



Aline Architecture Concepts
7340 East Main Street, Suite 210
Scottsdale, Arizona 85251

February 27, 2025

City of Scottsdale
Development Services
7447 E. Indian School Rd.
Scottsdale, Arizona 85257

Re: DRB Project Narrative
Main & Marshall
7107,7113,7117 E. Main Street
Scottsdale, AZ 85257
Parcel #: (130-12-112) (130-12-113) (130-12-114)

My name is Ken Molfetta with Aline Architecture Concepts, we are representing Tom Frenkel with Clayton Companies to update/re-develop an existing retail shell building in the Scottsdale Downtown Core Area. The re-development of this building will comply with the existing approved ordinances/plans by adding a new exterior architectural expression, provide shade along the public way as well as add to the eclectic mix of uses and businesses already in the area in order to attract a new upscale tenant for the space.

Per sec. 1.904 – criteria see below

The scope of this project includes the re-use of two thirds of the existing structures on site, while at the same time connecting and infilling the existing space between them to create a more cohesive architectural expression along Main Street.

Architectural Character:

The existing architectural character of the area is an eclectic mix of midcentury modern, modern & southwestern/western architectural styles. This particular site is located in the Downtown Core but outside of the historic Old Town District which allows for different expressions of architectural styles as seen in the surrounding context. The updated façade along Main Street and Marshall Way, will be connected with a new wood & steel trellis shade canopy; twisting and wrapping the corner of the building. The trellis replaces an existing covered sidewalk design and allows for the existing mature palm trees to pass thru, maintaining the area character along the north elevation (Main Street). The rear of the building will be enhanced to provide a courtyard, trash refuse yard, and minimal on-site parking, with an enhanced/widened alleyway, all with refreshed landscaping throughout.

Ingress/egress:

Pedestrian access will be maintained along Main St. and Marshall Way via an 8'-0" wide sidewalk with the main access point on the north side along Main Street. Access to the on-site parking and trash refuse yard will be maintained using the existing one way alley to the south. All existing street parking to remain. Site circulation is primarily pedestrian due to the urban nature of the project location in Old Town's Downtown Core.

Mechanical Equipment:

All mechanical/utility equipment will be fully screened and located on the existing structures rooftops. Any new equipment will be fully screened per city code. A new SES will be provided and located along the south elevation/existing alley.



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Downtown Area Plan:

This project helps enhance the character of the downtown area plan by emphasizing key project goals of enhancing circulation, providing pedestrian and bicycle infrastructure, maintaining shade and updating an existing structure for a new high-end tenant, complimenting the surrounding neighborhood.

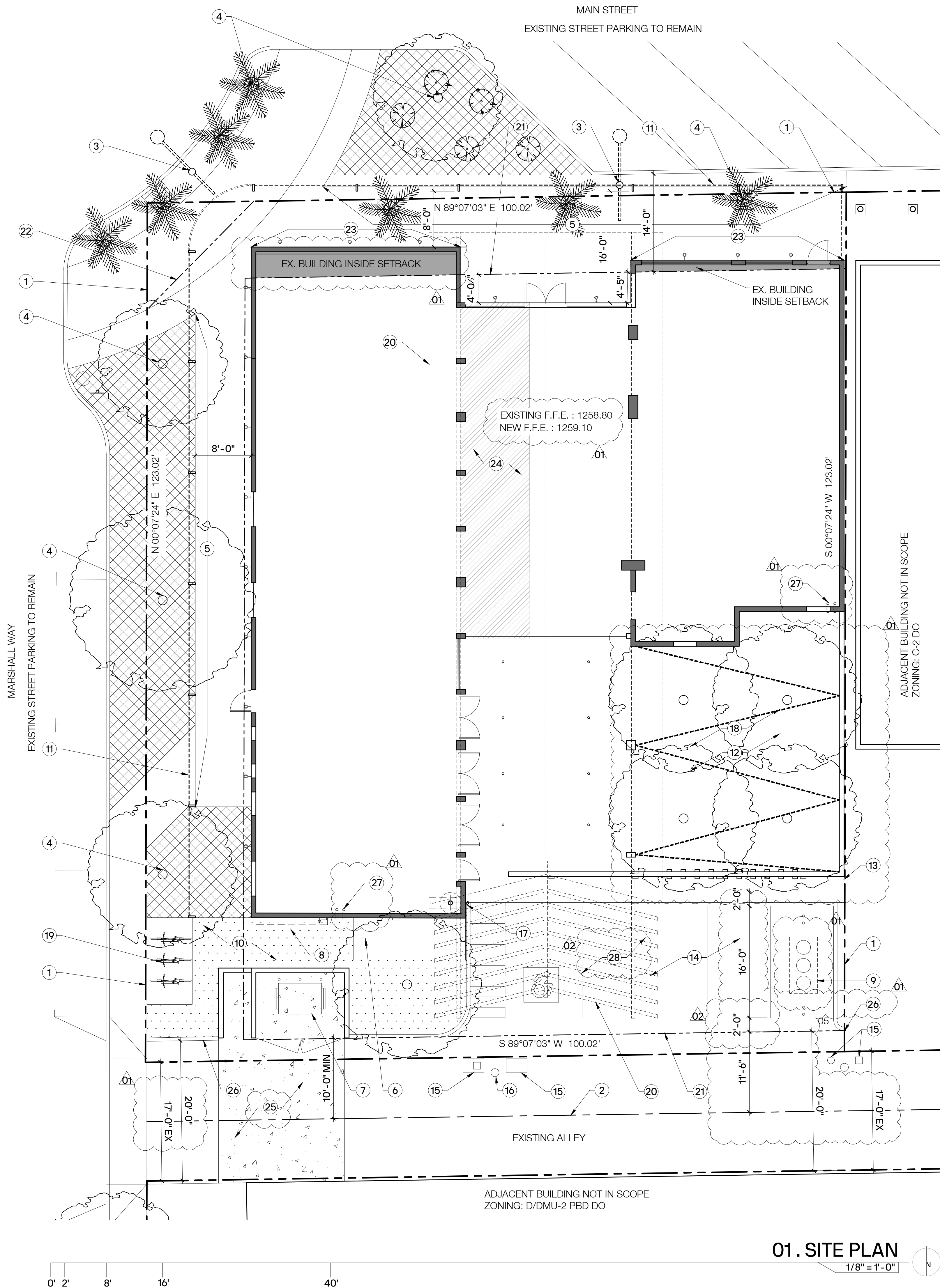
Public Art:

Location of public art: Any public art incorporated into this project shall meet the criteria of sec. 1.904. This project does not have space on the site to incorporate public art per the requirements below. Ownership to contribute to a cultural trust fund in lieu of installation of art on site per code requirements.

- Accessibility to the public
- Location near pedestrian circulation routes consistent with existing or future development or natural features
- Location near the primary pedestrian or vehicular entrance of a development
- Location in conformance with the Design Standards and Policies Manual for locations requirements
- Location in conformance to standards for public safety

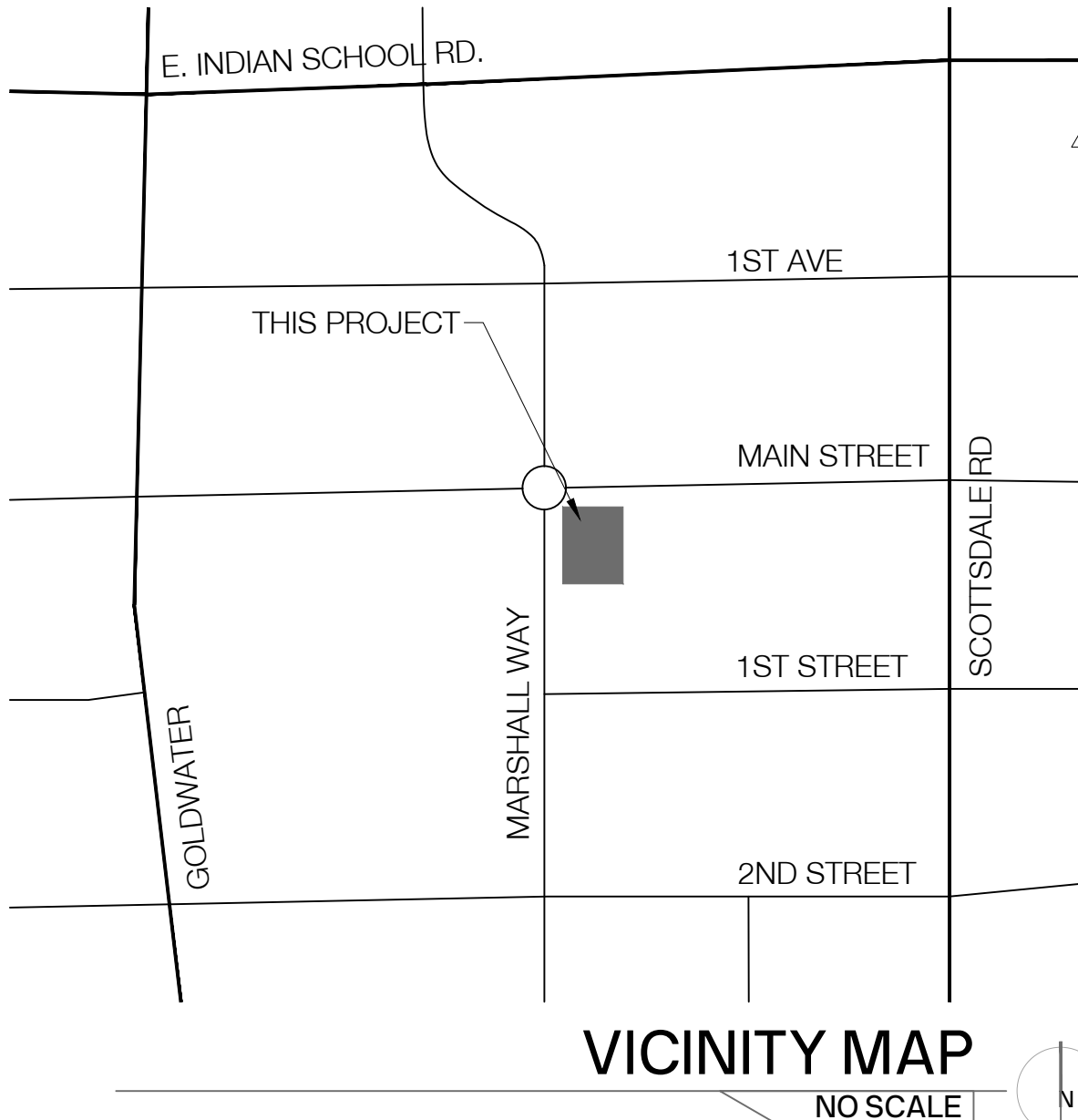
We thank the City of Scottsdale staff for comments in consideration of this Design Review approval request.

Ken Molfetta, Project Manager
Aline Architecture Concepts, LLC
7340 E. Main St. #210
Scottsdale, AZ 85251
480.273.4233



01. SITE PLAN

1/8" = 1'-0"



VICINITY MAP

NO SCALE

KEYNOTES - SITE PLAN

- 1. PROPERTY LINE
- 2. CENTERLINE OF ALLEY
- 3. EX. LIGHT POLE TO REMAIN
- 4. EX. STREETScape TREES TO REMAIN
- 5. EX. SIDEWALK TO REMAIN
- 6. SERVICE ENTRANCE SECTION (SES)
- 7. TRASH ENCLOSURE
- 8. GAS METER
- 9. FUTURE GREASE INTERCEPTOR LOCATION (NOT THIS SCOPE)
- 10. NEW LANDSCAPING
- 11. RECONSTRUCTED COVERED WALKWAY CANOPY
- 12. PROPOSED COURTYARD
- 13. NEW 8'-0" H. SCREEN WALL
- 14. RE-STRIPED PARKING AREA
- 15. RELOCATE UTILITIES AS REQUIRED, VIF
- 16. UNDERGROUND EX. OVERHEAD POWER AS REQUIRED, VIF
- 17. PROPOSED FDC
- 18. NEW TREES IN COURTYARD
- 19. BIKE RACK
- 20. LINE OF ROOF ABOVE
- 21. 14'-0" BUILDING SETBACK PER ZO SEC. 5.3006C
- 22. SIGHT VISIBILITY TRIANGLE
- 23. EXISTING BUILDING INSIDE SETBACK - SCOPE INCLUDES UPDATING GLAZING AND MAINTAINING EXISTING BUILDING ENVELOPE WHERE SHOWN
- 24. NEW SQUARE FOOTAGE ADDED TO EXISTING BUILDING FOOTPRINT
- 25. NEW CONC. APRON AT TRASH ENCLOSURE
- 26. NEW EDGE OF PAVEMENT
- 27. NEW INTERNAL ROOF DRAIN AND OVERFLOW TO DAYLIGHT INTO LANDSCAPE
- 28. RE-STRIPED PARKING STALL TO DOUBLE AS LOADING & UNLOADING AREA

GENERAL NOTES - SITE PLAN

- 1. SRC 47: APPLICANT TO ACKNOWLEDGE THE FOLLOWING CONSTRUCTION RESTRICTIONS - MARSHALLING + STORAGE YARD. CITY ROW'S, INCLUDING ALLEYS, MAY NOT BE USED FOR MARSHALLING OR STORAGE YARDS WITHOUT THE APPROVAL OF THE CITY'S TRANSPORTATION DEPARTMENT AND PAYMENT OF ASSOCIATED FEE THRU THE APPLICATION AND APPROVAL THE MARSHALLING + STORAGE YARD PERMIT. CITY APPROVAL IS NOT GUARANTEED
- 2. NO SERVICE, VS DISTRIBUTION, UTILITY ABOVE GRADE STRUCTURES SHALL BE PLACED WITHIN THE CITY'S ROW.
- 3. CONSTRUCTION WORK IN THE ALLEY SHALL BE COORDINATED WITH SOLID WASTE. DISRUPTION TO SERVICE ROUTES SHALL BE MITIGATED BY APPLICANT
- 4. ALL EXTERIOR LIGHTING SHALL BE NO MORE THAN 3000K AND ALL FIXTURES TO BE DIRECTED DOWNWARD AND SHIELDED PER CITY OF SCOTTSDALE EXTERIOR LIGHTING POLICY, TYP.

GRPAHIC LEGEND

- ex. building envelope within 14'-0" setback - new scope includes updating glazing in this location. ex. building envelope to remain.
- new interior square footage added to ex. structure outside the 14'-0" building setback

LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 5, SCOTTSDALE, ACCORDING TO BOOK 6 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

PROJECT SUMMARY

THIS PROJECT CONSISTS OF RENOVATING AN EXISTING RETAIL BUILDING FOR A FUTURE UNSPECIFIED TENANT. SCOPE INCLUDES ADDING A NEW CLERESTORY ROOF STRUCTURE, UPDATING EXTERIOR MATERIALS AND OVERHAULING MECHANICAL, ELECTRICAL, AND PLUMBING UTILITIES ON SITE.

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL GREEN CONSTRUCTION CODE
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

BUILDING DATA

PROPERTY ADDRESS 7103, 7105, 7107, 7113, 7117 E. MAIN STREET
EXISTING ZONING D/DC-1 DO
PROPOSED USE A2 (RESTAURANT)

BUILDING AREA TOTAL 12,110 S.F.

CURRENT OCCUPANCY TYPE M (RETAIL)
PROPOSED OCCUPANCY TYPE A2 RESTAURANT
CONSTRUCTION TYPE VB (SPRINKLERED)
FIRE PROTECTION EQUIPPED W / NFPA-13
FIRE SEPARATION NON-SEPARATED

MAX. HEIGHT ALLOWED 36'+ ROOFTOP APPURTENANCES
ACTUAL HEIGHT 21' W/ ROOFTOP APPURTENANCES

SITE DATA

ASSESSORS PARCEL NUMBER 130-12-112, 130-12-113, 130-12-114

SITE AREA (NET) 12,110 S.F. (0.278 ACRES)
SITE AREA (GROSS) 20,628.6 S.F. (0.47 ACRES)

FAR ALLOWED BASE-1.3 x 20,628 = 26,816.4 S.F.
FAR PROVIDED 5,640 / 20,628 = .27 < 1.3

SETBACKS 16'-0"
FRONT: 16'-0"
SIDE: NONE
SIDE: NONE
BACK: NONE

PARKING REQUIREMENTS

REQUIRED SHELL/FUTURE RESTAURANT (TABLE 9.103.B)

SPACES REQ'D: 5,640 / 300 = 18.8 SPACES

FUTURE RESTAURANT PATIO (TABLE 9.103.B)

SPACES REQ'D: 1,905 / 350 = 5.44
TOTAL SPACES REQUIRED 18.8+5.44 = 24.24

EXISTING PARKING CREDITS 7.42 CREDITS

APN -130-12-114 7.42 CREDITS
APN -130-12-113 7.42 CREDITS
APN -130-12-112 7.42 CREDITS

22.26 TOTAL CREDITS

ADA REQ'D: 1
ADA PROVIDED: 1 SPACE ON SITE

TOTAL PARKING SPACES REQUIRED 25
TOTAL PARKING SPACES PROVIDED 22.26 + 5 = 27.26

NO PARKING LOT LANDSCAPING REQUIRED

BIKE RACK PER SEC.9.1036.D 1 REQUIRED
3 PROVIDED

OPEN SPACE REQUIREMENTS

OPEN SPACE NOT REQUIRED IN D/DC-1 DO ZONING PER SEC. 6.1205.H

- new planting area - see landscape
- existing landscaping to be refreshed - see landscape

3rd DRB SUBMITTAL
pre-app no.: 644-pa-2024
design review no.: 39-dr-2024

MAIN + MARSHALL REMODEL
7107, 7113, 7117 e main street
scottsdale, az 85251

date issued: november, 22, 2024
project # 24029

ALINE
ARCHITECTURE CONCEPTS