the parking utilizing the existing alley way. A new 1,564 square foot retail space will be added along Marshall Way frontage with 3-stories of residential development above the ground level. The total area of the proposed project is 17,484 square feet. The current zoning supports the mixed-use building.

Project Request: Design Review
Pre-application number: 686-PA-2022
Project Location: 4251 & 4247 N. Marshall Way, Scottsdale, AZ 85251
Lot Size: 0.21 Acres, 9004.93 S.F.
Zoning: D/RS-1, DO

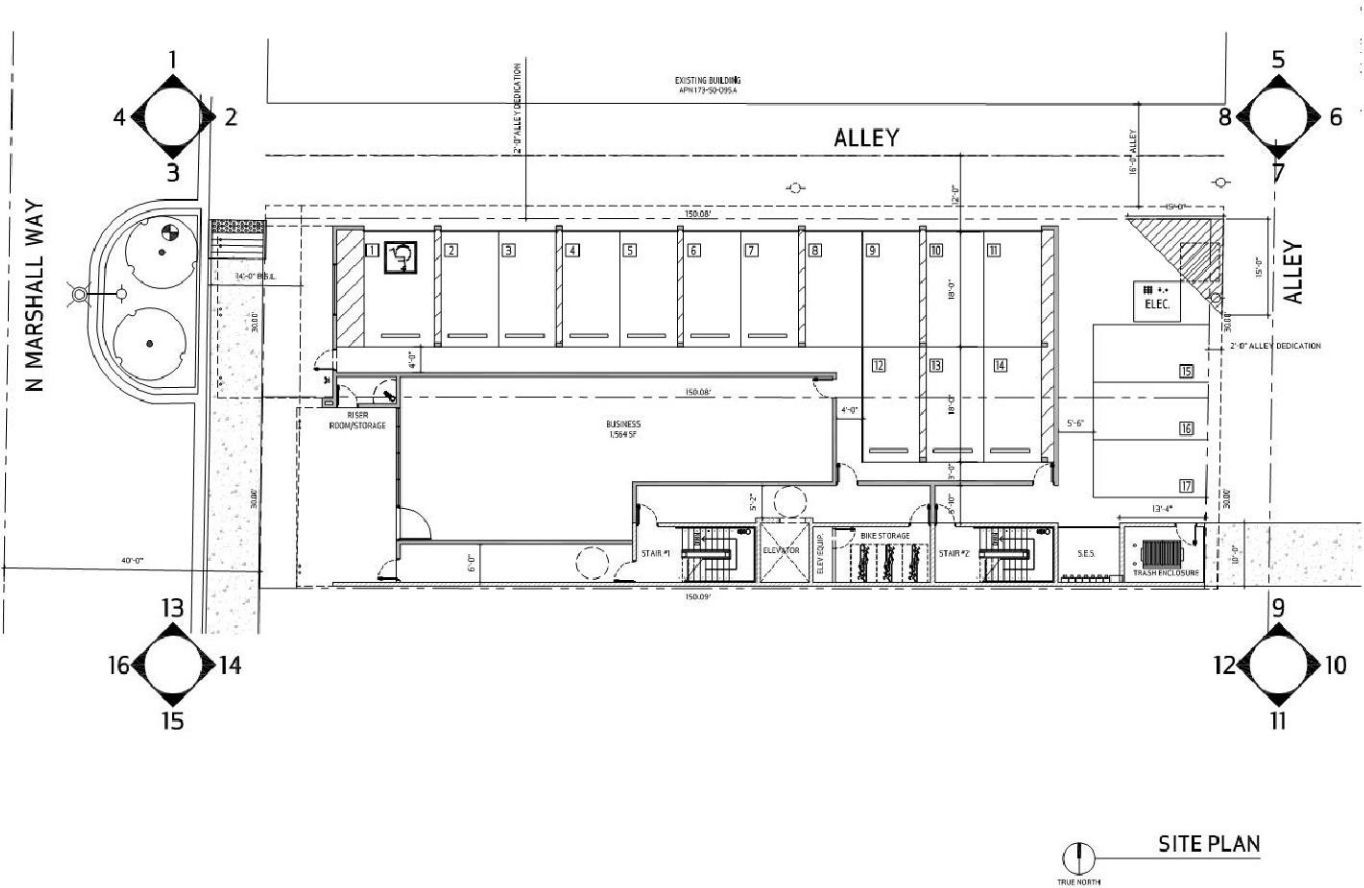
This letter is being sent to you as part of the notification procedure. If you wish to submit a written comment about this proposal into the record, please e-mail the project planner, Greg Bloemberg, at gbloemberg@scottsdaleaz.gov. If you have general questions about this proposal, please contact the City of Scottsdale Planning Division at 480-312-2888. A copy of the proposed site plan and elevations are included for your review.

Sincerely,

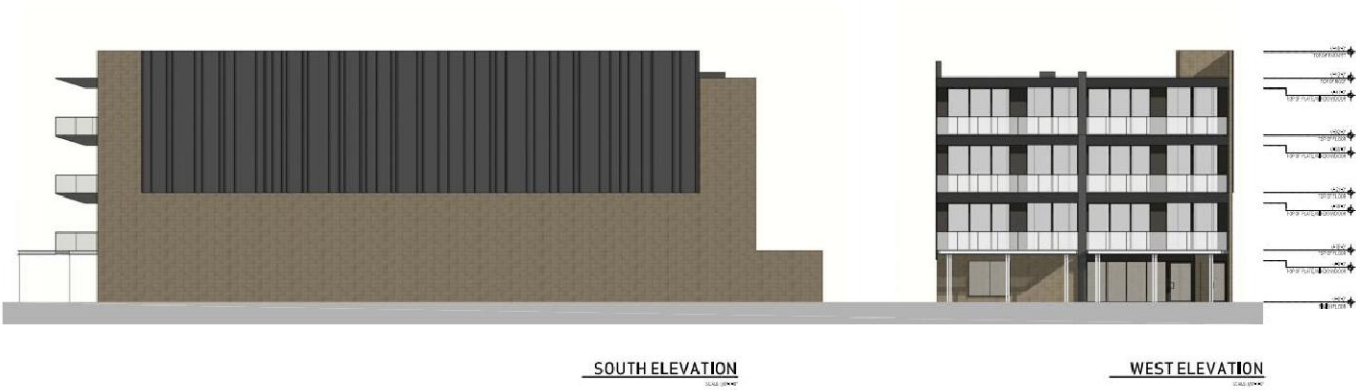
Mark Tomecak, RA
4368 North Civic Center Plaza
Scottsdale, Arizona 85251

602.619.7751

Site Plan Exhibit



Building Elevations Exhibit





CONTEXT AERIAL - 750' RADIUS FROM SITE

Neighborhood Notification Mailing List

Owner	Mailing Address	MAIL_CITY	MAIL_	MAIL_ZIP
SOUTHBRIDGE A OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
VELASCO HOLDINGS LLC	8513 E CITRUS WY SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
URBAN GRAPHITE HOLDINGS LLC	P O BOX 14012 SCOTTSDALE AZ USA 85267	SCOTTSDALE	AZ	85267
SOUTHBRIDGE B OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE B OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
LEVINE INVESTMENTS LIMITED PARTNERSHIP	2801 E CAMELBACK RD SUITE 450 PHOENIX AZ USA 85016	PHOENIX	AZ	85016
LEVINE INVESTMENTS LIMITED PARTNERSHIP	2801 E CAMELBACK RD SUITE 450 PHOENIX AZ USA 85016	PHOENIX	AZ	85016
LEVINE INVESTMENTS LIMITED PARTNERSHIP	2801 E CAMELBACK RD SUITE 450 PHOENIX AZ USA 85016	PHOENIX	AZ	85016
BROOKS BUILDERS INC	2323 W UNIVERSITY DR TEMPE AZ USA 85281	TEMPE	AZ	85281
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 100 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
MASYNO CANAL BUILDING LLC	PO BOX 520 COOLIDGE AZ USA 85128	COOLIDGE	AZ	85128
MASYNO CANAL BUILDING LLC	PO BOX 520 COOLIDGE AZ USA 85128	COOLIDGE	AZ	85128
MASYNO CANAL BUILDING LLC	PO BOX 520 COOLIDGE AZ USA 85128	COOLIDGE	AZ	85128
CANAL OFFICE PARTNERSHIP	7510 N EUCALYPTUS DR PARADISE VALLEY AZ USA 85253	PARADISE VALLEY	AZ	85253
MASYNO CANAL BUILDING LLC	PO BOX 520 COOLIDGE AZ USA 85128	COOLIDGE	AZ	85128
MASYNO CANAL BUILDING LLC	PO BOX 520 COOLIDGE AZ USA 85128	COOLIDGE	AZ	85128
RBB PROPERTIES 2 LLC	7114 E STETSON DR NO 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES 2 LLC	7114 E STETSON DR NO 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES 2 LLC	7114 E STETSON DR NO 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES 2 LLC	7114 E STETSON DR NO 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES 2 LLC	7114 E STETSON DR NO 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
STETSON CANAL CONDOMINIUM OWNERS ASSN	7127 E 6TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES LLC	7114 E STETSON DR STE 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES LLC	7114 E STETSON DR STE 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES LLC	7114 E STETSON DR STE 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES LLC	7114 E STETSON DR STE 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES LLC	7114 E STETSON DR STE 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES 2 LLC	7114 E STETSON DR SUITE 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES 2 LLC	7114 E STETSON DR NO 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
RBB PROPERTIES 2 LLC	7114 E STETSON DR NO 400 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
MOORE RUTH ANN/STEPHANIE ANN	PO BOX 2528 SCOTTSDALE AZ USA 85252	SCOTTSDALE	AZ	85252
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SCOTTSDALE CITY OF	3939 CIVIC CENTER BLVD SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
LESATZ GEORGE/DIANE MOUNTJOY	6946 E EXETER BLVD SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SENEGOR DANA FISCHIETTO	6326 E QUARTZ MOUNTAIN RD PARADISE VALLEY AZ USA 85253	PARADISE VALLEY	AZ	85253
POST FAMILY TRUST	6957 E LAFAYETTE BLVD SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
LHO LLC	27817 N 46TH PL CAVE CREEK AZ USA 85331	CAVE CREEK	AZ	85331
LHO LLC	27817 N 46TH PL CAVE CREEK AZ USA 85331	CAVE CREEK	AZ	85331
GDO LIMITED PARTNERSHIP LLLP	3925 N SCOTTSDALE RD SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
GDO LIMITED PARTNERSHIP LLLP	3925 N SCOTTSDALE RD SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
ISAAC SOFFER AND DOLORES SOFFER FAMILY LIVING TRUST	850 S ROBERTSON BLVD LOS ANGELES CA USA 90035	LOS ANGELES	CA	90035
ISAAC SOFFER AND DOLORES SOFFER FAMILY LIVING TRUST	850 S ROBERTSON BLVD LOS ANGELES CA USA 90035	LOS ANGELES	CA	90035
SMJ PROPERTIES LLC	4242 B CRAFTSMAN CT SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
GE VENTURES LLC	1401 N CLIFFSIDE DR GILBERT AZ USA 85234	GILBERT	AZ	85234
FLORA 35 LLC	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
FLORA 35 LLC	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
4228 CRAFTSMAN COURT LLC	6929 N HAYDEN RD SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
NUOVO ENTERPRISES LLC	15900 N 78TH ST SUITE 155 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CRAFTSMAN COURT LLC	9416 N 80TH PL SCOTTSDALE AZ USA 85258	SCOTTSDALE	AZ	85258
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
FANATEL PROPERTIES INC	4555 E MAYO BLVD PHOENIX AZ USA 85050	PHOENIX	AZ	85050
FANATEL PROPERTIES INC	4555 E MAYO BLVD UNIT 3331 PHOENIX AZ USA 85050	PHOENIX	AZ	85050
FANATEL PROPERTIES INC	4555 E MAYO BLVD UNIT 3331 PHOENIX AZ USA 85050	PHOENIX	AZ	85050
FANATEL PROPERTIES INC	4555 E MAYO BLVD UNIT 3331 PHOENIX AZ USA 85050	PHOENIX	AZ	85050
KINGTOWN PROPERTIES LLC	8776 E SHEA BLVD SUITE 106-310 SCOTTSDALE AZ USA 85260	SCOTTSDALE	AZ	85260
MENCONI ALEC/PIERCE COLE	1133 W MANOR ST CHANDLER AZ USA 85224	CHANDLER	AZ	85224
CRAFTSMANS TABLE LLC	3523 N 70TH ST SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CRAFTSMANS TABLE LLC	3523 N 70TH ST SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
EDEN ROCK REALTY LLC	P O BOX 9787 SCOTTSDALE AZ USA 85252	SCOTTSDALE	AZ	85252
EDEN ROCK REALTY LLC	P O BOX 9787 SCOTTSDALE AZ USA 85252	SCOTTSDALE	AZ	85252
BBCH LLC	6824 E 4TH ST #14 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
JE SOUTHWEST GROUP REAL ESTATE LLC	3004 N CIVIC CENTER PLZ SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
NINI INVESTMENTS LLC	7321 E SHERMAN LN SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
TELEKEY II INVESTMENTS LLC	1155 W RIO SALADO PKWY TEMPE AZ USA 85281	TEMPE	AZ	85281
4200 MARSHALL WAY LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
4200 MARSHALL WAY LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
GIDDYUP PROPERTIES LLC	PO BOX 2055 EUGENE OR USA 97402	EUGENE	OR	97402
FLORA 35 LLC	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
FLORA 35 LLC	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250

FLORA 35 LLC	6929 N HAYDEN RD STE C4-455 SCOTTSDALE AZ USA 85250	SCOTTSDALE	AZ	85250
AGNESE UDINOTTI LIVING TRUST THE	4215 N MARSHALL WAY SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
4211 MARSHALL LLC	4211 N MARSHALL WAY STE 200 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
4211 MARSHALL LLC	4211 N MARSHALL WAY STE 200 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
769 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER LLC/769 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER LL	7033 E GREENWAY RD SUITE 100 SCOTTSDALE AZ USA 85254	SCOTTSDALE	AZ	85254
C & S 7070 LLC	11215 N 74TH ST SCOTTSDALE AZ USA 85260	SCOTTSDALE	AZ	85260
769 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER LLC/769 PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER LL	7033 E GREENWAY RD SUITE 100 SCOTTSDALE AZ USA 85254	SCOTTSDALE	AZ	85254
MARSHALL MERIDIAN PROPERTIES LLC	PO BOX 2055 EUGENE OR USA 97402	EUGENE	OR	97402
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
ORANGE SKY UNLIMITED LLC	7007 E 5TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
BROOKS BUILDING INC	2323 W UNIVERSITY DR TEMPE AZ USA 85281	TEMPE	AZ	85281
PARK FIFTH AVENUE LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
PARK FIFTH AVENUE LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
POLK STREET HIDEAWAY LLC/MTR MARSHALL LLC/MONTGOMERY AND SONS LLC	777 108TH AVE NE STE 1800 BELLEVUE WA USA 980045145	BELLEVUE	WA	980045145
POLK STREET HIDEAWAY LLC/MTR MARSHALL LLC/MONTGOMERY AND SONS LLC	777 108TH AVE NE STE 1800 BELLEVUE WA USA 980045145	BELLEVUE	WA	980045145
4200 MARSHALL WAY LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
4200 MARSHALL WAY LLC	7240 N BROOKVIEW WY SCOTTSDALE AZ USA 85253	SCOTTSDALE	AZ	85253
GIDDYUP PROPERTIES LLC	PO BOX 2055 EUGENE OR USA 97402	EUGENE	OR	97402
GIDDYUP PROPERTIES LLC	PO BOX 2055 EUGENE OR USA 97402	EUGENE	OR	97402
5TH & MARSHALL LLC	6831 E 5TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
5TH & MARSHALL LLC	6831 E 5TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
DOWNTOWN SCOTTSDALE HORSE FOUNTAIN LLC	7144 E STETSON DR SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
5TH AVENUE SCOTTSDALE LLC	7151 E 6TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
KELMAR LLC	7150 E 5TH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	3939 CIVIC PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
JLB INVESTMENTS LTD PARTNERSHIP	2398 E CAMELBACK RD 1100 PHOENIX AZ USA 85016	PHOENIX	AZ	85016
SUNBRELLA PROPERTIES LTD	7520 E ANGUS DR SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
HARD CORNER LLC	5641 N 6TH ST PHOENIX AZ USA 85012	PHOENIX	AZ	85012
SUNBRELLA PROPERTIES LTD	7520 E ANGUS DR SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE C OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SOUTHBRIDGE B OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SUNBRELLA PROPERTIES LTD	7520 E ANGUS DR SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
SOUTHBRIDGE B OWNER LLC	1200 N 52ND ST PHOENIX AZ USA 85008	PHOENIX	AZ	85008
SIMONSON BUILDINGS INC	7520 E ANGUS DR SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CITY OF SCOTTSDALE	3939 CIVIC CENTER PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
GOLDMAN MORRIS B/SHEILA M CALVANO LIVING TR	3233 W PEORIA AVE STE 118 PHOENIX AZ USA 85029	PHOENIX	AZ	85029
GOLDMAN MORRIS B/SHEILA M CALVANO LIVING TR	3233 W PEORIA AVE STE 118 PHOENIX AZ USA 85029	PHOENIX	AZ	85029
FLOYD BUILDING L L C	6939 FIFTH AVE SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
BROOKS BUILDING INC	2323 W UNIVERSITY DR TEMPE AZ USA 85281	TEMPE	AZ	85281
YGY DOMINGO LLC	1846 E INNOVATION PARK DR STE 100 ORO VALLEY AZ USA 85755	ORO VALLEY	AZ	85755
Y G Y PAVAROTTI LLC	1846E INNOVATION PARK DR STE 100 ORO VALLEY AZ USA 85755	ORO VALLEY	AZ	85755
YGY PAVAROTTI LLC/YGY DOMINGO LLC	1846 E INNOVATION PARK DR STE 100 ORO VALLEY AZ USA 85755	ORO VALLEY	AZ	85755
CBOT BUILDING LLC	7600 E CAMELBACK RD NO 1 SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251
CADRE DEVELOPMENT LLC	4215 N WINFIELD SCOTT PLAZA SCOTTSDALE AZ USA 85251	SCOTTSDALE	AZ	85251

City Notifications – Mailing List Selection Map

Marshall Living



Labels Pulled
August 21, 2024

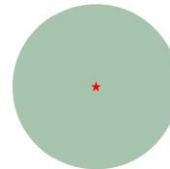
Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 115

46-DR-2022#2



October 21, 2024

Greg Bloemberg
City of Scottsdale
Scottsdale, AZ 85251

RE: 46-DR 2022-2

Greg,

At the request of several property owners along Marshall Way and 5th Avenue whose properties are adjacent to or near the above referenced project, I have been asked to do an independent review of the planning submittal for 4251 and 4247 N Marshall Way, specifically 46 DR 2022-2 as it relates to the impact such development might have to the adjacent area and have the following concerns:

1. Proposed Building Height

The proposed project is currently zoned C-2 with a Downtown Overlay. This zoning designation allows for a 36' height limitation. However, the project proposes 4 stories and 48' of height, clearly out of scale with the surrounding properties, and in violation of the current zoning.

2. Alley Width

The current north alley is 16' wide with a building and angled parking to the north immediately adjacent the alley. This is not wide enough to provide the required 24' maneuvering clearance for the proposed 90 degree resident parking. While the current design proposes a 2' dedication, dedicating any additional width to the North is not possible, requiring the full 8' dedication to be part of this project, not just two feet. Similar guest parking along the east alley is currently proposed at 90 degrees as well without enough alley width to maneuver. The result will be vehicles protruding into the alley restricting use by others and/or residents with insufficient room to maneuver in or out of their spaces.

3. Vehicular Circulation

The proposed project will have a greater impact on the adjacent properties to the North and East of the site. Specifically, the multi-tenant property at 7077,7079,7081,7083, 7085 and 7087 E 5th Avenue, as well as the property at 7111 E 5th Avenue will be immediately burdened with direct interference to the existing parking spaces to the north of the project as the alley is already too narrow. The properties at 4242 and 4248 North Craftsman Court will undoubtedly be affected as well. Of greater significance, the density of the proposed project will severely impede the current flow of frequent commercial traffic as well, which use the alley throughout the day including delivery trucks.

4. Building mass:

In addition to exceeding the allowable height of the zoning district, the building itself lacks attention to the pedestrian scale adhered to by previous development in the area, a component so important to the ambiance of the Downtown area. A property just south of the project, at 4235 is over 30' high, but steps back the second floor from the street edge, supporting a consistent scale along the sidewalk. The remaining buildings along Marshall Way are predominantly single story maintaining that theme. Construction of a multistory building at 4251 would precipitate multistory construction in the future on the parcels to the south, to achieve any kind of consistent streetscape between 4235 and 4251. The resulting cluster of buildings along the NE side of Marshall would then lose any sense of pedestrian scale along the historic streetscape. The Scottsdale General Plan mandates building design have a focus on human scale development. Four-story or even 3-story buildings along Marshall Way without appropriate step back do not meet that goal.

5. Residential use/parking

Marshall Way has historically been an area filled with art galleries, retail shops, offices and restaurants. Parking, especially during the winter season has always been challenging. The current design proposes inadequate onsite parking for 12 residential units having access to just 10 non-ADA spaces. Spaces labeled 9-11 on the submitted siteplan are blocked by spaces 12-14. The design also appears to incorporate garage doors, which would require a parking depth greater than the 18' provided for many vehicles. To compensate for inadequate parking, the proposed project directs private residents to use the 4-story public parking structure on 3rd avenue. In reality, residents will undoubtedly use the limited available public parking on Marshall Way for convenience, further exacerbating an already challenging parking environment.

In conclusion, the proposed development is too dense for this site. Problematic vehicular circulation, inadequate parking, and out of scale massing will make future development along Marshall Way quite difficult. Should you have any questions or wish to discuss this further, please do not hesitate to contact me.

Sincerely,



Michael March, NCARB
Principal

CC: Jose Ramirez
Downtown Scottsdale Horse Fountain, LLC
GDO Limited Partnership, LLP
Issac + Dolores Soffer Family Trust
Whoa Fella, LLC
Flora 35, LLC
Park Fifth Avenue, LLC
Sunbrella Properties LTD
Floyd Investments Limited Partnership

From: [Mike March](#)
To: [Bloemberg, Greg](#)
Subject: 4251 N Marshall Way
Date: Tuesday, October 22, 2024 8:12:38 AM
Attachments: [Marshall Way letter.pdf](#)

External Email: Please use caution if opening links or attachments!

Good morning Greg,

A group of building owners/tenants near 4251 N Marshall reached out to me to review concerns they had about the proposed 4 story apartment building planned for that site. Attached is a letter they wanted me to share with the City illustrating the concerns discovered. I believe many the City has already flagged, but it concerned me an earlier version of this project was approved without addressing some...particularly alley width and required parking as it relates to maneuvering clearances and available spaces per unit.....things I have been redlined on with my own projects, and most concerning is how a 4 story product is allowed in C-2/DO? It is my understanding 36' is the limit?

Appreciate any feedback you can provide.
Thanks!

Mike

Mike March, NCARB
Principal

moderna architects
16050 North 76th Street, Suite 107
Scottsdale, AZ 85260
o: 480.900.8850
c: 602.799.1219

From: [Michael Simonson](#)
To: [Bloemberg, Greg](#)
Subject: Re: Marshall Living
Date: Friday, November 8, 2024 2:46:00 PM

External Email: Please use caution if opening links or attachments!

Hi Greg - hope all is well. Was wondering if the applicant has submitted a response to the city's first response to the submission? Any idea when/if this will go to DRB? When you have a date, please let me know as many of the neighboring property owners have not been receiving notices.

As I mentioned previously, I have several areas of concern regarding the project. But waiting to see the applicant's response to the City's feedback.

Thanks,
Cindy Simonson
Sunbrella Properties, Ltd.

On Wednesday, September 25, 2024 at 11:35:40 AM MST, Bloemberg, Greg <gblo@scottsdaleaz.gov> wrote:

Per our discussion a few moments ago, below is the link to keep track of this case. The case # is 46-DR-2022#2.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

Just enter the case # and hit "Search". Once it connects you to the case, click on "Applicant's Submittal".

Please do not hesitate to contact me with any additional questions/comments.

Regards,

Greg Bloemberg

Principal Planner

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

From: [Bloemberg, Greg](#)
To: [Mike March](#)
Cc: ["Michael Simonson"](#); [Carr, Brad](#); [Clark, Caitlin](#)
Subject: RE: 4251 N Marshall Way
Date: Monday, November 25, 2024 1:54:06 PM

Mike,

Thanks for the additional feedback. I will include our email chain in the DRB report. See below for responses.

Caitlin, could you please add this email chain to the attachments?? I completed them this morning. Thanks!

Regards,

Greg Bloemberg
Principal Planner
Current Planning
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480-312-4306

From: Mike March <mmarch@modernaarchitects.com>
Sent: Monday, November 25, 2024 11:50 AM
To: Bloemberg, Greg <GBLO@scottsdaleaz.gov>
Cc: 'Michael Simonson' <msimonson50@yahoo.com>
Subject: RE: 4251 N Marshall Way

 **External Email: Please use caution if opening links or attachments!**

Good morning Greg,

Thanks for the update. The property owners surrounding this project wish to speak at the DRB hearing and voice their opposition. Some of their concerns are as follows:

1. The applicant's latest submittal on 11/14 states 17 parking spaces are required but only provides 16 (They used to have 3 outside, but lost one with the new loading area). **Per the Table 2-1.307.F.1 of the DSPM, one on-site parking space may be designated as a loading/unloading zone subject to DRB approval.** There is no visitor parking. **Per Table 9.103.B of the Zoning Ordinance, no visitor parking is required for multi-family development consisting of 20 units or less.** While tandem parking for 2 bedroom units is allowed, the current configuration provides the 3 tandem spaces for the (3) 2 bedroom units, but only 8 single spaces in the garage. Where does the 9th 1 bedroom apartment tenant park? **There are 2 spaces off the alley that can also be used for resident parking. Remember, no guest parking is required.**

2. A 2' dedication on the alley only provides 18' of maneuvering clearance, not the required 24' by city code for 90 degree parking. Similar development on Craftsman court recessed their parking to create the 24' depth. This project does not. The property owner to the north is not allowing any trespass onto their property to maneuver or otherwise. Can Traffic provide an explanation why 24' clearance is not required in this location, contrary to code? **The applicant is dedicating 2 additional feet of alley right-of-way, which results in a half alley width of 10 feet. Additionally, the parking is setback 2 feet from the property line (after alley dedication) for a total of 12 feet from the centerline of the alley. The applicant has met code requirements by dedicating the additional 2 feet.**

Property owners are concerned parking is either inadequate or just plain doesn't work and residents and their visitors will instead park in unauthorized areas or utilize the public street parking intended for retail customers. **Note that public on-street parking is not dedicated solely for use by the retail businesses in the area, unless a business has purchased a space from the city (which is no longer an option). It is public parking. As such, it can also be used by guests of the residential.** There are other concerns as well. The surrounding property owners are in support of development, but are very concerned the current configuration of this project is just too dense.

Any help the City can provide to address these concerns would be appreciated.

Thanks,
Mike

From: Bloemberg, Greg <GBLO@scottsdaleaz.gov>
Sent: Monday, November 25, 2024 9:59 AM
To: Mike March <mmarch@modernaarchitects.com>
Cc: Michael Simonson <msimonson50@yahoo.com>
Subject: RE: 4251 N Marshall Way

Mike,

Wanted to let you know that this case is scheduled to go before the Development Review Board on 12/12/2024. See below for responses to your concerns.

Please feel free to pass along to anyone who should know. Cindy, FYI.

Regards,

Greg Bloemberg

Principal Planner
Current Planning
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480-312-4306

From: Mike March <mmarch@modernaarchitects.com>
Sent: Tuesday, October 22, 2024 8:03 AM
To: Bloemberg, Greg <GBLO@scottsdaleaz.gov>
Subject: 4251 N Marshall Way

⚠ External Email: Please use caution if opening links or attachments!

Good morning Greg,

A group of building owners/tenants near 4251 N Marshall reached out to me to review concerns they had about the proposed 4 story apartment building planned for that site. Attached is a letter they wanted me to share with the City illustrating the concerns discovered. I believe many the City has already flagged, but it concerned me an earlier version of this project was approved without addressing some...particularly alley width **Applicant is stipulated to provide 2-foot alley dedications along both frontages.** and required parking as it relates to maneuvering clearances and available spaces per unit **Parking meets ordinance requirements. Access was reviewed by Traffic Engineering.**things I have been redlined on with my own projects, and most concerning is how a 4 story product is allowed in C-2/DO? It is my understanding 36' is the limit? **This site is zoned D/RS-1 DO, not C-2 DO. D/RS zoning allows building heights up to 48 feet.**

Appreciate any feedback you can provide.
Thanks!

Mike

Mike March, NCARB
Principal

moderna architects
16050 North 76th Street, Suite 107
Scottsdale, AZ 85260
o: 480.900.8850
c: 602.799.1219

From: [Bloemberg, Greg](#)
To: [Mike March](#)
Cc: ["Michael Simonson"](#); [Carr, Brad](#); [Clark, Caitlin](#)
Subject: RE: 4251 N Marshall Way
Date: Monday, November 25, 2024 1:54:06 PM

Mike,

Thanks for the additional feedback. I will include our email chain in the DRB report. See below for responses.

Caitlin, could you please add this email chain to the attachments?? I completed them this morning. Thanks!

Regards,

Greg Bloemberg
Principal Planner
Current Planning
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480-312-4306

From: Mike March <mmarch@modernaarchitects.com>
Sent: Monday, November 25, 2024 11:50 AM
To: Bloemberg, Greg <GBLO@scottsdaleaz.gov>
Cc: 'Michael Simonson' <msimonson50@yahoo.com>
Subject: RE: 4251 N Marshall Way

 **External Email: Please use caution if opening links or attachments!**

Good morning Greg,

Thanks for the update. The property owners surrounding this project wish to speak at the DRB hearing and voice their opposition. Some of their concerns are as follows:

1. The applicant's latest submittal on 11/14 states 17 parking spaces are required but only provides 16 (They used to have 3 outside, but lost one with the new loading area). **Per the Table 2-1.307.F.1 of the DSPM, one on-site parking space may be designated as a loading/unloading zone subject to DRB approval.** There is no visitor parking. **Per Table 9.103.B of the Zoning Ordinance, no visitor parking is required for multi-family development consisting of 20 units or less.** While tandem parking for 2 bedroom units is allowed, the current configuration provides the 3 tandem spaces for the (3) 2 bedroom units, but only 8 single spaces in the garage. Where does the 9th 1 bedroom apartment tenant park? **There are 2 spaces off the alley that can also be used for resident parking. Remember, no guest parking is required.**

2. A 2' dedication on the alley only provides 18' of maneuvering clearance, not the required 24' by city code for 90 degree parking. Similar development on Craftsman court recessed their parking to create the 24' depth. This project does not. The property owner to the north is not allowing any trespass onto their property to maneuver or otherwise. Can Traffic provide an explanation why 24' clearance is not required in this location, contrary to code? **The applicant is dedicating 2 additional feet of alley right-of-way, which results in a half alley width of 10 feet. Additionally, the parking is setback 2 feet from the property line (after alley dedication) for a total of 12 feet from the centerline of the alley. The applicant has met code requirements by dedicating the additional 2 feet.**

Property owners are concerned parking is either inadequate or just plain doesn't work and residents and their visitors will instead park in unauthorized areas or utilize the public street parking intended for retail customers. **Note that public on-street parking is not dedicated solely for use by the retail businesses in the area, unless a business has purchased a space from the city (which is no longer an option). It is public parking. As such, it can also be used by guests of the residential.** There are other concerns as well. The surrounding property owners are in support of development, but are very concerned the current configuration of this project is just too dense.

Any help the City can provide to address these concerns would be appreciated.

Thanks,
Mike

From: Bloemberg, Greg <GBLO@scottsdaleaz.gov>
Sent: Monday, November 25, 2024 9:59 AM
To: Mike March <mmarch@modernaarchitects.com>
Cc: Michael Simonson <msimonson50@yahoo.com>
Subject: RE: 4251 N Marshall Way

Mike,

Wanted to let you know that this case is scheduled to go before the Development Review Board on 12/12/2024. See below for responses to your concerns.

Please feel free to pass along to anyone who should know. Cindy, FYI.

Regards,

Greg Bloemberg

Principal Planner
Current Planning
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480-312-4306

From: Mike March <mmarch@modernaarchitects.com>
Sent: Tuesday, October 22, 2024 8:03 AM
To: Bloemberg, Greg <GBLO@scottsdaleaz.gov>
Subject: 4251 N Marshall Way

⚠ External Email: Please use caution if opening links or attachments!

Good morning Greg,

A group of building owners/tenants near 4251 N Marshall reached out to me to review concerns they had about the proposed 4 story apartment building planned for that site. Attached is a letter they wanted me to share with the City illustrating the concerns discovered. I believe many the City has already flagged, but it concerned me an earlier version of this project was approved without addressing some...particularly alley width **Applicant is stipulated to provide 2-foot alley dedications along both frontages.** and required parking as it relates to maneuvering clearances and available spaces per unit **Parking meets ordinance requirements. Access was reviewed by Traffic Engineering.**things I have been redlined on with my own projects, and most concerning is how a 4 story product is allowed in C-2/DO? It is my understanding 36' is the limit? **This site is zoned D/RS-1 DO, not C-2 DO. D/RS zoning allows building heights up to 48 feet.**

Appreciate any feedback you can provide.
Thanks!

Mike

Mike March, NCARB
Principal

moderna architects
16050 North 76th Street, Suite 107
Scottsdale, AZ 85260
o: 480.900.8850
c: 602.799.1219

City Council Review of Marshall Living Project

46-DR-2022#2

City Council

February 18, 2025

Coordinator: Greg Bloemberg





Detail Aerial

46-DR-2022#2

Project Timeline

- **6/15/2023:** Case 46-DR-2022 approved by DRB with a vote of 6-0.
- **8/16/2024:** Property owner submitted a proposal to expand the project to include the parcel to the south (similar building design to previous approval)
- **12/12/2024:** DRB approved case 46-DR-2022#2 with a vote of 5-1.
- **1/14/2025:** City Council initiated review of DRB decision

- Concerns raised:
 - Appropriateness of residential in this area of Old Town
 - Existing zoning allows for residential; land use and zoning are not considerations for DRB cases.
 - Residential density
 - Existing zoning allows up to 50 du/ac; density is 40 du/ac; density is not a consideration for DRB cases.

➤ Effect of project on parking for surrounding businesses

- On-street parking is public and time restricted (3-hour); not for exclusive use by any specific property or business.

➤ Maneuverability in alley for on-site parking

- Approved by Transportation Engineering; alley ROW dedicated; meets code requirements; other projects in Old Town approved and constructed with similar conditions.

Sec. 9.106.B of the Zoning Ordinance

- *Minimum layout dimensions established in Table 9.106.A and Figure 9.106.D shall apply to all off-street parking, with the exception that parking spaces accessed by an alley shall require a minimum of 10 feet from the back of the spaces to the centerline of the alley.*

➤ **Balconies over city right-of-way**

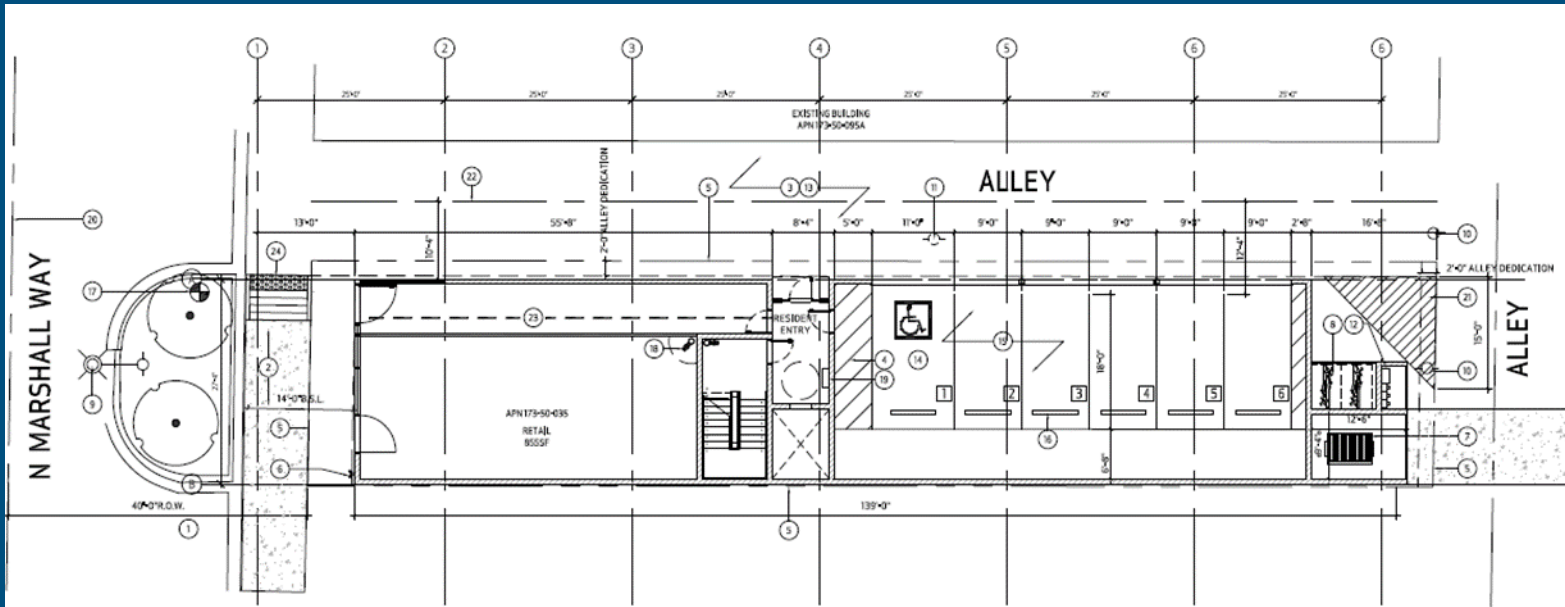
- Balconies terminate at the property line; only encroachment is for shade element over sidewalk.

➤ **Substandard driveway at alley**

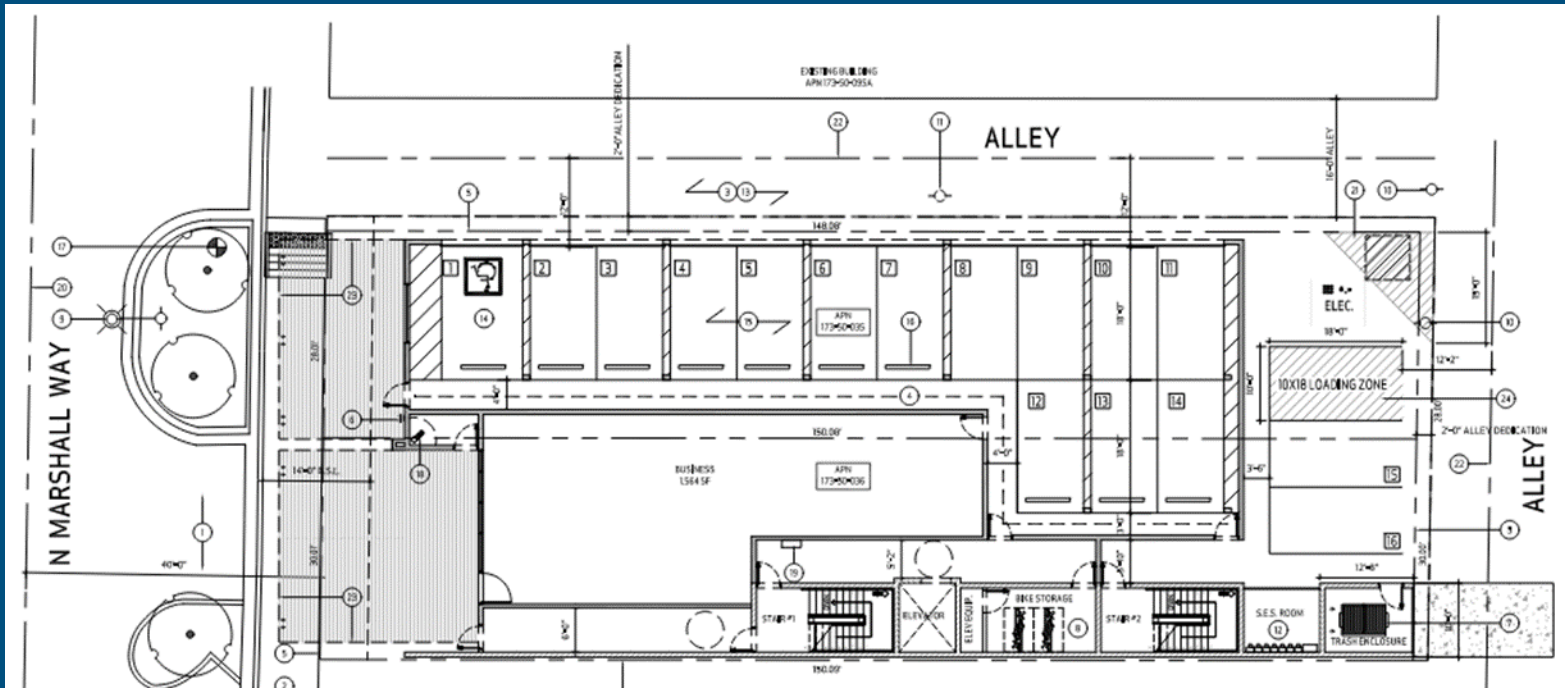
- Previous approval (46-DR-2022) includes stipulation requiring driveway upgrade to current ADA standards.

Site Plan

Previously approved



Revised

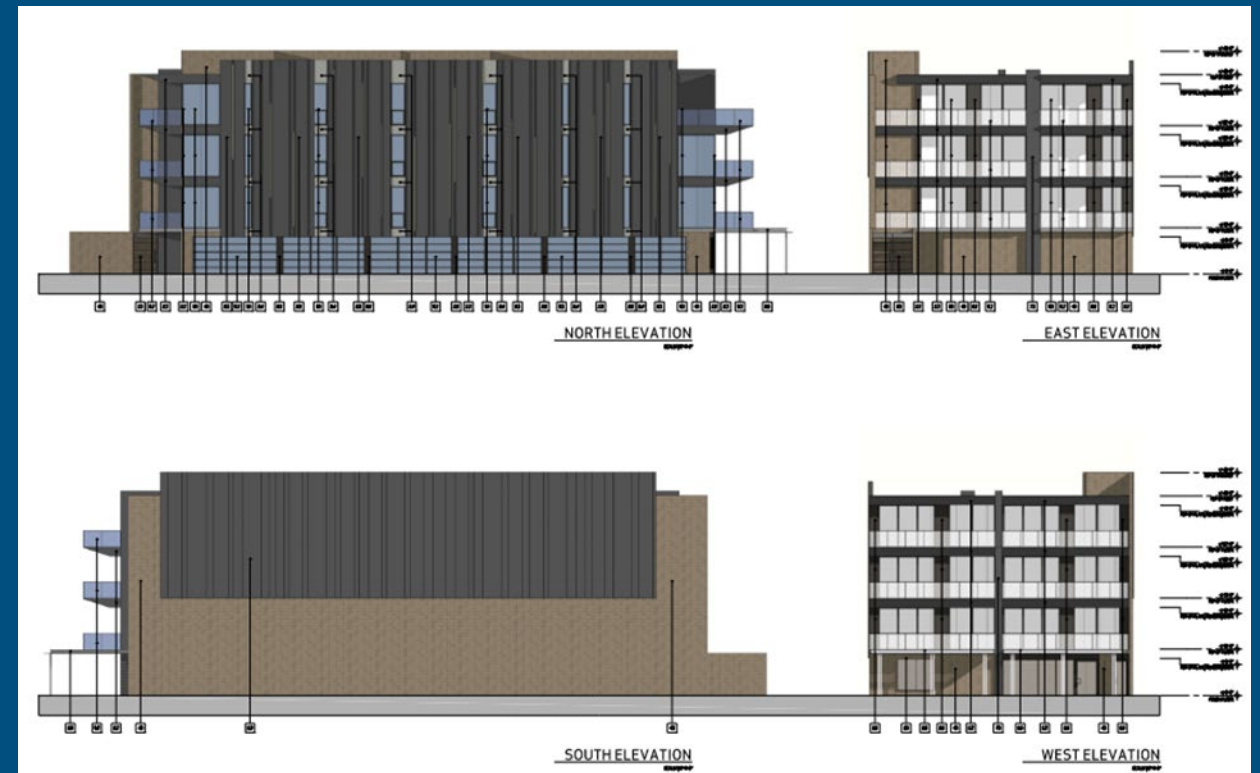


Building Elevations

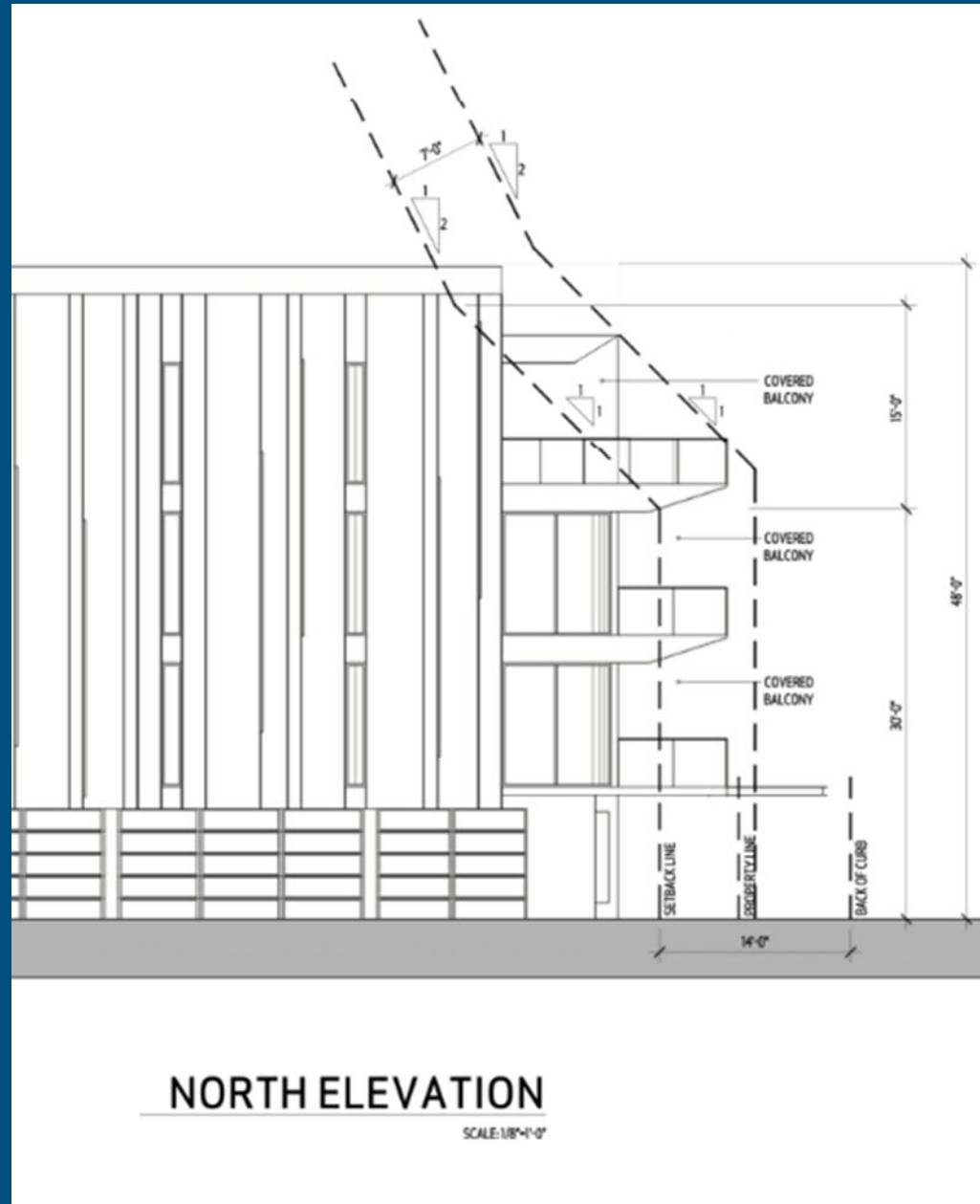
Previously approved



Revised



Stepback Exhibit



City Council Review of Marshall Living Project

46-DR-2022#2

City Council

February 18, 2025

Coordinator: Greg Bloemberg

Meeting Date: February 18, 2025

Item No. 15
City Council Review and Possible
Reconsideration of the Development Review
Board's December 12, 2024 Decision Regarding
Marshall Living (46-DR-2022#2)

Public Comment(s)

Submitted public comment(s) for this item may be viewed by clicking [here](#).

To search for a specific comment, complete the "Filter By Document Text" section of the search form by entering a key word or phrase.

Please note that comments are uploaded in batches as PDF files and can vary in page length and file size. Text within PDF files can be searched by pressing the "Ctrl key" and the "F key" on your keyboard and entering a key word or phrase in the search box.

For questions or additional assistance, please contact the City Clerk's Office at 480-312-2412 or cityclerk@scottsdaleaz.gov.