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October 10, 2016
Planning project #634-PA-2016

Andante Law Group

Request for City Council hearing regarding the In-Lieu Parking Program

BY:

LGE DESIGN BUILD

740 N. 52nd Street, Phoenix, AZ 85008
480-966-4001

5-IP-2016
10/10/16

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Zoning Administrator
City of Scottsdale
7447 E. Indian School Rd
Scottsdale, AZ 85251

LGE Corporation acting as the Authorized Agent for Andante Old Town, LLC, the owner and primary tenant of a new development located at 6900 East 1st Avenue by way of this letter is formally requesting a City Council hearing in order to participate in the In-Lieu Parking Program.

The site, currently zoned as C2 / DO is comprised of two (2) residential lots, which are being converted via lot tie to form a single new commercial lot upon which the new development will consist of a 3-story Office building totaling 15,274 square feet. The building is a combination of a Retail use suite and open Parking Garage on the first floor, while the upper two floors are for commercial Office use. The project provides a total of 17 parking stalls on-site which includes 1 accessible parking stall. In order to meet the parking requirements of the City of Scottsdale, an additional 16 parking stalls are being requested thru the In-Lieu Parking Program.

The proposed development meets the approval determination criteria as outlined in the Zoning Ordinance, Section 9.108, as outlined below:

Section 9.108.D.3.a.

The City Council shall determine whether or not to allow a property owner to participate in the in-lieu parking program based on the following considerations:

i. New development, reinvestment, or redevelopment of the property;

This project is replaces two existing residential buildings with a new Office and Retail building, providing new jobs, pedestrian shopping, and brings new businesses into the area.

ii. The use of the property fosters a pedestrian-oriented environment with an urban design and character, and the use of public transit or the downtown tram service;

This project incorporates a Retail component directly connected to the public sidewalk system and provides a large covered outdoor seating patio area. Bicycle parking is also provided for the public that chose that mode of alternate transportation. Additionally the Downtown Trolley has a stop on 69th Street just south of 1st Avenue.

iii. Property size and configuration;

This project is located on a corner lot at the intersection of 1st Avenue and 69th Street and bound on the north side by a public Alley. The Gross lot size is 20,923 S.F., while the Net lot size is only 13,294 S.F. due to R.O.W. easements making the usable area of the lot restrictive. Providing the Parking Garage on the ground floor and below the upper floors of the building maximizes the amount of parking this lot can achieve when accompanied with a building structure.

iv. The amount of public parking available to the area;

This project is can be served by existing available public parking through the use of street side parking allowed on both 1st Avenue and 69th Street. Additional public parking is available at the 'West 1st Avenue Lot'.

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v. The future opportunity to provide public parking in the area; or

The associated fund's provided through this application for 16 In-Lieu parking spaces can be utilized by the City of Scottsdale in their ongoing and future public parking improvements.

vi. Open space and public realm areas are maintained and/or parking lots convert into open space and public realm;

This project will not impact existing open space and increases public realm areas through the incorporation of outdoor seating/patio area.

As indicated above, we feel we meet the necessary requirements and criteria to pursue approval by the City Council in participation in the cities In-Lieu Parking Program.

Sincerely,

Vince Dalke

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