

**Downtown Overlay
Proposed Ordinance Language**

**October 29, 2003
Draft Date**

Note: Text format conventions:

• **PROPOSED NEW LANGUAGE**

• **Existing language**

Language existing prior to July 1, 2003

NEW LANGUAGE ADOPTED BY CITY COUNCIL ON JULY 1, 2003

• **Deleted Language**

~~Deleted language existing prior to July 1, 2003~~

~~DELETED LANGUAGE ADOPTED BY CITY COUNCIL ON JULY 1, 2003~~

Sec. 5.3000. (D) DOWNTOWN DISTRICT.

Sec. 5.3002. Conflict with other sections.

Where there is conflict between these D downtown district provisions and other sections of the zoning ordinance, these D (downtown) district regulations (sections 5.3000 through 5.3090) shall govern development within the D downtown district **EXCEPT WHERE SPECIFICALLY SUPERCEDED BY THE DOWNTOWN OVERLAY (DO).**

Sec. 6.1200. (DO) DOWNTOWN OVERLAY.

Sec. 6.1201. Purpose.

THE PRIMARY PURPOSE OF THE DOWNTOWN OVERLAY DISTRICT IS TO CREATE NEW OPPORTUNITIES FOR THE DEVELOPMENT OR EXPANSION OF PROPERTIES THAT DO NOT HAVE (D) DOWNTOWN ZONING. THE (DO) DOWNTOWN) OVERLAY ALSO PROVIDES ADDITIONAL REGULATIONS FOR PROPERTIES WITH AND WITHOUT DOWNTOWN ZONING. SPECIFIC OBJECTIVES OF THE DOWNTOWN OVERLAY INCLUDE:

- A. SIMPLIFY PARKING REGULATIONS TO EASE THE DOWNTOWN DEVELOPMENT PROCESS.**
- B. PROVIDE INCENTIVES FOR BUILDING AREA EXPANSIONS OF SMALLER DOWNTOWN BUSINESSES.**
- C. ALLOW FOR MORE RESIDENCES IN DOWNTOWN.**
- D. MAINTAIN A MIXTURE OF LAND USES TO KEEP DOWNTOWN VITAL IN THE DAY AND NIGHT.**
- E. MINIMIZE THE IMPACT OF BARS, AFTER HOURS ESTABLISHMENTS, TATTOO AND RELATED BUSINESSES AND OTHER SIMILAR USES ON NEIGHBORING PROPERTIES.**

F. ENHANCE THE NATURE OF DOWNTOWN BY ENCOURAGING USES THAT CATER TO ALL AGES AND BY REQUIRING GREATER OVERSIGHT OF POTENTIALLY DETRIMENTAL USES.

G. ASSURE CONSISTENT REGULATION OF DESIGN AND ARCHITECTURE THROUGHOUT DOWNTOWN.

Sec. 6.1202. Conflict with other sections.

WHERE THERE IS CONFLICT BETWEEN THESE (DO) DOWNTOWN OVERLAY DISTRICT PROVISIONS AND OTHER SECTIONS OF THE ZONING ORDINANCE, THESE DISTRICT REGULATIONS (SECTIONS 6.1200 THROUGH 6.1270) SHALL GOVERN DEVELOPMENT WITHIN THE (DO) DOWNTOWN OVERLAY DISTRICT.

PROPERTIES WITH (D) DOWNTOWN DISTRICT ZONING SHALL NOT BE SUBJECT TO THESE (DO) DOWNTOWN OVERLAY DISTRICT REGULATIONS EXCEPT FOR THE FOLLOWING REQUIREMENTS: REGULATION OF BARS/NIGHTCLUBS, AFTER HOURS ESTABLISHMENTS, REGULATION OF TATTOO AND RELATED BUSINESSES, PROVISION OF PARKING, AND PARKING WAIVERS.

Sec. 6.12403. Definitions.

AFTER HOURS ESTABLISHMENT: INCLUDES ANY BUSINESS WHICH IS OPEN TO PATRONS DURING THE HOURS OF 1:00A.M. TO 6:00 A.M. WHICH IS THE BUSINESS PREMISES OF A STATE ON-SALE RETAIL LIQUOR LICENSEE AND WHERE DANCING OR LIVE ENTERTAINMENT MAY OCCUR.

BAR SERVICE AREA: INCLUDES THE FLOOR AREAS UNDER INDOOR AND OUTDOOR BARS- COUNTER TOPS AND THE FLOOR AREA BEHIND THE BARS COUNTER TOPS USED FOR THE STORAGE, PREPARATION AND SERVING OF FOOD OR DRINKS.

KITCHEN: INCLUDES ONLY THOSE AREAS USED FOR THE PREPARATION AND COOKING OF FOOD AND DISHWASHING INCLUDING ALL AREAS ACCESSORY THERETO, AND NOT INCLUDING WALK-IN REFRIGERATORS OR COLD STORAGE ROOMS OR ROOMS AREAS FOR THE STORAGE OF FOOD OR BEVERAGES.

TATTOO AND RELATED BUSINESSES: SHALL INCLUDE THE FOLLOWING SERVICES FOR THE HUMAN BODY: TATTOOING, BRANDING, SCARIFICATION AND PIERCING. PIERCING OF THE EARS AND TATTOOS USED FOR PERMANENT MAKEUP FOR THE FACE SHALL NOT BE CONSIDERED TATTOO AND RELATED BUSINESSES.

SEC. 6.12204. APPROVALS REQUIRED.

NO STRUCTURE EXCEPT A DETACHED SINGLE FAMILY DWELLING SHALL BE BUILT OR ALTERED WITHOUT DEVELOPMENT REVIEW BOARD APPROVAL TO BE OBTAINED AS PRESCRIBED IN ARTICLE I,

SECTION 1.900. ALL DEVELOPMENT SHALL BE CONSISTENT WITH THE CITY'S URBAN DESIGN AND ARCHITECTURAL GUIDELINES.

SEC. 6.12305. LAND USE STANDARDS.

A. LAND USES THAT ARE REGULATED THROUGH THE (DO) DOWNTOWN OVERLAY ARE SHOWN IN SCHEDULE A. LAND USES THAT ARE NOT LISTED IN SCHEDULE A ARE REGULATED BY THE UNDERLYING ZONING CATEGORIES. LAND USES THAT ARE REGULATED BY THE (DO) DOWNTOWN OVERLAY ARE ALLOWED AT THE FOLLOWING LEVELS OF PERMITTED ACTIVITY:

"P"	--PERMITTED WITHOUT CONDITIONS.
"L"	--PERMITTED WITH LIMITATIONS TO SIZE OR USE CHARACTERISTICS AS DESCRIBED IN LAND USE CLASSIFICATIONS (SECTION 6.1240).
"CU"	--PERMITTED WITH A CONDITIONAL USE PERMIT.
"N"	--NOT PERMITTED

SCHEDULE A Draft
LAND USE REGULATION FOR THE (DO) DOWNTOWN OVERLAY DISTRICT

USE CLASSIFICATIONS	
RESIDENTIAL	
MULTIFAMILY RESIDENTIAL ⁽³⁾	P
SINGLE-FAMILY RESIDENTIAL ⁽¹⁾	L(4)
COMMERCIAL	
AFTER HOURS ESTABLISHMENTS	CU
BARS ⁽²⁾ EXCEPT FOR PROPERTIES WITH (R-5) MULTIPLE-FAMILY RESIDENTIAL DISTRICT AND (S-R) SERVICE RESIDENTIAL ZONING	CU
BARS ⁽²⁾ , FOR PROPERTIES WITH (R-5) MULTIPLE-FAMILY RESIDENTIAL DISTRICT AND (S-R) SERVICE RESIDENTIAL ZONING	N
DRIVE-THROUGH AND DRIVE-IN RESTAURANTS	N
TATTOO AND RELATED BUSINESSES, EXCEPT FOR PROPERTIES WITH (R-5) MULTIPLE-FAMILY RESIDENTIAL DISTRICT AND (S-R) SERVICE RESIDENTIAL ZONING	CU
TATTOO AND RELATED BUSINESSES, FOR PROPERTIES WITH (R-5) MULTIPLE-FAMILY RESIDENTIAL DISTRICT AND (S-R) SERVICE RESIDENTIAL ZONING	N

(1) CANNOT OCCUPY MORE THAN TWENTY-FIVE (25) PERCENT OF THE FIRST-FLOOR FLOOR AREA AND CANNOT BE LOCATED ALONG STREET FRONTAGES ON THE FIRST FLOOR.

(2) COMMERCIAL USE CLASSIFICATION AS SET IN SEC. 6.12420.B.2.

(3) SHALL NOT OCCUPY THE FIRST FLOOR IN SPECIALTY DISTRICT TYPE 1 AREAS AS DESIGNATED IN THE DOWNTOWN PLAN URBAN DESIGN AND ARCHITECTURAL GUIDELINES.

B. USES PERMITTED BY CONDITIONAL USE PERMIT UNDER THIS SECTION MUST SHALL MEET THE USE PERMIT CRITERIA AS SPECIFIED IN SECTION 1.400 CONDITIONAL USE PERMITS AND THE

FOLLOWING ADDITIONAL CRITERIA:

1. BARS

- ~~A.~~ *a. USE ~~WILL~~ SHALL NOT DISRUPT EXISTING BALANCE OF DAYTIME AND NIGHTTIME USES.*
- ~~B.~~ *b. USE ~~WILL~~ SHALL NOT DISRUPT PEDESTRIAN-ORIENTED DAYTIME ACTIVITIES.*
- ~~C.~~ *c. USE ~~WILL~~ SHALL NOT ENCOURAGE DISPLACEMENT OF DAYTIME RETAIL USES UNLESS IT CAN BE DEMONSTRATED THAT THE PROPOSED USE ~~WILL~~ SHALL PROMOTE DIVERSITY OF FIRST FLOOR USES ALONG THE STREET.*
- ~~D.~~ *d. AN ACTIVE MANAGEMENT AND SECURITY PLAN SHALL BE MAINTAINED FOR THE BUSINESS*
- ~~E.~~ *e. USE SHALL NOT ADVERSELY IMPACT EXISTING ADJACENT PROPERTIES FOR RESIDENTIAL USES.*
- ~~F.~~ *f. APPLICANT SHALL DEMONSTRATE HOW NOISE AND LIGHT GENERATED BY THE USE ~~WILL~~ SHALL BE*
- ~~G.~~ *MITIGATED.*
- ~~H.~~ *g. APPLICANT SHALL DEMONSTRATE THAT THE USE ~~WILL~~ SHALL NOT EXCEED CAPACITY FOR TRAFFIC AND PARKING IN THE AREA.*
- ~~I.~~ *h. REQUIRED PARKING FOR THE USE SHALL BE WITHIN 600 FEET OF THE PROPERTY AND SHALL NOT BE SEPARATED FROM THE PROPERTY BY AN ARTERIAL STREET.*
- ~~J.~~ *i. AFTER HOURS ESTABLISHMENTS MUST ~~SHALL~~ MAINTAIN A VALID AFTER HOURS ESTABLISHMENT LICENSE.*

2. AFTER HOURS ESTABLISHMENTS

- a. USE SHALL NOT DISRUPT EXISTING BALANCE OF DAYTIME AND NIGHTTIME USES.*
- b. USE SHALL NOT DISRUPT PEDESTRIAN-ORIENTED DAYTIME ACTIVITIES.*
- c. USE SHALL NOT ENCOURAGE DISPLACEMENT OF DAYTIME RETAIL USES UNLESS IT CAN BE DEMONSTRATED THAT THE PROPOSED USE SHALL PROMOTE DIVERSITY OF FIRST FLOOR USES ALONG THE STREET.*
- d. AN ACTIVE MANAGEMENT AND SECURITY PLAN SHALL BE MAINTAINED FOR THE BUSINESS.*
- e. USE SHALL NOT ADVERSELY IMPACT EXISTING ADJACENT PROPERTIES FOR RESIDENTIAL USES.*
- f. APPLICANT SHALL DEMONSTRATE HOW NOISE AND LIGHT GENERATED BY THE USE SHALL BE MITIGATED.*
- g. APPLICANT SHALL DEMONSTRATE THAT THE USE SHALL NOT EXCEED CAPACITY FOR TRAFFIC AND PARKING IN THE AREA.*
- h. REQUIRED PARKING FOR THE USE SHALL BE WITHIN 600 FEET OF THE PROPERTY AND SHALL NOT BE SEPARATED FROM THE PROPERTY BY AN ARTERIAL STREET.*

i. AFTER HOURS ESTABLISHMENTS SHALL MAINTAIN A VALID AFTER HOURS ESTABLISHMENT LICENSE.

3. TATTOO PARLORS AND RELATED BUSINESSES

~~A. a.~~ Shall COMPLY WITH ALL APPLICABLE STATE AND COUNTY REGULATIONS.

~~B. b.~~ NO OTHER TATTOO PARLOR SHALL BE LOCATED WITHIN 1,000 FEET OF THE PROPOSED TATTOO PARLOR USE

~~C. c.~~ THE PROPOSED TATTOO PARLOR USE SHALL NOT BE LOCATED WITHIN 500 FEET OF PROPERTY ZONED R-1 OR S-R.

Sec. 6.12406. LAND USE CLASSIFICATIONS.

Sec. 6.1241. A. RESIDENTIAL USE CLASSIFICATIONS.

A. 1. MULTIFAMILY RESIDENTIAL: TWO (2) OR MORE DWELLING UNITS ON A LOT.

B. 2. SINGLE-FAMILY RESIDENTIAL: ONE (1) DWELLING UNIT ON A LOT.

Sec. 6.1242. B. COMMERCIAL USE CLASSIFICATIONS.

~~A. 1.~~ AFTER HOUR ESTABLISHMENTS: AFTER HOURS ESTABLISHMENTS ~~WILL~~ SHALL BE REQUIRED TO OBTAIN A USE PERMIT AS SPECIFIED IN SECTION 1.400 CONDITIONAL USE PERMITS.

~~B. 2.~~ BAR: ANY BUSINESS THAT OFFERS ALCOHOLIC BEVERAGES FOR SALE, IS NOT AN ACCESSORY USE TO A HOTEL, AND MEETS ANY OF THE FOLLOWING CRITERIA:

~~1. a.~~ THE BAR SERVICE AREA IS IN EXCESS OF FIFTEEN (15)% OF THE GROSS FLOOR AREA

~~2. b.~~ THE KITCHEN IS LESS THAN FIFTEEN (15)% OF THE GROSS FLOOR AREA

~~3. c.~~ AGE VERIFICATION IS REQUESTED FOR ADMITTANCE

~~4. d.~~ A COVER CHARGE IS REQUIRED FOR ADMITTANCE, EXCEPT FOR SPECIAL EVENTS AS PERMITTED THROUGH THE CITY'S SPECIAL EVENT PERMIT PROCESS

~~5. e.~~ LESS THAN FORTY (40) PERCENT OF GROSS REVENUES ARE DERIVED FROM THE SALE OF PREPARED FOOD

6.— *f.* THE BUSINESS REMAINS OPEN AND LIQUOR SALES CONTINUE BUT THE FULL KITCHEN CLOSES BEFORE NINE (9) PM

3. TAVERNS, NIGHTCLUBS AND *COCKTAIL* LOUNGES SHALL BE CLASSIFIED AS BARS IF THEY MEET THE DEFINITION OF A BAR AS PROVIDED SEC. 6.1206.B.2.

E. 4. RESTAURANT: A BUSINESS WHERE THE PRIMARY ACTIVITY IS THE PREPARATION, COOKING AND SERVICE OF FOOD. AN ESTABLISHMENT THAT MEETS THE CRITERIA FOR A BAR SHALL BE CLASSIFIED AS SUCH

D. 5. TATTOO AND RELATED BUSINESSES

Sec. 6.12507. SITE DEVELOPMENT STANDARDS.

A. FOR MUNICIPAL USES THAT REQUIRE A MUNICIPAL USE MASTER PLAN, THE CITY COUNCIL ~~CAN~~ MAY MODIFY THE PROPERTY DEVELOPMENT STANDARDS OF THE UNDERLYING ZONING DISTRICT.

B. SCHEDULE B PRESCRIBES DEVELOPMENT STANDARDS APPLICABLE TO THE (DO) DOWNTOWN OVERLAY DISTRICT. REFERENCES IN THE ADDITIONAL REGULATIONS COLUMN REFER TO REGULATIONS LOCATED ELSEWHERE IN THE ZONING ORDINANCE.

Draft SCHEDULE B
SITE DEVELOPMENT STANDARDS

I. DEVELOPMENT REQUIREMENTS WITHIN <i>THE (DO) DOWNTOWN OVERLAY (ALL (NON- (D) DOWNTOWN ZONED) ZONING DISTRICTS)</i>			ADDITIONAL REGULATIONS
1.	FLOOR AREA RATIO (FAR)	0.8	
	a. FAR BONUS MAXIMUM	0.5	SECTION 6.1270
	TOTAL MAXIMUM FAR (EXCLUDING RESIDENTIAL)	1.3	<i>Draft</i>
2.	BUILDING VOLUME	NO MAXIMUM	
3.	OPEN SPACE	SAME AS EXISTING, NONE REQUIRED AND THE SITE DEVELOPMENT SHALL DEMONSTRATE CONFORMANCE TO THE DOWNTOWN PLAN URBAN DESIGN AND ARCHITECTURAL GUIDELINES.	

II. SITE REQUIREMENTS WITHIN (DO) DOWNTOWN OVERLAY (ALL ZONING DISTRICTS)

1.	MINIMUM SITE AREA	NONE REQUIRED	
2.	MINIMUM FRONT BUILDING SETBACK	16 FEET FROM PLANNED CURB	SECTIONS 6.1251 B AND 6.1251 C
3.	MINIMUM INTERIOR SIDE BUILDING SETBACK	NONE	
4.	MINIMUM CORNER SIDE BUILDING SETBACK	16 FEET FROM PLANNED CURB	
5.	MINIMUM REAR BUILDING SETBACK	MINIMUM OF 50 FEET WHEN ADJACENT TO SINGLE FAMILY RESIDENTIAL, AND MINIMUM OF 25 FEET WHEN ADJACENT TO MULTI FAMILY RESIDENTIAL. NO MINIMUM IN ALL OTHER INSTANCES EXCEPT AS REQUIRED FOR OFF-STREET LOADING AND TRASH STORAGE.	

Draft

III. BUILDING DESIGN REQUIREMENTS (ALL (NON-(D) DOWNTOWN ZONED) ZONING DISTRICTS)		PROPERTIES WITH (S-R) SERVICE RESIDENTIAL ZONING	ALL OTHER ZONING DISTRICTS
1.	HEIGHT MAXIMUM (ALL USES)	18 26 FEET AND SECTION 6.1207C.4. IN SR DISTRICTS, 36 FEET IN ALL OTHER DISTRICTS.	36 FEET AND SECTION 6.1207.C.4.
2.	BUILDING ENVELOPE, STARTING AT A POINT 26 FEET ABOVE THE BUILDING SETBACK LINE, THE INCLINED STEPBACK PLANE SLOPES AT:	--DOES NOT APPLY	2:1 ON THE FRONT, AND 1:1 ON THE OTHER SIDES OF A PROPERTY

IV. RESIDENTIAL DENSITY (ALL ZONING DISTRICTS)	
1.	MAXIMUM RESIDENTIAL DENSITY
	23 DWELLING UNITS PER GROSS ACRE

C. Sec. 6.1251. ADDITIONAL REGULATIONS.

1. **A. SPACING BETWEEN TWO (2) BUILDINGS ON THE SAME SITE SHALL BE NOT LESS THAN TEN (10) PERCENT OF THE LARGER BUILDING'S TWO (2) LONGEST ADJACENT SIDES AT THE SPACE (E.G. FRONT AND SIDE).**
2. **B. WHERE EXISTING SETBACKS ON FORTY (40) PERCENT OR**

MORE OF A BLOCKFACE ARE LESS THAN THE SPECIFIED SETBACK, THE REQUIRED SETBACK ON A SITE TO BE DEVELOPED SHALL BE THE AVERAGE SETBACK OF THE DEVELOPED PORTION OF THE BLOCKFACE. SECTION 7.201 (ADJUSTMENT OF FRONT YARD REQUIREMENTS) SHALL NOT APPLY.

Draft
3. ~~C.~~ BUILDINGS FRONTING ON CAMELBACK ROAD, INDIAN SCHOOL ROAD, AND ON SCOTTSDALE ROAD NORTH FROM CAMELBACK ROAD AND SOUTH FROM OSBORN ROAD TO THE DOWNTOWN OVERLAY DISTRICT BOUNDARY, SHALL BE SETBACK FORTY (40) FEET FROM THE PLANNED CURBLINE. BUILDINGS FRONTING ON DRINKWATER BOULEVARD AND GOLDWATER BOULEVARD SHALL BE SETBACK THIRTY (30) FEET FROM THE PLANNED CURBLINE.

4. BUILDING HEIGHT IN THE (DO) DOWNTOWN OVERLAY DISTRICT SHALL CONFORM TO THESE (DO) DOWNTOWN OVERLAY HEIGHT PROVISIONS OR THE UNDERLYING ZONING DISTRICT WHICHEVER IS APPLICABLE. ALL HEIGHT INCREASES GREATER THAN 36- FEET SHALL REQUIRE A SUPER-MAJORITY APPROVAL BY THE CITY COUNCIL.

Sec. 6.12608. PARKING REGULATIONS.

Draft
THE PROVISIONS OF ARTICLE IX SHALL APPLY EXCEPT FOR THE FOLLOWING PROVISIONS:

COMMERCIAL/RETAIL SERVICE USES	PARKING SPACES REQUIRED
BANKS/FINANCIAL/CIVIC OFFICES	ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA.
BARS, TAVERNS, NIGHTCLUBS, LOUNGES	ONE (1) SPACE PER EIGHTY (80) SQUARE FEET OF GROSS FLOOR AREA. ONE (1) SPACE PER TWO HUNDRED (200) SQUARE FEET OF OUTDOOR PUBLIC FLOOR AREA, EXCLUDING THE FIRST TWO HUNDRED (200) SQUARE FEET.
ESTABLISHMENTS WITH LIVE ENTERTAINMENT	ONE (1) SPACE PER EIGHTY (80) SQUARE FEET OF GROSS FLOOR AREA, PLUS ONE (1) SPACE WHICH IS AVAILABLE TO THE LIVE ENTERTAINMENT ESTABLISHMENT BETWEEN 8 P.M. AND 2 A.M. PER TWENTY FIVE (25) SQUARE FEET OF GROSS FLOOR AREA.
FREESTANDING STORES	ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA.
OFFICE, BUSINESS AND PROFESSIONAL SERVICES	ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA.

PERSONAL SERVICES	ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA.
RESTAURANTS	ONE (1) PARKING SPACE FOR EACH ONE HUNDRED AND TWENTY (120) SQUARE FEET OF GROSS FLOOR AREA. ONE (1) SPACE FOR EACH THREE HUNDRED AND FIFTY (350) SQUARE FEET OF OUTDOOR PUBLIC FLOOR AREA. EXCLUDE THE FIRST THREE HUNDRED AND FIFTY (350) SQUARE FEET OF OUTDOOR PUBLIC FLOOR AREA, UNLESS THE SPACE IS LOCATED NEXT TO AND ORIENTED TOWARD A PUBLICLY OWNED WALKWAY, IN WHICH CASE THE FIRST FIVE HUNDRED (500) FEET OF OUTDOOR PUBLIC FLOOR AREA IS EXCLUDED.
RESTAURANTS THAT SERVE BREAKFAST AND LUNCH ONLY	ONE (1) PARKING SPACE FOR EACH TWO HUNDRED AND FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA. ONE (1) SPACE FOR EACH THREE HUNDRED FIFTY (350) SQUARE FEET OF OUTDOOR PUBLIC FLOOR AREA. EXCLUDE THE FIRST THREE HUNDRED FIFTY (350) SQUARE FEET OF OUTDOOR PUBLIC FLOOR AREA, UNLESS THE SPACE IS LOCATED NEXT TO AND ORIENTED TOWARD A PUBLICLY OWNED WALKWAY, IN WHICH CASE THE FIRST FIVE HUNDRED (500) FEET OF OUTDOOR PUBLIC FLOOR AREA IS EXCLUDED.
ALL OTHER USES	AS SPECIFIED IN ARTICLE IX.

Sec. 6.12709. REVITALIZATION BONUS/INCENTIVE PROVISIONS.

- A. PURPOSE: THE BONUS PROVISIONS MAKE AVAILABLE INCENTIVES FOR PRIVATE SECTOR PARTICIPATION IN PURSUING REVITALIZATION OF DOWNTOWN PROPERTIES.**
- B. BONUS: THE DEVELOPMENT REVIEW BOARD MAY APPROVE A BONUS OF UP TO 0.5 FLOOR AREA RATIO WHEN IT IS DEMONSTRATED THAT:**
- 1. THE BONUS IS FOR RETAIL, OFFICE AND PERSONAL SERVICES USES ALLOWED IN THE UNDERLYING DISTRICT.**
 - 2. THAT EXISTING STRUCTURES ON THE PROPERTY ARE RENOVATED OR REMODELED IN CONJUNCTION WITH THE BONUS BUILDING AREA EXPANSION.**
- C. PROCESS FOR BONUS FLOOR AREA OR BONUS FAR:**
- 1. AN APPLICATION FOR BONUS FLOOR AREA SHALL BE SUBMITTED WITH THE APPLICATION FOR DEVELOPMENT REVIEW, AND SHALL INCLUDE APPROPRIATE DOCUMENTS AND IDENTIFY FEATURES OF THE PROJECT THAT QUALIFY FOR THE BONUS FLOOR AREA. AS WITH PROPERTIES REZONED TO DOWNTOWN, THE BONUS SHALL EQUAL**

THE TOTAL FLOOR AREA ON THE SITE, DETERMINED ON THE BASIS OF SPACE USED, BUT SHALL NOT EXCEED THE MAXIMUM PERMITTED BY THE FAR RATIOS IN SECTION 6.1250, SCHEDULE B. IN LARGE PROJECTS WITH BONUS FLOOR AREA FOR RESIDENTIAL SPACE, EACH PHASE OF CONSTRUCTION MUST CONTAIN AN EQUAL PROPORTION OF RESIDENTIAL SPACE, UNLESS THE CURRENT PLANNING SERVICES DIRECTOR FINDS THAT REQUIREMENT IS INFEASIBLE BECAUSE OF THE BUILDING DESIGN. THE HEIGHT AND FLOOR AREA RATIO BONUSES SHALL NOT APPLY TO SPECIALIZED HEALTH CARE FACILITIES AND MINIMAL HEALTH CARE FACILITIES.

~~D-2. APPROVAL FOR FAR GREATER THAN ALLOWED BY THE ORDINANCE: THE CITY COUNCIL SHALL HAVE THE AUTHORITY TO REVIEW AND CONSIDER A REQUEST TO EXCEED THE MAXIMUM FAR ALLOWED IN SECTION 6.1250, SCHEDULE B UPON FINDING THAT THE INCREASED FAR IS APPROPRIATE AND COMPATIBLE WITH THE SURROUNDING AREA. REQUESTS SHOULD SHALL BE SUBJECT TO ALL PUBLIC NOTICE AND COMMUNITY INVOLVEMENT REQUIREMENTS PERTINENT TO THE PUBLIC HEARING REZONING PROCESS OF SECTION 1.702. SEE SECTION 6.118.~~

~~3. THIS BONUS SHALL BE AVAILABLE ON A CUMULATIVE BASIS. THE APPLICATION FOR BONUS FLOOR AREA RATIO AFTER THE FIRST APPLICATION, AND ANY SUBSEQUENT APPLICATION THEREAFTER, SHALL CONTAIN THE DOCUMENTATION OF ANY PREVIOUS APPROVALS AND SHALL INCLUDE ANALYSIS OF HOW THE CUMULATIVE TOTAL 0.5 BONUS FAR IS NOT BEING EXCEEDED.~~

ARTICLE IX. PARKING AND LOADING REQUIREMENTS

Sec. 9.104. Programs and incentives to reduce parking requirements.

The following programs and incentives are provided to reduce parking requirements in the locations and situations outlined herein where the basic parking requirements of this ordinance would be excessive or detrimental to goals and policies of the city relating to mass transit and other alternative modes of transportation.

- A. Administration of parking reductions. Programs and incentives which reduce parking requirements may be applied individually or jointly to properties and developments. Where reductions are allowed, the number of required parking spaces which are eliminated shall be accounted for both in total and by the individual program, incentive or credit which is applied. The record of such reductions shall be kept on the site plan within the project review file. Additionally, the reduction and manner in which they are applied shall be transmitted in writing to the property owner.
- B. Credit for on-street parking. Wherever on-street angle parking is provided in the improvement of a street, credit toward on-site parking requirements shall be granted at the rate of one (1) on-site space per every twenty-five (25) feet of frontage,

excluding the following:

1. Frontage on an arterial, major arterial or expressway as designated by the street classification plan.
2. Frontage on a street that is planned to be less than fifty-five (55) feet wide curb-to-curb.
3. Frontage within twenty (20) feet of a corner.
4. Frontage within ten (10) feet of each side of a driveway or alley.
~~THE BONUS SHALL NOT EXCEED THE MAXIMUM PERMITTED BY THE FAR RATIOS IN SECTION 6.1250, SCHEDULE B.~~
5. Frontage within a fire hydrant zone or other emergency access zone.
6. Locations within the (D) Downtown zoning district.
7. **LOCATIONS WITHIN THE (DO) DOWNTOWN OVERLAY.**

C. Credit for bicycle parking facilities.

1. Purpose. The City of Scottsdale, in keeping with the federal and Maricopa County Clean Air Acts, wishes to encourage the use of alternative transportation modes such as the bicycle instead of the private automobile. Reducing the number of vehicular parking spaces in favor of bicycle parking spaces helps to attain the standards of the Clean Air Act, to reduce impervious surfaces, and to save on land and development costs.
2. Performance standards. The City Manager or designee may authorize credit towards on-site parking requirements for all uses except residential uses, for the provision of bicycle facilities beyond those required by this ordinance, subject to the following guidelines:
 - a. Wherever bicycle parking is provided beyond the amount required per section 9.103.B, required bicycle parking, credit toward required on-site vehicular parking may be granted pursuant to the following:
 - (1)i. Downtown (D) zoning districts: one (1) vehicular space per eight (8) bicycle spaces.
 - (2)ii. All other zoning districts: one (1) vehicular space per ten (10) bicycle spaces.
 - b. Wherever bicycle parking facilities exceed the minimum security level required per section 9.103.B, required bicycle parking, credit towards required onsite vehicular parking may be granted at a rate of one (1) vehicular space per every four (4) high-security bicycle spaces.

High-security bicycle spaces shall include those which protect against the theft of the entire bicycle and of its components and accessories by enclosure through the use of bicycle lockers, check-in facilities, monitored parking areas, or other means which provide the above level of security as approved by the City Manager or designee.

- c. Wherever shower and changing facilities for bicyclists are provided, credit towards required on-site vehicular parking may be granted at the rate of two (2) vehicular spaces per one (1) shower.
- d. The number of vehicular spaces required per table 9.2 shall not be reduced by more than five (5) percent or ten (10) spaces, whichever is less.

- D. Credit for participation in a joint parking improvement project. After the effective date of this ordinance, no new joint parking improvement projects shall be designated in the City of Scottsdale. Existing joint parking improvement projects may continue to exist, subject to the standards under which they were established.

The joint parking improvement project was a program through which a group of owners with mixed land uses including an area of more than three (3) blocks and at least six (6) separate ownerships could join together on a voluntary basis to form a parking improvement district, providing parking spaces equal to a minimum of thirty (30) percent of their combined requirements according to the ordinance under which they were established. Each participant property could have received credit for one and one-half (1 1/2) times his proportioned share of the parking spaces provided. The project required that a statement be filed with the superintendent of buildings stating the number of spaces assigned to each participating property. No adjustments were to be permitted subsequent to the filing of this statement.

- E. Mixed-use shared parking programs.

- 1. Purpose. A mixed-use shared parking program is presented as an option to reduce the total required parking in large mixed-use facilities in which the uses operate at different times from one another throughout the day (mixed-use facilities are defined in article III, definitions). The city recognizes that strict application of the required parking ratios may result in the provision of excessive numbers of parking spaces. This results in excessive pavement and impermeable surfaces and discourages the use of alternate transportation modes. A mixed-use shared parking program allows the property developer to use parking spaces more efficiently by allowing the same spaces to be "shared" by various land uses.
- 2. Applicability. The mixed-use shared parking program may be applied for where mixed-uses are proposed. The applicant may choose this option or may opt to prepare a parking master plan pursuant to 9.104.F, parking master plan.

3. Procedure.
 - a. When a parking plan is required as part of any site plan review or permitting procedure, a mixed-use shared parking program may be requested by the applicant at the same time.
 - b. The mixed-use shared parking program may also be requested exclusive of any other site plan review or permitting procedure.
 - c. Mixed use shared parking plans shall be reviewed by, and are subject to the approval of, the City Manager or designee.
 - d. Alternatively, the applicant may elect to have the shared parking plan reviewed by, and subject to the approval of, the City Council in a public hearing.
 - e. For changes of use in mixed-use projects (as defined in article III, definitions) the applicant must demonstrate that parking necessary for the new mix of uses does not exceed the amount which was required by the previous mix of uses.
4. Limitations on mixed-use shared parking. The total number of parking spaces required by table 9.2 shall not be reduced by more than twenty (20) percent.
5. Performance standards. The City Manager or designee may authorize a reduction in the total number of required parking spaces for two (2) or more uses jointly providing on-site parking subject to the following criteria:
 - a. The respective hours of operation of the uses do not overlap, as demonstrated by the application on table 9.3, schedule of shared parking calculations. If one or all of the land uses proposing to use joint parking facilities do not conform to one of the general land use classifications in table 9.3, schedule of shared parking calculations, the applicant shall submit sufficient data to indicate that there is not substantial conflict in the principal operating hours of the uses. Such data may include information from a professional publication such as those published by the institute of transportation engineers (ITE) or the urban land institute (ULI), or by a professionally prepared parking study.
 - b. A parking plan shall be submitted for approval which shall show the layout of proposed parking.
 - c. The property owners involved in the joint use of on-site parking facilities shall submit a written agreement approved by the city attorney requiring that the parking spaces shall be maintained as long as the uses requiring parking exist or unless the required parking is provided elsewhere in accordance with the provisions of this article.

Such written agreement shall be recorded by the property owner with the Maricopa County Recorder's Office prior to the issuance of a building permit, and a copy filed in the project review file.

Table 9.3. Schedule of Shared Parking Calculations

General Land Use Classification	Weekdays			Weekends		
	Mid.-7:00 am	7:00 am.. 6:00 pm	6:00 pm Mid.	Mid- 7:00 am	7:00 am 6:00 pm	6:00 pm Mid
Office and industrial	5%	100%	5%	0%	60 %	10%
Retail	0%	100%	80%	0%	100%	60%
Residential	100%	55%	85%	100%	65%	75%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel	100%	65%	90%	100%	65%	80%
Cinema/theater	0%	70%	100%	5%	70%	100%

How to use the schedule of shared parking. Calculate the number of spaces required for each use if it were free-standing (refer to the schedule of minimum on-site parking requirements). Applying the applicable general land use category to each proposed use, use the percentages to calculate the number of spaces required for each time period, (six (6) time periods per use). Add the number of spaces required for all applicable land uses to obtain a total parking requirement for each time period. Select the time period with the highest total parking requirement and use that total as your shared parking requirement.

F. Parking master plan.

1. Purpose. A parking master plan is presented as an option to promote the safe and efficient design of parking facilities for sites larger than two (2) acres or those downtown district/retail specialty uses larger than sixty thousand (60,000) square feet. The city recognizes that strict application of the required parking standards or ratios may result in the provision of parking facilities of excessive size or numbers of parking spaces. This results in excessive pavement and impermeable surfaces and may discourage the use of alternate transportation modes. A parking master plan allows the property developer to establish a more efficient parking scheme through the following requirements.
2. Applicability. The parking master plan is appropriate to alleviate problems of reuse and is also applicable as an alternative to the above mixed-use shared parking programs.
3. Procedure.

- a. When a parking plan is required as part of any site plan review or permitting procedure, the parking master plan may be requested by the applicant at the same time.
 - b. The parking master plan may also be requested exclusive of any other site plan review or permitting procedure.
 - c. Parking master plans shall be reviewed by, and are subject to the approval of, the City Manager or designee.
 - d. For changes of use in mixed-use projects (as defined in article III, definitions) the applicant must demonstrate that parking necessary for the new mix of uses does not exceed the amount which was required by the previous mix of uses.
4. Limitations on parking master plans. The City Manager or designee shall only permit reductions of up to twenty (20) percent of the total parking required per table 9.2. Reductions of more than twenty (20) percent of required parking shall be subject to approval by the City Council.
5. Elements of a parking master plan. The parking master plan shall contain the following:
- a. A plan, which graphically depicts where the spaces and parking structures are to be located.
 - b. A report, which demonstrates how everything shown on the plan complies with or varies from applicable standards and procedures of the city.
 - c. The plan shall show all entrances and exits for any structured parking and the relationship between parking lots or structures and the circulation master plan.
 - d. The plan, supported by the report, shall show the use, number, location, and typical dimensions of parking for various vehicle types including passenger vehicles, trucks, vehicles for mobility impaired persons, buses, other transit vehicles and bicycles.
 - e. The plan, supported by the report, shall include phasing plans for the construction of parking facilities and any interim facilities planned.
 - f. Whenever the applicant requests any reductions in the number of required parking spaces as provided for in this ordinance, the required report shall be prepared by a registered civil engineer licensed to practice in the State of Arizona and shall document how any reductions were calculated and upon what assumptions such calculations were based.

- g. Parking ratios used within the report shall be based upon uses or categories of uses already listed within table 9.2, schedule of parking requirements. If the use is not listed in table 9.2, then the applicant may request an ordinance amendment to table 9.2 rather than a variance from its standards.
 - h. Such other information as is determined by the reviewing authority to be necessary to process the parking master plan.
6. Performance standards. Parking shall comply with the requirements of the zoning ordinance as amended except where application of the following criteria can show that a modification of the standards is warranted. This shall be determined by the City Manager or designee pending his or her review of the materials described in subsection 5. above.
- a. The parking master plan shall provide sufficient number and types of spaces to serve the uses identified on the site.
 - b. Adequate provisions shall be made for the safety of all parking facility users, including motorists, bicyclists and pedestrians.
 - c. Parking master plans shall be designed to minimize or alleviate traffic problems.
 - d. Parking spaces shall be located near the uses they are intended to serve.
 - e. Adequate on-site parking shall be provided during each phase of development of the district.
 - f. The plan shall provide opportunities for shared parking or for other reductions in trip generation through the adoption of transportation demand management (TDM) techniques to reduce trip generation, such as car pools, van pools, bicycles, employer transit subsidies, compressed work hours, and high occupancy vehicle (HOV) parking preference.
 - g. Surfacing of the lot shall be dust-proof, as provided by section 9.106.C.1.a.2.
 - h. The parking master plan shall attempt to reduce environmental problems and to further the city's compliance with the federal Clean Air Act amendments of 1990 through appropriate site planning techniques, such as but not limited to reduced impervious surfaces and pedestrian connections.
 - i. Compliance with the federal Clean Air Act amendments of 1990 shall be considered.

j. Reductions in the number of parking spaces should be related to significant factors such as, but not limited to:

- (1) Shared parking opportunities;
- (2) Hours of operation;
- (3) The availability and incorporation of transit services and facilities;
- (4) Opportunities for reduced trip generation. Through pedestrian circulation between mixed-uses (as defined in article III, definitions);
- (5) Off-site traffic mitigation measures;
- (6) Recognized variations in standards due to the scale of the facilities;
- (7) Parking demand for a specified use; and
- (8) The provisions of accessible parking spaces beyond those required per section 9.105.

k. Reductions in the number of parking spaces for neighborhood-oriented uses may be granted at a rate of one (1) space for every existing or planned residential unit located within two (2) blocks of the proposed use, and one-half (0.5) space for every existing or planned residential unit located within four (4) blocks of the proposed use.

7. Approval. The property owner involved in the parking master plan shall submit a written agreement approved by the city attorney requiring that the parking facility and any associated transportation demand management (TDM) techniques shall be maintained without alteration unless such alteration is authorized by the City Manager or designee. Such written agreement shall be recorded by the property owner with the Maricopa County Recorder's Office prior to the issuance of a building permit, and a copy filed in the project review file.

G. Valet parking. Reserved.

H. ~~CREDITS WITHIN THE (DO) DOWNTOWN OVERLAY DISTRICT PROGRAM.~~

1. PURPOSE. THIS (DO) DOWNTOWN OVERLAY DISTRICT PARKING CREDIT PROGRAM WILL EASE THE PROCESS OF CALCULATING PARKING SUPPLY FOR NEW BUILDINGS, REMODELS, OR FOR BUILDINGS WITH NEW TENANTS.

**THIS PARKING PROGRAM CONSISTS OF TWO ELEMENTS:
CALCULATION OF PARKING AND PARKING WAIVER.**

2. METHOD OF CALCULATION.

a. AFTER THE ADOPTION OF THIS ORDINANCE, THE AMOUNT OF PARKING REQUIRED FOR:

i. LEGAL USES EXISTING AT THE TIME OF ADOPTION OF THIS ORDINANCE:

(1). SHALL BE THE AMOUNT PROVIDED BY THAT USE PRIOR TO THE ADOPTION OF THIS ORDINANCE.

(2). ANY INCREASE OF INTENSITY THROUGH THE EXPANSION OF USEABLE AREA OF ANY LEGAL USE EXISTING AT THE TIME OF ADOPTION OF THIS ORDINANCE SHALL PROVIDE ADDITIONAL PARKING AT THE PARKING RATE REQUIRED OF THIS ORDINANCE FOR THE AREA OF EXPANSION ONLY.

ii. ALL OTHER USES SHALL PROVIDE PARKING AT THE PARKING RATE REQUIRED OF THIS ORDINANCE.

~~A. ALL PROPERTIES SHALL BE GRANTED PARKING CREDITS THAT EQUAL THE HISTORIC PARKING REQUIREMENTS OF THE CURRENT USE OR THE MOST RECENT USE IF THE BUILDING OR PROPERTY IS VACANT.~~

B.b. PARKING CREDITS.

~~i. GRANTED PARKING CREDITS UNDER THIS PROGRAM SHALL BE ONLY FOR THE PARKING DEMAND THAT IS NOT MET THROUGH PERMANENT ON-SITE PARKING, IMPROVEMENT DISTRICTS, OR REMOTE PARKING. PERMANENT PARKING IN-LIEU CREDITS.~~

ii. THIS (DO) DOWNTOWN ORDINANCE DOES NOT VOID PREVIOUSLY ESTABLISHED AGREEMENTS FOR PARKING PAYMENTS OF ANY TYPE.

iii. PARKING CREDITS SHALL CARRY FORWARD WITH ANY PROPERTY THAT HAS PARKING CREDITS AT THE TIME OF THIS ORDINANCE ADOPTION.

~~C.-c. PROPERTY OWNERS ARE STILL REQUIRED TO PAY FOR ANY PUBLIC OR PRIVATE PROGRAM THAT ALLOWED THEM TO MEET THE PARKING REQUIREMENTS OF THE CURRENT USE.~~

~~D.-d. ANY CREDITS IMPROVEMENT DISTRICT OR PERMANENT PARKING IN-LIEU CREDITS THAT THE PROPERTY HAS THAT ARE IN EXCESS OF THE CURRENT PARKING DEMAND WILL SHALL REMAIN WITH THE PROPERTY.~~

~~E.-e. PROPERTIES WITH P-3 PARKING DISTRICT ZONING SHALL HAVE THE OPTION OF USING THIS METHOD OF CALCULATING PARKING CREDITS, OR TO USE THE CREDITS PROVIDED BY THE P-3 PARKING DISTRICT.~~

3. PARKING WAIVER WITHIN THE (DO) DOWNTOWN OVERLAY

DISTRICT.

Aa. PURPOSE. THIS PARKING WAIVER IS DESIGNED TO ACT AS AN INCENTIVE FOR THE BUILDING AREA EXPANSION OF SMALLER DOWNTOWN BUSINESSES, WHOSE EXPANSION WILL HAVE A MINIMAL IMPACT ON PARKING DEMAND.

Bb. APPLICABILITY. UPON APPLICATION, PROPERTY OWNERS MAY HAVE PARKING REQUIREMENTS WAIVED IF THEY MEET THE FOLLOWING CRITERIA:

1i. ARE WITHIN THE (DO) DOWNTOWN OVERLAY DISTRICT.

2ii. ARE USED FOR RETAIL, OFFICE OR PERSONAL SERVICES USES ALLOWED IN THE UNDERLYING DISTRICT.

3iii. HAVE A LOT SIZE OF 12,000 NET SQUARE FEET OR LESS.

Ec. LIMITATIONS ON THIS PARKING WAIVER.

1i. CAN BE USED ONLY ONCE.

2ii. CAN ONLY BE USED ON FIRST AND SECOND FLOORS.

3iii. CAN BE USED FOR RETAIL, OFFICE OR PERSONAL SERVICES USES ALLOWED IN THE UNDERLYING DISTRICT.

4iv. IS LIMITED TO A MAXIMUM OF 2,000 SQUARE FEET OF BUILDING AREA EXPANSION SIZE.

5v. CANNOT BE USED ON LAND THAT WAS USED FOR PARKING IN THE PAST TWO YEARS.

DD. RESIDENTIAL ADDITION PARKING WAIVER - THIS PARKING WAIVER IS DESIGNED TO ACT AS AN INCENTIVE FOR THE INTEGRATION OF ONE OR MORE RESIDENTIAL UNITS AS PART OF A BUSINESS EXPANSION OF A MAXIMUM OF 2,000 TOTAL SQUARE FEET. ONE PARKING SPACE WILL BE REQUIRED PER RESIDENTIAL UNIT, THIS PARKING CAN BE REALLOCATED FROM ON SITE EXISTING PARKING CORRESPONDING TO OTHER USES.

Sec. 9.108. Special parking requirements in districts.

A. Planned regional center. The provisions of article IX shall apply with the following exceptions:

- 1. There shall be no parking required for courtyards or other open spaces, except that those portions thereof used for sales or service activities shall**

provide parking as specified elsewhere by this ordinance.

2. Parking for dwellings shall be covered.

B. Western theme park district. The provisions of article IX shall apply with the following exceptions:

1. The number of spaces required in table 9.2 may be proportionately reduced by the provision of bus parking. Bus parking provided in lieu of automobile parking spaces may account for a maximum reduction of fifty (50) percent of the spaces required in table 9.2.

2. If any bus parking is provided in lieu of automobile parking spaces, one (1) overflow automobile parking space shall be provided for each twenty-five (25) persons for whom seating is provided as indicated on the approved development plan.

C. **DOWNTOWN OVERLAY (DO) DISTRICT (~~PARKING IN LIEU ONLY~~) AND Downtown (D) districts.**

1. Parking requirements. Parking capacity shall satisfy the requirements of the land uses served, and can be provided by ~~any of the following options: on-site parking, remote parking, parking in-lieu payments, or evening use parking credits~~, these standards shall not be subject to variances.

2. Parking in-lieu payments. A parking requirement for nonresidential uses may be met by a parking in-lieu payment to the downtown parking fund and shall be used for the operation of a downtown parking program which may include, but is not linked to, the provision and maintenance of public parking spaces, the operation of tram shuttle services linking public parking facilities and downtown activity centers, and services related to the management and regulations of public parking. The city shall not be obligated to provide more than twenty (20) such spaces without the express approval of the City Council. Fractional parking requirements may be paid for on a pro rata basis. The amount of the in-lieu fee shall be established by the City Council, and may include penalties for late payment. Parking in-lieu credits may be purchased either as permanent parking credits, or as impermanent parking credits in accordance with the following:

a. Permanent parking in-lieu credits: parking space credits purchased under this permanent in-lieu option shall be permanently credited to the property. These parking credits may be purchased either by installment payments to the city over a fixed period of time, or by payment of a lump sum fee.

Under the lump sum purchase option, purchase shall be made by payment the total fee in the manner described herein. The installment purchase option shall require an initial cash deposit and a written agreement binding the applicant to make subsequent monthly

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installment payments. The installment purchase agreement shall not create a payment term longer than fifteen (15) years, and shall include payment procedures adopted by the planning and community development department. Payment of the lump sum in-lieu fee or payment of the installment purchase deposit and execution by both parties of the installment purchase agreement, shall be completed prior to the issuance of a building permit of one is required, or to the issuance of a certificate of occupancy.

- a. Monthly parking in-lieu credits: Parking credits obtained by payment of a monthly in-lieu fee under this option are only for the term of the activity requiring the parking and are not permanently credited to the property. Properties must first possess a minimum of four and one-half (4 1/2) parking spaces per one thousand (1,000) square feet of net floor area of building, and may thereafter subscribe for additional required parking spaces by paying the monthly in-lieu fee. Payments shall be made in accordance with a written agreement and procedures adopted by the planning and community development department. The first monthly payment shall be made prior to issuance of a certificate of occupancy for the business for whose benefit the monthly payments are made.

b. PARKING IN-LIEU PAYMENTS MAY BE UTILIZED TO SATISFY SHARED STRUCTURE PARKING OR UNDERGROUND PARKING INCENTIVES ON A SPACE PER SPACE BASIS.

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D. DOWNTOWN (D) DISTRICTS.

- 1. **PARKING REQUIREMENTS. PARKING CAPACITY SHALL SATISFY THE REQUIREMENTS OF THE LAND USES SERVED, AND CAN BE PROVIDED BY ANY OF THE FOLLOWING OPTIONS: ON-SITE PARKING, REMOTE PARKING, OR EVENING-USE PARKING CREDITS, THESE STANDARDS SHALL NOT BE SUBJECT TO VARIANCES.**
- 2. FAR bonus for underground and on-site structure parking. A maximum FAR bonus of three-tenths (0.3) is available subject to the following:
 - a. In a type 1 area, eighty (80) percent of the required parking is in a shared structure parking.
 - b. In a type 2 area, ninety (90) percent of the required parking is underground.

Where shared structure parking is underground parking provided by a project is less than stipulated above, the FAR bonus shall be adjusted downward on a pro rata basis.

Parking in-lieu payments may be utilized to satisfy shared structure parking or underground parking incentives on a space per space basis.

3. Evening-use parking. Establishments conducting business between the hours of 5:00 p.m. and 3:00 a.m. qualify for evening-use parking credits for parking spaces identified to be vacant during those hours, subject to the following requirements:

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a. Application for evening use parking credits shall be through the use permit process and shall be made by the property owner on behalf of the establishment requiring the parking credits.

b. Before qualifying for evening use parking credits, a property must possess a minimum of four and one-half (4 1/2) parking spaces per one thousand (1,000) square feet of net building area, on-site or by one (1) of the means provided for in paragraph c.(3) below.

c. Evening-use parking credits may be granted for spaces provided from one (1) or more of the following sources:

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~~(1)~~*i* Same-site: Parking spaces on the same property which are unutilized during the designated evening hours.

~~(2)~~*ii*. Adjacent or nearby site: Unutilized parking spaces on adjacent or near-by properties which meet the requirements of this section and 9.107.C. and D.

Draft
~~(3)~~*iii*. Public on-street and on-site spaces: After exhausting available "same-site" evening-use parking credits, additional credits may be sought using unutilized public on-street and on-site parking spaces, subject to the following requirements:

~~(a)~~*(1)*. The use permit application shall be accompanied by an analysis, acceptable to the City Manager or his designee, establishing the availability and location of the unutilized public parking spaces for which evening-use parking credits are being sought.

Draft
~~(b)~~*(2)*. The maximum number of evening-use parking credits is limited to twenty (20) parking spaces or to fifty (50) percent of the "base minimum" parking requirement ascribed to the property, whichever is less, for which a monthly fee established by City Council will be charged and deposited in a downtown parking fund.

d. The application shall provide a plan acceptable to the City Manager or his designee for the security and maintenance of the parking areas and their environs in a neat and orderly condition, and shall

demonstrate that the areas meet the lighting requirements of section 7.600.

Avenue lately. The lanes have been changed from two lanes to four lanes and that is something that has not gone over well on Mill Avenue so that has not been a good economic driver for them. He commented that this project is not going to be pedestrian scale. He further commented that he did not think the height and architecture has southwest character. He concluded this project does not look like Scottsdale.

SAM WEST, 8160 N. Hayden #1-210, complimented the people who have worked on this project. He expressed his concern regarding the height of the towers. He stated a substantial majority of the people who live in Scottsdale came here as tourists. They came here for reasons and ended up moving here for reasons. He further stated he is convinced part of that reason is what they have right now that has been here for 100 years. He inquired what will be the impact of those towers on the reason tourists have come here. What is the long-term implication on the tourist that comes here? He concluded that he felt the mass and height of the towers is detrimental and contrary to what people have perceived as Scottsdale for over 100 years.

RICK ROBERTSON, 4321 N. 68th Place, spoke in opposition to this request. He stated he has been a resident of downtown Scottsdale for the past 20 years. He further stated he is primarily concerned about the height of the two towers. He reported he would like the Commission to understand that he objects to granting a variance to allow anything higher than the maximum allowed. For the past 25 years they have not had a single high-rise building built in our community. He further reported he does not understand why their views have to be marred by two 13 story residential towers. He added Scottsdale does not need these towers no matter how attractive they may appear. He concluded he is requesting the Planning Commission enforce the building code.

PATTY BADENOCK, 5027 N. 71st Place, quoted from an article dated January 30th in reference to the two towers that expressed her opposition to the height of the towers. She quoted from the same article: "Once they are built they are there for all of our lifetimes". She quoted from another article dated February 10, 1998: "Yes, the city needs to change the ordinance to eliminate the exemptions to go over 65 and 72 feet. Buildings taller than the 65, 72 feet are not necessary to the downtown plan. Profitable developments can be done to the downtown without jeopardizing the skyline." This quote was said by Ms. Susan Bitter Smith now a paid consultant for Star wood to do community outreach in support of the two towers.

DARLENE PETERSEN, 7327 E. Wilshire, stated she found a newspaper article dated February 10, 1988. She stated people went ballistic at that time when the bank building on the corner, which is 100.5 feet tall and the Amtrust building 143.1 feet tall. She further stated the applicant has met with the community and it is beautiful architecture. It is something to be proud of but the Commission and City Council need to think about the height. She expressed her concern regarding the heights of the towers. She further remarked that if the height were to be lowered she would be fine with this project because the architecture is gorgeous.

Ms. Peterson reported on Saturday, September 13th from 7:00 to 10:00 a.m. at the canal there will be a balloon put up to the same height as these towers if anyone is interested in coming down.

MARC HARTLEY, 4607 N. 74TH Place, stated he lives in downtown Scottsdale because it is a wonderful place. He further stated he lives there because of the charm and the idea of not living in a big city with tall buildings. He remarked he likes the idea of revitalizing downtown Scottsdale. He further remarked he is opposed to the height of the towers regardless of the architecture and materials because they are too big. He concluded he hopes they consider their concerns regarding height.

PAT LAMER, 6945 E. Glenrosa, stated he lives in community of Villa Adrian across the street from the waterfront project on Goldwater. He further stated his community association has been involved from the very beginning of the plans that were presented over eight years ago. Over the years, there have been many meetings. He remarked over the period of the discussions with the developer they have come to accept a lesser of evils. They were steadfastly opposed to the height until they saw the computer graphic representation of the heights of the buildings and the skyline to the east. What they have seen is that the evasive nature of those buildings is diminished and totally gone away. He stated his community association supports this plan.

(CHAIRMAN GULINO CLOSED PUBLIC TESTIMONY.)

MR. BERRY stated that tonight they have seen a classic example of community outreach and community involvement. He further stated he appreciates all of the comments but he would respectfully disagree on what the implications of the project are for the downtown. He remarked he would like to focus on the loss of views. He inquired about the view of the downtown they will have if they don't take proactive steps. Everyone has agreed they need to bring residential ownership to downtown but how do they achieve that without doing something like this. If they don't do this, they would get 11 acres of Scottsdale High development of 65-foot tall offices with apartments. What does that mean to their long-term sustainability. He further remarked decline does not happen overnight. Decline happens over time. They have to in the spirit of Scottsdale history act to prevent the decline of the downtown, and assist in the renaissance of downtown with these types of projects that take vision and leadership.

Mr. Berry stated he appreciated Mr. Lamer's comments regarding the computer graphic representation of the heights of the buildings and the skyline that allowed their community to have an understanding of how the heights would impact their neighborhood.

VICE CHAIRMAN STEINBERG inquired if approved would these be the highest buildings in Scottsdale. Mr. Berry replied in the affirmative.

Vice Chairman Steinberg inquired if they have the ability to fight a fire in a tower of this size. Mr. Berry stated in the stipulations there are fire and public safety stipulations. He further stated the building does comply with the fire codes.

Vice Chairman Steinberg stated by virtue of the site being on the canal and the name being Waterfront he would like to see more water brought going into the project. He further stated he shares Commissioner Nelssen's feelings that it should have a western character. He noted the inspiration for any project here

should be the Sonoran desert. He further noted that he is a little unsettled about the fact that the towers look like they could be in any city. They are not Sonoran in flavor. By Sonoran, he means they don't seem to respect the ecology and orientation of the sun as well as some of the great examples of architecture in the community.

Vice Chairman Steinberg stated the project is a great concept and he is favor of the project. He further stated he is in favor of revitalization of the downtown. He remarked he felt they should look at the architecture a little more seriously. He noted he is a little concerned about the heights because it will recreate the Camelback corridor skyline forever and that is something they have to grapple with. It is a big decision. It is a great project and he supports many aspects he just wished it had more of a Sonoran aspect to it.

MR. BERRY stated that was the critical component for involving local architects. He further stated that although it is hard to see in the drawing that is the intent of this project to make it uniquely Scottsdale and to have a southwestern feel.

COMMISSIONER BARNETT thanked the group for putting together a fantastic plan. He further stated he likes the buildings, office, and retail. He also thanked the people who have put their money into the project and realize they have unlimited choices of places to build buildings around the country and he is flattered they have chosen to spend the time and effort so far to get to this point.

COMMISSIONER NELSEN stated he would agree with a lot of the sentiment that Commissioner Steinberg mentioned. He further stated he would reluctantly support this project because he thought there was more good than bad. He read from the minutes of the August 27th joint meeting:

"COMMISSIONER NELSEN requested Mr. Gawf to explain in his words what the embodiment of Scottsdale/southwestern character is. Mr. Gawf stated that is a tough one and they have struggled with that".

He remarked in two weeks, they seem to be able answer that question, and that is in a city that historically has taken years to get anything done. He remarked that is troubling to him.

Commissioner Nelsen remarked he still has issues with the character and height. He commented he felt this does need to move on to the City Council and will be a big burden for the City Council. He stated they can either get credits for this project or take the blame for this project and he certainly hopes it is the former.

COMMISSIONER SCHWARTZ stated he has a prepared statement he would like to give:

It may seem that we have before us one project to recommend approval or denial but in fact, we have two. One is for the applicant's proposal the other its impact on the character of our community. I would ask we consider very carefully two questions: Considering the amount of time, energy and money already invested in

the canal does this project add the desired mixed use people place that prior applicants caused us to expect. I would say it does not. Secondly, is there something about this one project for which we are willing to see the entire downtown infill area and beyond changed by our endorsement. Make no mistake a vote for these 13 story buildings on this site is the first step for 13 story buildings elsewhere in downtown infill area and eventually throughout the city. That may seem unthinkable to us now but is no more unthinkable than how tonight's proposal would have seemed in the past.

To summarize to recommend approval for this project is to greatly lower our sights for creating a mixed use festival like people place along the canal. To recommend approval of this project is to pave the way for 13 story buildings elsewhere in our community including those that will one day block the views this development believes will be there forever because he hopes to have a monopoly on your approval of height. This is an unrealistic hope and time will show this is precedence breaking and precedence setting mandate that will forever alter Scottsdale's low profile character to one more common to urban areas everywhere. We have some sobering questions to ask ourselves, what will be the future for our city.

CHAIRMAN GULINO stated for the record there were 9 or 10 cards from folks in support of this request but did not wish to speak.

Chairman Gulino inquired if they have standards or guidelines that this project must follow to ensure they have a good mix of public, private and open space. Mr. Berry replied in the affirmative noting there is a development agreement that is being prepared that will set forth the responsibilities of all parties to ensure there is public open space and public access.

Chairman Gulino inquired if the design guidelines provide the applicant enough flexibility as he refines this design that he would be able to work directly with staff to move forward rather than having to come back to the public hearing process. Mr. Berry replied in the affirmative. He stated that in terms of the major constraints they are set. There is not an opportunity to vary the heights or move the location.

Chairman Gulino inquired where the benchmark for measuring the height is from. Mr. Jones provided information on how the heights of the buildings would be calculated.

COMMISSIONER NELSEN inquired if they would allow any wireless appurtenances to be attached to the top of these buildings. Mr. Berry stated they have not addressed that issue. Mr. Ekblaw stated if they were to allow wireless appurtenances on these buildings they would have to comply with the ordinance that was recently adopted.

CHAIRMAN GULINO stated he felt it was important that Council in their approval give the applicant enough flexibility that the project as a whole does not get bogged down as they come up with better ways to develop it. He further stated he was glad to hear that if there are changes to the site plan they would have to come back to a public hearing.

Chairman Gulino stated the whole issue tonight comes down to the height of these two towers. He further stated in his mind Scottsdale as a city is not in the

same category as Phoenix, Los Angeles, or Dallas so they need to be more sensitive to height here. They are more of a suburban community than an urban community. However, he does not have a problem with the height. He commented he likes the site plan. He further commented he thought the residential ownership is very important. He remarked he thought the downtown is in trouble and needs something and he felt this project was a step in that direction. He noted he can understand the reservations about the height. He further noted he has lived here for 20 years and has seen it change. He commented that they can't stop growing and whether or not they like it, it is a part of the evolution process for the community. He further commented he felt it was important that people continue to stay involved. A checks and balance system will keep them from getting out of control. He concluded he supports this request as it has been presented.

COMMISSIONER BARNETT MOVED TO FORWARD CASE 1-II-2003 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL WITH THE ATTACHED STIPULATIONS. SECOND BY COMMISSIONER HESS.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

WRITTEN COMMUNICATION

There was no written communication.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission was adjourned at 7:10 p.m.

Respectfully Submitted,

"For the Record " Court Reporters



PLANNING COMMISSION REPORT

MEETING DATE: September 10, 2003 ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT
REQUEST

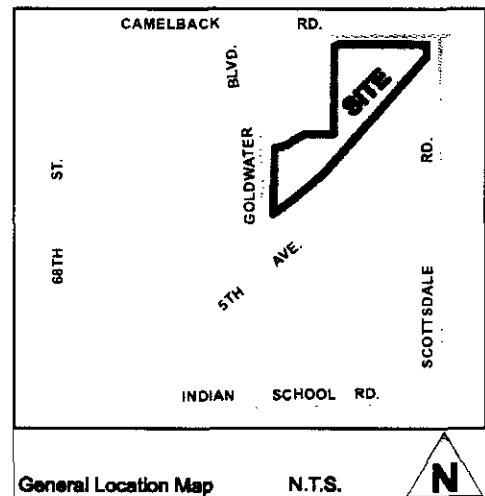
Scottsdale Waterfront

Request to qualify and to designate an infill incentive district and to adopt an infill incentive plan with amended development standards and establish new stipulations including site plan and elevations approval on a 11.3 +/- acre parcel located at the southwest corner of Scottsdale Road and Camelback Road in Downtown Scottsdale.

1-II-2003

Key Items for Consideration:

- Activate the Arizona Canal east-west as a regionally linked public amenity
- Activate Marshall Way through land use and design, as a pedestrian retail experience and connection to other downtown Scottsdale districts
- Urban design and architecture should embody upscale, southwestern character
- Site development contributes to building a positive sense of place downtown with the inclusion of art and cultural components; unique and pedestrian-oriented urban design and architecture; and public gathering or special event spaces that promote tourism and social gatherings
- Enhance mobility downtown by supporting alternate modes of transportation focusing on pedestrian-oriented urban design and advancing the downtown trolley
- Development should stand the test of time through the use of upscale, quality materials
- Meet the Downtown Vision Principles as adopted by the City Council (Attachment # 10)
- This is the first Infill Incentive District request in Scottsdale
- This Infill Incentive request meets four of the required number of state statute criteria: vacant/underutilized parcels; decline in population; vacant older buildings and absence of development
- The Infill Incentive Plan includes a phased development of mixed land uses, with amended standards including two-13 story, 160' high buildings



Previous Zoning

- 43-ZN-95 & 19-GP-95

OWNER Scottsdale Waterfront L L C
480-483-8338

APPLICANT CONTACT John Berry
Beus Gilbert P L L C
480-429-3003

LOCATION Southwest Corner of Camelback & Scottsdale Roads in Downtown Scottsdale

BACKGROUND **Zoning.**
The site is zoned Regional Commercial Office-Type 2 (D/RCO-Type 2) with a Planned Block Development (PBD) Overlay. This zoning district and PBD overlay approved approximately 1.1 million sq. ft. of gross floor area with a mix of retail, office, hotel, and entertainment uses.

General Plan.
The General Plan Land Use Element designates the property as a mixed-use neighborhood. Mixed-use neighborhoods 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 complimentary office or retail uses. The General Plan specifically states that the Downtown Scottsdale area is most suitable for mixed-use neighborhoods.

Context.
The surrounding properties are zoned: D/RCO-2/PBD (Scottsdale Fashion Square & Nordstroms) to the north; R-4 (Villa Adrian Neighborhood) to the west; D-RS-1 to the south (5th Ave./Stetson specialty retail shops, dining & entertainment); and C-2 to the east (office).

APPLICANT'S PROPOSAL **Goal/Purpose of Request.**
The purpose of the request is two fold. Scottsdale Waterfront requests approval of:

- 1) Establishment of an Infill Incentive District that includes the Scottsdale Waterfront property, and
- 2) Approval of the Scottsdale Waterfront Infill Incentive Plan, amended development standards and project stipulations for the development of a mixed-use residential, retail and office project on an 11.3 +/- acre site located at the southwest corner of Scottsdale and Camelback Roads
 - a. 2-13 story residential buildings – 135 to the roof of highest floor; 160’ to the top of mechanical screening.
 - b. One 8-story residential/retail building – 85’ to the roof of highest floor; approximately 105’ to top of mechanical screening

The project also includes the development of six (6) two to three-story retail and office condo buildings along the east side of Marshall Way and south side of Camelback Road; and Two (2) three-story residential and/or office buildings fronting the east side of Goldwater Boulevard.

Infill Incentive Statute

The applicant is proposing to establish an Infill Incentive District on the vacant site in order to develop the property into a mixed-use project that provides the Downtown with the necessary connections from the Fashion Square area and the north bank of the canal to the 5th Avenue District and the south bank. The purpose of utilizing the Infill Incentive District is to enable the city to provide incentives for redevelopment and consider use of amended development standards to create a unique project that benefits the entire Downtown.

The state statute, ARS. 9-449.10, states (See Applicants narrative for entire statute language) that the City Council may designate an infill incentive district in an area in the city that meets at least three of the criteria listed in the statute. This proposal meets four including: a large number of vacant older buildings or structures, a large number of vacant or underused parcels of property, an absence of development and investment activity compared to other areas in the city and there is a continuing decline in population within that area.

The statute further provides “incentives” to encourage redevelopment in the district. These incentives include, expedited zoning or rezoning procedures; expedited processing of plans and proposals; waivers of municipal fees for development activities as long as the waivers are not funded by other development fees; and relief from development standards.

With regards to this proposal, the “area” used to meet this criteria was the area bounded by Camelback Road on the north, Scottsdale Road on the east, Indian School Road on the south and 68th Street on the west, excluding the Nordstrom’s store and garage. This area is seen as the link between the smaller scale 5th Avenue District and the larger scale Fashion Square District (See Attachment #8 for Area and Infill Incentive District).

Development Information.

- *Parking:*
 - 1188 spaces are required, 1486 are provided
 - Requested 20% reduction for non-residential uses
 - Public parking spaces include full-time and part-time shared parking

- *Existing Use:* Vacant Land

- *Buildings/Description:* Six (6) two to three-story retail and office condo buildings east side of Marshall Way and south side of Camelback Road; Two (2), thirteen-story, residential buildings just north of the Arizona Canal and west of Scottsdale Road; Two (2) three-story residential and/or office buildings fronting the east side of Goldwater Boulevard; and One (1) eight-story retail/residential building on the west side of Marshall Way.

- *Parcel Size:* 11.3 +/- acres
- *Entitled Building Height:* Hotel 72'; Residential 50'; Office/Other 65' (Additional height for mechanical screening allowed by ordinance)
- *Building Heights Proposed:* 6 buildings at 36'- 45'; 2 buildings at 36'; 2 buildings at 135' to roof of top floor – 160' to top of mechanical screening; 1 building at 85' to roof of top floor – 105' to top of mechanical screening
- *Floor Area:* 932,500 +/- GFA proposed; 1,100,000 GFA maximum allowed
- *Other:* 366 +/- Residential Units
Marshall Way retail focus

IMPACT ANALYSIS

Traffic.

The streets adjacent to the site include Camelback Road to the north, Scottsdale Road to the east, and Goldwater Boulevard to the west. Access to the site will be at two primary points of ingress/egress, one at Goldwater Boulevard and Montecito Avenue, the other at Camelback Road and Marshall Way. An additional right in/right out site access point is located on Camelback Road between Marshall Way and Scottsdale Road.

The approval of the proposed development plan under the Infill Incentive District will generate an estimated 8,991 trips per day, with approximately 420 trips generated in the a.m. peak hour and 890 trips generated in the p.m. peak hour. This represents over a 50 percent reduction in daily and p.m. peak hour site-generated traffic from the previously approved development plan. This reduction is primarily the result of a significant decrease in the amount of retail and restaurant square footage planned for the site.

The proposed mixture of residential, office, and retail land uses will encourage the use of alternative modes of transportation for people traveling to the site and for residents who live on the site. A pedestrian and trolley bridge is planned to connect this site to the downtown area by extending Marshall Way over the Arizona Canal. The development is also providing transit stops on Camelback Road and Scottsdale Road directly adjacent to the site.

Site traffic will be distributed primarily to Camelback Road and Goldwater Boulevard via the existing signalized intersections of Marshall Way (on Camelback Road) and Montecito Avenue (on Goldwater Boulevard). Both Camelback Road and Goldwater Boulevard are under capacity for current and projected traffic volumes.

Capacity analyses for the Year 2010 indicate that the major signalized intersections in the vicinity of the site will continue to operate at an acceptable level of service. These study intersections include Camelback Road and Scottsdale Road, Camelback Road and Marshall Way, Camelback Road and Goldwater Boulevard, and Goldwater Boulevard and Montecito Avenue. These capacity calculations are based on existing street improvements except

at the signalized intersection of Camelback Road and Scottsdale Road; the capacity calculations for this intersection assume the provision of a dual-left turn lane for eastbound Camelback Road (See Attachment # 6 for a complete Traffic Impact Summary).

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service the site. Water and wastewater lines located within rights-of-way will be owned and maintained by the City of Scottsdale. On-site water and wastewater lines will be privately owned and maintained. A water and wastewater master plan will be required to ensure on-site and off-site systems are unaffected by the proposal. At this time, preliminary master plans do not anticipate any impacts to the existing and surrounding water and wastewater systems.

Police/Fire.

The Police Department and Rural/Metro Staff have reviewed the proposed Infill Incentive Plan. The proposal does not impact the level of service of either department. Additionally, stipulations address the unique height and emergency response requirements for this project.

Schools District review.

Scottsdale Unified School District has been notified of this application. At the time of drafting this report, the school district has not responded to proposed residential component of this application. The applicant has met with the district and shown them their plans.

Open space.

There are three main types of open space areas indicated in the application. Public open space, private open space, and private open space with public access. The project's open space compliments the adjacent proposed City project - the Arizona Canal at Scottsdale -, which will develop the Arizona Canal between Scottsdale Road and Goldwater Boulevard as a major open space corridor with a regional trail along with public gathering and special event venue areas.

Amended Development Standards Request.

The application proposes to utilize several amended development standards to create a mixed-use proposal that promotes pedestrian activity and open space plazas. The amended standards enable the two thirteen-story buildings and one eight-story building to be incorporated into the site plan by amending the overall height of the district. Some of the amendments include front yard setbacks, spacing between buildings, large walls, both vertical and horizontal dimensions, building size, building envelope, and land use standards. The overall intent of the amended standards (See Applicants Narrative for specific amended standards) is to create a pedestrian streetscape along Marshall Way similar to the pedestrian experience that exists south of the Canal in the 5th Avenue District. This includes angled parking, wider sidewalks, buildings that engage the streets, etc.

The development standards propose to modify the height of three buildings (Building C, J and K) within the project. In order to accurately decide on the proposed height, the application, the architecture, including materials, colors and other site and building design details, normally approved by the Development Review Board, will be approved by the City Council. This approach enables the City Council to determine how the final project will ultimately be designed.

Policy Implications.

This is the first Infill Incentive District and Infill Incentive Plan request made in the City of Scottsdale. The proposed project is in keeping with the Scottsdale General Plan designation for a mixed-use neighborhood in the downtown area. The addition of residential units, a retail focus along Marshall Way, public open space, public art and pedestrian amenities proposed for development as part of this project, make this prominent but currently vacant and underutilized corner a positive addition to the downtown area.

Community Involvement.

The applicant has held two public open houses with regards to their proposed project along with various community meetings with the following organizations: Downtown Scottsdale Partnership, TOPS group, Villa Adrian & Villa d'Este Neighborhood Associations and other numerous interested citizens and Downtown property owners (See Attached Citizen Involvement Plan and Report, Attachment #9).

Community Impact.

This site has approval for 1,100,000 square feet of mixed-uses through previous zoning actions and redevelopment agreements. This proposal intends to utilize similar square footages and through the use of the amended development standards, provide for greater pedestrian connections, open space areas and enhance the Downtown experience. The proposal, via the pedestrian retail experience of Marshall Way, connects the Fashion Square area and north bank to the south bank and 5th Avenue District. The proposal will compliment the City's Canal Bank project by enhancing this corridor with additional pedestrian bridges across the canal, providing an amphitheater for future public events, and creating signature uses on the retail corners to further activate the canal. The signature 13-story residential buildings will create a significant skyline to the Camelback Road Corridor that has existing tall buildings. The provision of public parking and angled street parking on Marshall Way will enhance parking in the Downtown. The design of the proposal with its open space plazas and sidewalk enhancements will be a benchmark for further redevelopment in the Downtown. This approval of not only the amended standards, which provide height flexibility but the detail behind this application with regards to the architecture, is intended to provide a quality development proposal that meets the goals set forth for this area and City Council's Downtown Vision Principles.

**ARCHITECTURAL
CHARACTER**

The desired architectural character of the project has been directed by the City Council and borrows primarily from Mission Style and Spanish Colonial Revival/Santa Barbara architectural traditions.

**DRB/PC JOINT
STUDY SESSION**

On August 27, 2003 the Scottsdale Development Review Board (DRB) and the Scottsdale Planning Commission (PC) held a joint study session on the proposed Scottsdale Waterfront Infill Incentive Plan. Some of the items listed below were a general consensus of opinions from the two boards while other comments represented individual ideas. The following is a synopsis of the discussion at the study session:

Site Plan:

- There was a general positive consensus that the location and massing of buildings on the site plan are appropriate.
- It was suggested that stronger connections between the project and the Arizona Canal need to be created and more activity along the canal should be encouraged.

Architectural Character:

- The character of the project is predominantly defined by the retail along Marshall Way and Camelback Road.
- Some board and commission members expressed that the project seems to be a nostalgic interpretation of architecture seen in other national locations (Florida and California), others had a positive response to the nostalgic architecture.
- A suggestion was made that the project architecture needs to consider and reflect its surrounding context more than it does currently.

Marshall Way/Camelback Road Discussion:

- The building along the west side of Marshall Way (building C) will need to provide the same attention to detail at the pedestrian level as is provided along the east side of Marshall Way.
- The pueblo architectural element in the Marshall Way elevation is out of place and needs to be redesigned to better fit with the remainder of the architecture along this elevation.
- The rhythm of the architecture along the Camelback Road and Marshall Way elevations appears too uniform especially the matching roof lines and tile roofing materials.
- Overall retail, massing and pedestrian scale is positive

Residential Tower Buildings:

- The residential tower architecture attempts to break down the massing of the buildings. The vertical massing needs more break down than what is proposed currently.
- The project needs to respond more to the desert sun environment – include more recessing on the buildings, mature shade trees on the site and covered walkways at the pedestrian levels.
- Need to specifically define where and how the building heights will be measured from.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations. Staff established a set of goals and objectives that encompass the first seven bullet

points under Key Items for Consideration on page 1 of this Staff report.

1. The application is a key component to the success of the Arizona Canal pedestrian corridor by providing residents directly along its frontage along with providing a public amphitheater and gathering space along the canal.
2. The proposal connects the retail strength of Fashion Square to Downtown Scottsdale's established 5th Avenue District by providing for retail corridor along Marshall Way.
3. As the design of this project is also subject to approval with this process, the design character will be set with a mix of architectural influences present within Scottsdale.
4. With the mixture of uses, open space plazas, pedestrian oriented urban design, arts and cultural components, the proposal will enhance not only the Downtown experience, but continue to support Downtown as tourist destination and gathering place.
5. The provision of transit stops, pedestrian alternatives, trolley stops, and location within the Downtown demonstrates the projects access to alternate modes of transportation.
6. The proposal includes approval of colors and materials by the City Council so as to ensure quality materials be used in the overall development of this project.
7. Finally, as the City Council set forth their Downtown Vision Principles, this application, through the use of the Infill Incentive District, created a plan, development standards, stipulations and process to meet these principles.

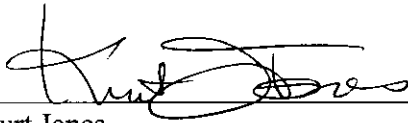
**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
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APPROVED BY


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Report Author


Kroy Ekblaw
General Manager, Planning & Development Services Department

9/5/03
Date

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Traffic Impact Summary
7. Draft Infill Incentive Ordinance Language
8. Economic Focus Area and Infill Incentive District Graphic
9. Citizen Involvement
10. City Council's Downtown Vision Principles
11. Project Support Graphic
12. Site Plan and Supporting Graphics

Project Narrative

SCOTTSDALE WATERFRONT, L.L.C.

Drake & Associates - H & S International - Solomon Cordwell Buenz & Associates, Inc.

August 6, 2003

ATTACHMENT #1

PROJECT NARRATIVE

Table of Contents

I.	A Brief History	1
	A. Approved Zoning	1
	B. Downtown Planning	2
II.	Scottsdale Waterfront Project – VISION	3
III.	Nature of this Application	6
	A. The Infill Incentive District	6
	B. Team Overview	7
IV.	Scottsdale Waterfront Project – SITE PLAN	8
	A. Objectives	8
	B. The Site Plan: A Response to Community Outreach	8
	C. Site Plan Description	11
V.	Planning Issues to Be Addressed	15
VI.	Infill Incentive District Development Standards	17
	A. Property Development Standards	17
	B. Design and Architectural Guidelines	20
	C. Staff Approval of Additional Modifications	21

PROJECT NARRATIVE

The Scottsdale Waterfront Project application will result in the establishment of an Infill Incentive District and adoption of an Infill Incentive Plan under the provisions of Arizona Revised Statutes (A.R.S. Sec.9-499.10, discussed in detail later in this Narrative). Part of the 2000 Growing Smarter Plus legislation, Infill Incentive Districts provide cities with the authority to expedite processing of applications and plans, waive municipal fees and allow amendment of development standards in areas that meet specified criteria. The criteria are meant to stimulate private investment in areas where special incentives are needed – where, for example, there is a large number of vacant or underused parcels or an absence of development and investment activity compared to other areas in the city.

Over the past years, much discussion has focused on the "decline" of Downtown Scottsdale. Investment and new development have moved north. Competition from adjoining communities for new offices, employment centers, retail uses and resorts is fierce. There are vacancies in the Downtown area and concern about declining quality and property values. It is time to take decisive steps to turn things around. Through the Infill Incentive District, the Scottsdale Waterfront Project can provide a mechanism for stimulating new investment Downtown.

I. A BRIEF HISTORY

A. Approved Zoning

In early 1996, Cases 43-ZN-95 and 19-GP-95 were approved by the City Council. These cases included the expansion of Scottsdale Fashion Square south, across Camelback Road, and the first Nordstrom store in the Valley, with its above-grade parking structure. The Scottsdale Waterfront portion of this application was rezoned to create a mixed-use development that was widely hailed as the first step in Scottsdale's long-held dream of a vibrant urban waterfront environment that could help stimulate new investment throughout Downtown.

Approved zoning for the Scottsdale Waterfront site is Regional Commercial Office--Type 2 (D/RCO--Type 2) with a Planned Block Development (PBD) overlay. The Waterfront project was approved for approximately 1.1 million sq. ft. of gross floor area with a mix of retail, office, hotel, and entertainment uses (including a movie theater complex).

The plan envisioned an active and intense urban district that represented a transition in the scale and types of uses from the large, national chains found at the mall to the smaller, more unique shops, restaurants and galleries south of the Arizona Canal. As approved, an almost solid wall of 65-foot tall buildings were to line the canal. Among these was a vast movie theater complex with its back wall facing the canal. Less than one acre (0.9 acres) of open space was provided.

The zoning approval included modification of site development standards, as allowed under the Planned Block Development overlay. These modifications are addressed in Section VI of this Narrative. A comparison between the approved/entitled plan, the January, 2003 plan (reviewed extensively by the community) and the current plan is shown on page 10.

B. Downtown Planning

Development of the Scottsdale Waterfront property has long been viewed as critical to the long-term sustainability of Downtown Scottsdale as the commercial, cultural, and civic heart of the community. Over the years, the City has expended a massive amount of time, community energy and money in studies and planning work in the Downtown. More than 20 plans, policy documents and other studies have been published in attempts to pave the way for a healthy and unique downtown area. Among these are:

Downtown Plan – Guidelines, Implementation Program, Functional Use and Circulation Policy, 4/83	Downtown Plan – Land Use, 10/95
Scottsdale Downtown Area Study, JHK Associates, 10/83	CityShape 2020 Comprehensive Report, 3/96
Downtown Plan – Zoning Ordinance, 1/85	Scottsdale Transit Plan, Parsons Brinckerhoff, 6/97
Downtown Plan – Urban Design and Architectural Guidelines, 7/86	The Other Plan for Scottsdale (TOPS), 1999
Scottsdale Canal Bank Study – Final Report and Recommendation, 4/20/87	Sensitive Design Principles – 3/8/01
Historic Resources Preservation Task Force Scottsdale Preservation Plan 1990	Scottsdale General Plan, 2002
Arizona Canal Master Development Plan, Sasaki Associates, 1990	Downtown Scottsdale Development Program and Action Strategies, ERA/Smith Group (undated)
Artscape – A Public Art Plan for Scottsdale, Drake & Associates, 7/90	Downtown Task Force – Final Report (undated)
Waterfront Area Redevelopment Plan – 6/7/94	Arizona Canal in Downtown Scottsdale Focus Group Report, 4/02
City of Scottsdale Bicycle/Pedestrian Transportation Plan, 12/94	Arizona Canal in Downtown Scottsdale – Community Workshops Summary Report, 5/02
	City of Scottsdale 2002-2004 Economic Vitality Strategic Plan DRAFT, 9/02
	Downtown Plan – Summary, 12/86

Clearly, the downtown area has long been a high priority for the City...and within the Downtown, the land along the Arizona Canal has been seen as both as an exciting opportunity and a tremendous challenge.

The opportunity lies in the chance to create a great new urban place within Scottsdale's core – a place that expresses the history, culture and quality of the city. The canal has been described as symbolizing the prehistoric cultures and energizing water resources that led to cultivation and, eventually, urbanization in the Valley of the Sun. Water has symbolic, spiritual, historic, economic and aesthetic values important to Scottsdale life. Here, at Scottsdale Waterfront, lies the chance to express something unique about this desert city. The vacant land and resources are in place. Strong activity centers are located north and south of the site. The Waterfront can connect the north and south sides of the canal, making a strong contribution to Downtown as a whole.

At the same time, there have been challenges. The project approved in 1996 was not built, and was followed by a succession of development proposals and concepts that failed to gain much of a toehold. A major development proposal on the south side of the canal was rejected by voters. There has been continuing debate about the character, scale, quality and land uses appropriate for Downtown. To some, the Arizona Canal is seen as a barrier to circulation between Scottsdale Fashion Square and the historic Downtown districts to the south. It is seen as important in providing water and electrical services to the Valley, but as having a "utility

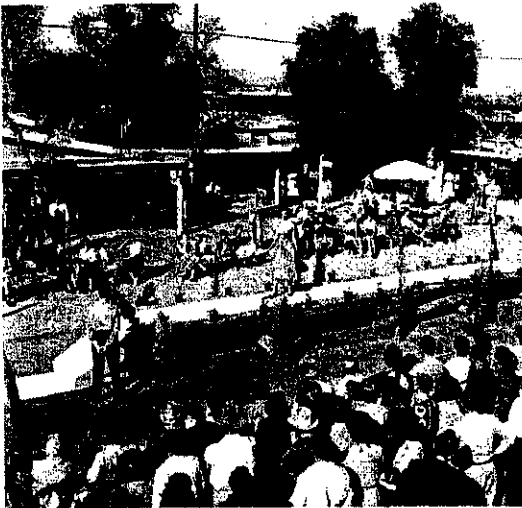
corridor" character, lined with the backsides of buildings to the south and alleyways lined with dumpsters and other less-than-attractive features. Strong competition has emerged from new developments in the Highway 101 corridor to the north. Approval of large-scale, up-scale new retail, residential, restaurant and employment complexes in North Scottsdale and Phoenix has enticed some downtown shops and galleries into heading north. There is turnover in Downtown businesses, and many vacant storefronts. Downtown's character is changing in some areas. There is a growing sense of urgency about the need to do something positive Downtown. The Scottsdale Waterfront Project is in a good position to make a difference.

II. SCOTTSDALE WATERFRONT PROJECT – VISION

For almost 20 years, Scottsdale has been trying to do something to celebrate the Arizona Canal and to encourage creative, pedestrian-oriented development along it, with the notion that this development might be the catalyst for stimulating a downtown renaissance.

In a sense, it could take Scottsdale back to some semblance of the "good old days" when downtown was a mecca for shoppers, browsers, diners and a tourist "must see" attraction. Its collection of high-quality, one-of-a-kind shops made it a destination for many and a substantial contributor to the City's economy.

It had an enviable concentration of art galleries, artist studios and well-regarded dealers in authentic Native American art. Scottsdale's gallery district is still strong, the most distinctive feature of today's downtown.



Historically, the downtown was also a fashion center where people could sample the latest trends in Southwestern design.

Downtown Scottsdale was – and could be again – on the cutting edge of art and retail culture, a "happening place" known for more than its nightlife.

At last, this dream of revitalization is going to become reality! Its centerpiece is the Scottsdale Waterfront Project, which is on track to break ground by the end of 2004, with City Council during October, 2003. The potential influence of this project can spread south to Scottsdale's historic heart – and north to serve as a vital connection between older parts of downtown and Scottsdale Fashion Square.



It can stimulate new investment in the historic downtown. It can help stem the tide of businesses migrating north to (allegedly) greener pastures. It can, in a very real sense, help Downtown return to those dearly remembered days of yesteryear when there was something unique and wonderful happening downtown.

The focus of the Scottsdale Waterfront is the Arizona Canal. The City and Scottsdale Waterfront, L.L.C. can work together to create not just a pleasant landscaped

canal path, but another new, great downtown place -- the equivalent of Civic Center Mall's open space and activities in the north part of downtown. As currently envisioned, the Scottsdale Waterfront will seamlessly blend its five-plus acres of open space with the City's canal improvement area.

East of Marshall Way will be an active pedestrian district with a central public gathering place, performance area, cafes and unique attractions. With the City's involvement, there will be art, events, festivals, things to do and see. Pedestrian bridges will make it easy to walk across the canal for lunch or shopping.

From Scottsdale Road and Camelback, passing motorists can get a sense of the canal environment looking across a large plaza towards the canal. Buildings at this intersection are set well back to open up corner views; and a symbolic downtown gateway can be created.

Along the canal west of Marshall Way, the tempo slows. Here is a zone for reflecting on Scottsdale's natural and cultural environment and for creating an appropriate transition to nearby neighborhoods. A park-like garden is envisioned at Goldwater Boulevard with quiet paths and an interpretive theme that speaks to history, nature and neighborhoods.

The Arizona Canal is truly the soul of Scottsdale Waterfront. Buildings and public open space within the project are sited to create views and access to it. Working with the City, its place in Scottsdale will be, at last, celebrated in style.

Marshall Way north of the canal will be dramatically changed. A new gateway to downtown will be located at Marshall Way and Camelback Road. Marshall Way will become an active pedestrian "Main Street" lined with shops and restaurants on both sides. Roadway lanes will be narrowed, sidewalks widened and angled parking provided.

From Nordstrom's east entrance, people will be drawn south along Marshall Way. With all the things to do and see, the walk south will be a breeze. If people shop to the Marshall Way bridge and then stop for coffee there, it's only a short stroll across the Village Square plaza to the many attractions of the historic downtown.

Perhaps most importantly, the Scottsdale Waterfront Project will bring approximately 1,000 new residents into the heart of downtown -- people who will own lofts, condominiums and townhomes...people who will contribute greatly to the life, sustainability and future health of downtown. These residents will become involved as advocates for downtown improvement and play leading roles in stimulating new investment.

For these fortunate new downtown residents, art, cultural activities, great shopping and dining are only a short walk away. In walking, these folks can "learn" their downtown neighborhood, discover new shops and restaurants and appreciate the ambiance of the place. With more eyes on the street, there's a greater sense of security, too, and it's likely that someone will hear about it if issues arise with maintenance or undesirable activities.

For exercise, residents can glory in the great Arizona outdoors, walking right out of their homes to the canal bank paths and extending their walks south into the gallery district or north into Scottsdale Fashion Square. There are many options -- all of which can contribute to the life and vitality of downtown.

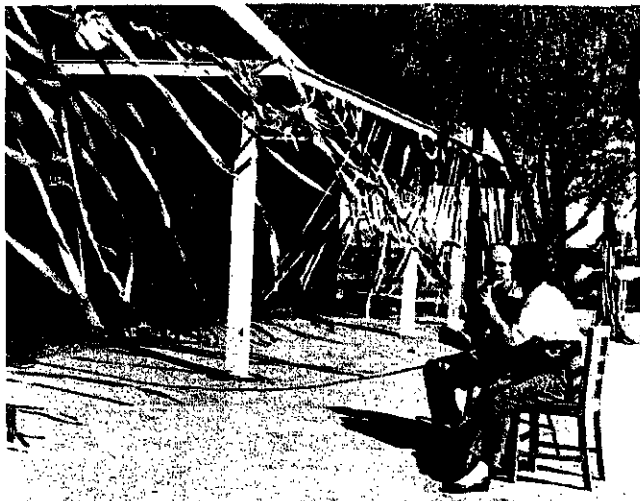
All of this can be accomplished without disturbing any part of the environmentally sensitive Sonoran Desert. In fact, the Scottsdale Waterfront Project will generate significant sales tax revenues to benefit the City's desert preserve acquisition program.

In summary – what is the vision for the Scottsdale Waterfront Project? The vision is that the Scottsdale Waterfront Project can trigger the renaissance of Downtown by:

- bringing 1,000 new resident advocates to Downtown to support downtown businesses and activity;
- creating great new public spaces in the north part of Downtown;
- celebrating the Arizona Canal and its significance;
- creating an amenity that can be enjoyed by residents of existing neighborhoods to the west;
- connecting existing districts north and south of the canal;
- encouraging walking and a pedestrian-oriented environment;
- setting a new, high, standard for architectural design with a landmark Arizona style; and
- developing art and cultural attractions that reflect Scottsdale's unique heritage and environment.

Finally the Scottsdale Waterfront Project will express the recurring themes evident in the 20-plus Downtown planning and policy studies that have been published since the 1980s. These themes have been brought forth repeatedly in document after document. Major themes, mentioned in ten or more of these studies, include:

- | | |
|---|---------------------------------------|
| Pedestrian-friendly -- encourage walking
not driving | Appeal to both tourists and residents |
| Reflect western heritage | Create an active, 24-hour place |
| Provide art and cultural attractions | Build unique streets, bridges |
| Encourage transit use | Provide pedestrian comfort and safety |
| Provide connections to all of downtown | Beautify the canal |
| High quality design | Sense of nature |
| Create a unique sense of place | Oasis, celebrate water |
| Improve parking | Create major public gathering places |
| | Create landmarks |



The Scottsdale Waterfront Project is a beginning, not an end. With approval of this project, a critical stitch in the downtown fabric is put in place, but more can be expected. The Scottsdale Waterfront vision goes south of the canal and sees renovation of buildings along it to create a complementary district oriented toward the canal. It envisions new investment -- new shops, lofts, galleries and restaurants competing for scarce space in existing buildings. It sees renovation of buildings, upgrading of shops with one-of-a-kind tenants...a place, worth a special trip...a "must-see" attraction for residents and visitors alike.

Sound familiar? In short, the Scottsdale Waterfront Project's vision describes a return to the quality, uniqueness and wonderful Southwestern flavor that people associate with Downtown Scottsdale – a benefit for all of Downtown and all of Scottsdale.

III. NATURE OF THIS APPLICATION

A. Infill Incentive District

With this application, Scottsdale Waterfront requests approval of the following:

- (1) Establishment of an Infill Incentive District that includes the Scottsdale Waterfront property
- (2) Approval of the Scottsdale Waterfront Infill Incentive Plan

Arizona Revised Statutes § 9-449.10

INFILL INCENTIVE DISTRICTS

- A. The governing body of a city or town may designate an infill incentive district in an area in the city or town that meets at least three of the following requirements:**
1. There is a large number of vacant older or dilapidated buildings or structures.
 2. There is a large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites.
 3. There is a large number of buildings or other places where nuisances exist or occur.
 4. There is an absence or development and investment activity compared to other areas in the city or town.
 5. There is a high occurrence of crime.
 6. There is a continuing decline in population.
- B. If the governing body establishes an infill incentive district, it shall adopt an infill incentive plan to encourage redevelopment in the district. The plan may include:**
1. Expedited zoning or rezoning procedures.
 2. Expedited processing of plans and proposals.
 3. Waivers of municipal fees for development activities as long as the waivers are not funded by other development fees.
 4. Relief from development standards.

Under provisions of the June 17, 2002 Tolling Agreement between the City of Scottsdale and Scottsdale Waterfront, L.L.C. (Scottsdale Waterfront), must be submitted for City Council hearings by October 15, 2003. In accordance with this agreement, Scottsdale Waterfront is submitting a site plan for the property as part of this application, and other materials as required by the City.

Upon acceptance of this submittal, and review by City staff, Scottsdale Waterfront will proceed with preparation of a detailed site plan and architectural design concepts, traffic studies and engineering work as required for public outreach and for hearings at Planning Commission and City Council. A study session with the Development Review Board is to be held in August, followed by hearings at Planning Commission in September and City Council by October 15. Development Review Board hearings are anticipated in November, 2003.

It is important to emphasize that this application is not a request for rezoning. Zoning on the property will not be changed. The primary project-specific planning elements to be approved per the Infill Incentive District and Tolling Agreement include the site plan and amendment of certain development standards and design guidelines, including building height. In order to respond to comments received during the first round of community outreach and to build a community consensus of support for a site plan and design approach, Scottsdale Waterfront will proceed energetically with detailed design concept drawings.

Once conceptual architectural and open space character studies are prepared, another extensive program of community outreach will be initiated. To date, we have held more than 20 presentations to City officials, community and homeowner organizations, property owners, retail business owners and interested individuals to get input and ideas about the Waterfront site. Hundreds of other meetings and conversations have been held with other Scottsdale citizens concerned about the future of Downtown.

After this submittal, additional meetings will be held, to include all groups and individuals previously contacted, the general public and additional interest groups. It is important that we work with the community to develop a project of the highest quality and character – one that responds to its unique urban desert environment and one that can be a significant catalyst for the renaissance of Downtown Scottsdale.

The Arizona Legislature approved the use of infill incentive districts in the 2000 *Growing Smarter Plus Act* (Arizona Revised Statutes § 9-449.10). Given concerns about growth occurring at the edges of large metropolitan areas in the state and the accompanying challenges to attracting new development to central cities, the Legislature agreed that a city or town should have the ability to create infill incentive districts under specified circumstances. Rather than expanding the use of tax increment financing, the Legislature and stakeholder groups preferred the infill incentive approach.

When examining the larger area in which the Waterfront Property is located, it is clear that more than three of the statutory requirements are satisfied, thus making the Property eligible for infill incentive district status. With use of the infill incentive district and its accompanying plan, the City may provide relief from development standards, such as those proposed in this Narrative. These relieved standards are applicable only to property within the Incentive Infill District and will not be applicable to other downtown development. The Infill Incentive District Plan allows the City to set boundaries and tailor approvals that it believes are appropriate for the Scottsdale Waterfront Project.

The infill incentive district is the right tool to address development of the Scottsdale Waterfront property. The City is interested in encouraging use of the property, which was first underutilized and then vacant for many years. Development of the north side of the Arizona Canal will help foster renewal of the south bank with the City's proposed canal improvements serving as the virtual and actual bridge between these two sections of downtown.

B. Team Overview

The Scottsdale waterfront site is owned by Scottsdale Waterfront, LLC, a joint venture between Starwood Capital Group and Golub and Company. Starwood Capital is a privately-held real estate investment and management firm specializing in global real estate acquisition and development. Its diversified real estate investments have included the Scottsdale Waterfront property since August, 1997.

Golub and Company is a leader in luxury residential development and mixed use projects. Golub's quality reputation has been gained through the development of standard-setting buildings in Chicago and around the world.

Together, these two entities have pulled together an architectural and design team that includes

SCB & Associates, located in Chicago (specializing in multi-family residential, corporate office, and retail projects)

H & S International, located in Scottsdale (a Taliesin-inspired holistic architecture practice with an emphasis on environmental respect and exterior-interior awareness).

Drake & Associates, located in Scottsdale (a national firm designing public spaces, public art programs, livable streets and "people places").

The project team represents expertise in large-scale development of the type proposed, exceptional design experience and proven sensitivity to the planning, design and development context of Scottsdale.

IV. SCOTTSDALE WATERFRONT PROJECT – SITE PLAN

A. Objectives

The site plan focuses on three primary planning objectives:

- (1) Creating vital, high-quality residential options in the heart of Downtown;
- (2) Creating a strong linkage between Scottsdale Fashion Square and Downtown south of the canal through activation of Marshall Way; and
- (3) Creating an amenity-rich environment that supports the City's canal bank improvement efforts and is an important, distinctive destination compatible with adjoining residential uses.

B. The Site Plan: A Response to Community Outreach

An important first step in assessing the feasibility of the Scottsdale Waterfront development concept has been to conduct extensive community outreach at a very early stage of the project. Well before site plan concepts were finalized, preliminary designs were taken to the community to get comments. The intention was to use community comment in shaping the next level of site planning and design – the level represented by this application.

Since January, 2003, more than 20 meetings were conducted with community groups and organizations. Additional meetings were held with City officials and interested individuals. Some groups and individuals were contacted multiple times; and a constructive dialogue resulted. Many good ideas, critical input and other feedback resulted. Meetings held included, among others, the following:

Whitwood, Villa D'Este, Villa Adrian neighborhood leaders
Scottsdale Focus
Downtown Scottsdale Partnership Board
Norman, Alan and Roland Tang
Greg Thompson
Chris Vinger
Fred Unger, Spring Creek Development
Fifth Avenue Merchants Association Board of Directors

Barbara Espinoza, Save Old Scottsdale
Tom Giller
JEMB Realty
Sam West and TOPS
Scottsdale Chamber of Commerce
Scottsdale Gallery Association
Greater Pinnacle Peak Homeowners Association
Coalition of Pinnacle Peak
Scottsdale Board of Realtors

In addition, more than 275 business and property owners south of the canal were contacted individually, resulting in petition signatures in support of the Waterfront Project. The project team will revisit all of these organizations and individuals over the summer, to present and obtain feedback on the site plan and development proposal that is the subject of this application. Presentations will again be made to major community groups, including merchants, property owners, and neighborhood groups close to the site.

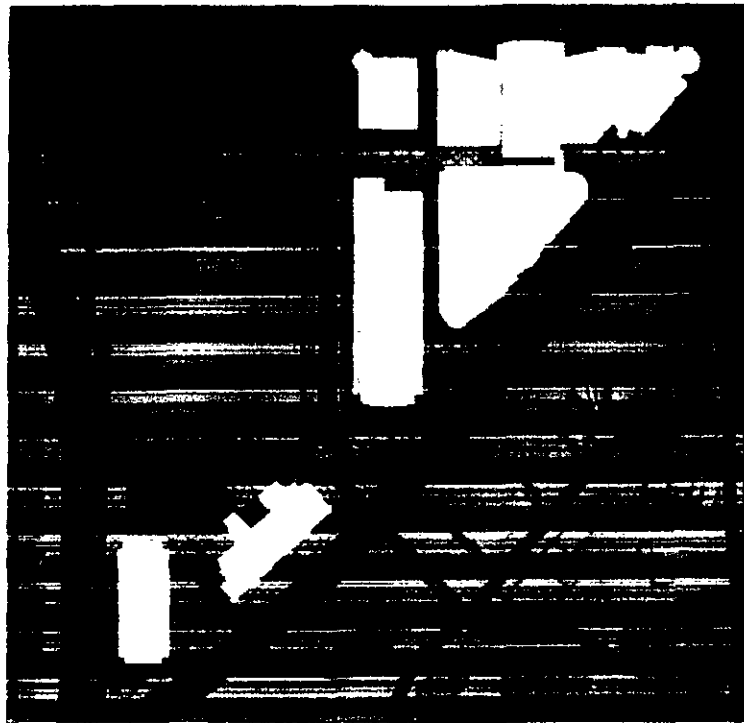
1. Changes Made

The site plan responds to input received at the community outreach meetings. As a direct result of this input from Scottsdale's citizens, downtown activists, community organizations, business groups, City staff and decision-makers, many changes have been made. Among these are:

- The two 13-story residential buildings have moved away from the neighborhoods west of Goldwater, to the eastern portion of the site.
- The height of these two residential buildings will be stepped-down along the canal.
- The footprints of the two buildings have been reduced in size from those in previous plans.

- The mass of the two buildings is visually reduced by stepping the building forms, with greater articulation.
- Buildings have been pulled away from the southwest corner of Camelback and Scottsdale Road, creating a large area of open space at this important corner.
- The two 75-foot office buildings, shown in the earlier site plan as paralleling Camelback Road, have been eliminated.
- The percentage of residential uses has increased substantially.
- Traffic to be generated by the project will be substantially less than that of the entitled plan.
- Over five acres of open space are included in the current plan, compared to 0.9 acres in the entitled plan.
- Buildings along Camelback Road are set back a minimum of 25 feet, creating a generous area for pedestrian movement, retail activity and landscaping than previous plans.
- Buildings H and I, along Camelback Road, are at heights of 36 to 45 feet (compared to 65 feet in the entitled plan). With the greater setbacks, height reduction and siting of the residential buildings, the "canyon effect" along Camelback Road has been eliminated.
- The width of auto travel lanes on Marshall Way has been reduced and the street re-designed to create an active, pedestrian-oriented environment. This creates a window for the downtown retail district on Camelback Road and will encourage movement south, across the canal and into the historic downtown.
- The height of Buildings A and B is 40 feet (compared to 65 feet in the "entitled" plan). The buildings have been moved farther away from Goldwater Boulevard, creating a wide landscaped buffer between the Waterfront Project and existing neighborhoods.
- With the exception of the immediate Marshall Way frontage, all uses west of Marshall Way will be residential or office. The character of open space areas west of Marshall way is passive, quiet, oriented to lower-intensity uses.
- All active public uses are located along and east of Marshall Way.
- The City's canal bank improvement plans are incorporated into plans for the Waterfront Project. The Waterfront Project has been designed to respect and enhance the City's investment in the canal banks.
- Buildings along the canal are sited to create a sequence of small open space areas and to reduce apparent building mass, as viewed from public areas.

As work proceeds more detailed plans and architectural design concepts will be developed and presented to the community for additional comment. All groups previously contacted will be included in this effort as well as others identified during preliminary community outreach work.



ENTITLED PLAN

(per Cases 43-ZN-95 and 19-GP-95)

DENSITY: 1,086,000 SF (square feet)

RETAIL:	323,000 SF	30%
OFFICE:	323,000 SF	30%
HOTEL:	220,000 SF	20%
RESIDENTIAL:	220,000 SF	20%
TOTAL GBA*	1,086,000 SF	100%

*Gross Building Area

RESIDENTIAL UNITS: 110 Units

TRAFFIC IMPACT: 24,295 Daily Trips

OPEN SPACE: 0.9 Acres



JANUARY, 2003 PLAN

DENSITY: 995,000 SF
DENSITY REDUCTION: 8.4%

RETAIL:	145,000 SF	15%
OFFICE:	175,000 SF	18%
HOTEL:	0 SF	0%
RESIDENTIAL:	675,000 SF	67%
TOTAL GBA*	995,000 SF	100%

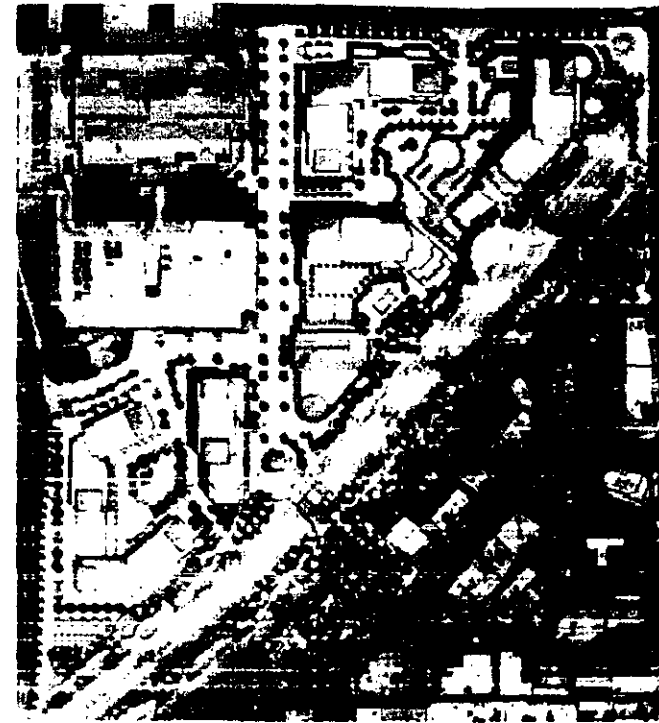
*Gross Building Area

RESIDENTIAL UNITS: 200 Units

TRAFFIC IMPACT: 13,778 Daily Trips

OPEN SPACE: 4.8 Acres

BUILDINGS E and F
135 ft. height
316,000 SF, each building
Average floor plate 24,310 SF



SCOTTSDALE WATERFRONT SUBMITTED PLAN June, 2003

DENSITY: +/-990,000 SF
DENSITY REDUCTION: +/-8.8%

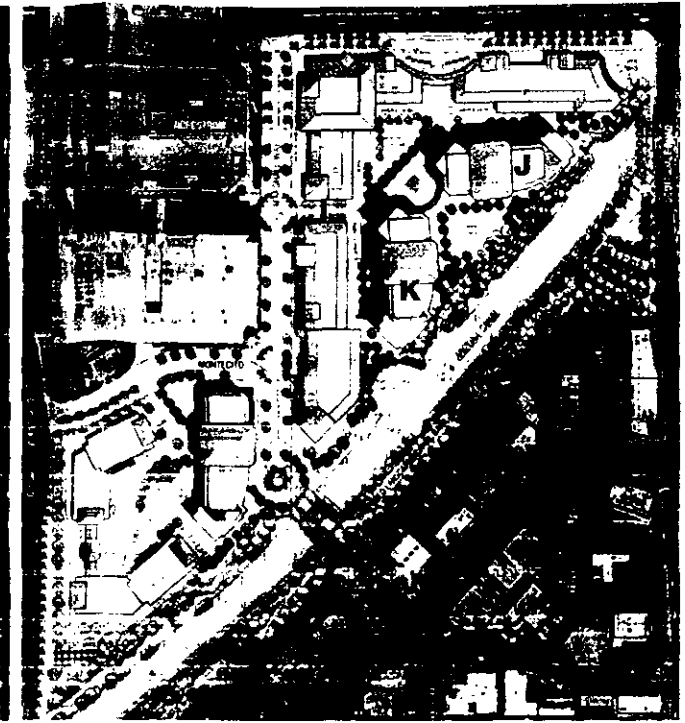
RETAIL:	+/-99,000 SF	10%
RESIDENTIAL/LOFT:	+/-56,000 SF	6%
HOTEL:	0 SF	0%
RESIDENTIAL:	+/-835,000 SF	84%
TOTAL GBA*	+/-990,000 SF	100%

*Gross Building Area

RESIDENTIAL UNITS: +/-485 Units

TRAFFIC IMPACT: Traffic study in progress

OPEN SPACE: 5.2 Acres



SCOTTSDALE WATERFRONT REVISED SITE PLAN August, 2003

DENSITY: +/-932,500 SF
DENSITY REDUCTION: +/-14.1%

RETAIL:	+/-110,900 SF	12%
RESIDENTIAL/LOFT:	+/-94,400 SF	10%
HOTEL:	0 SF	0%
RESIDENTIAL:	+/-727,200 SF	78%
TOTAL GBA*	+/-932,500 SF	100%

*Gross Building Area

RESIDENTIAL UNITS: +/-366 Units

TRAFFIC IMPACT: Traffic study in progress

OPEN SPACE: 5.2 Acres

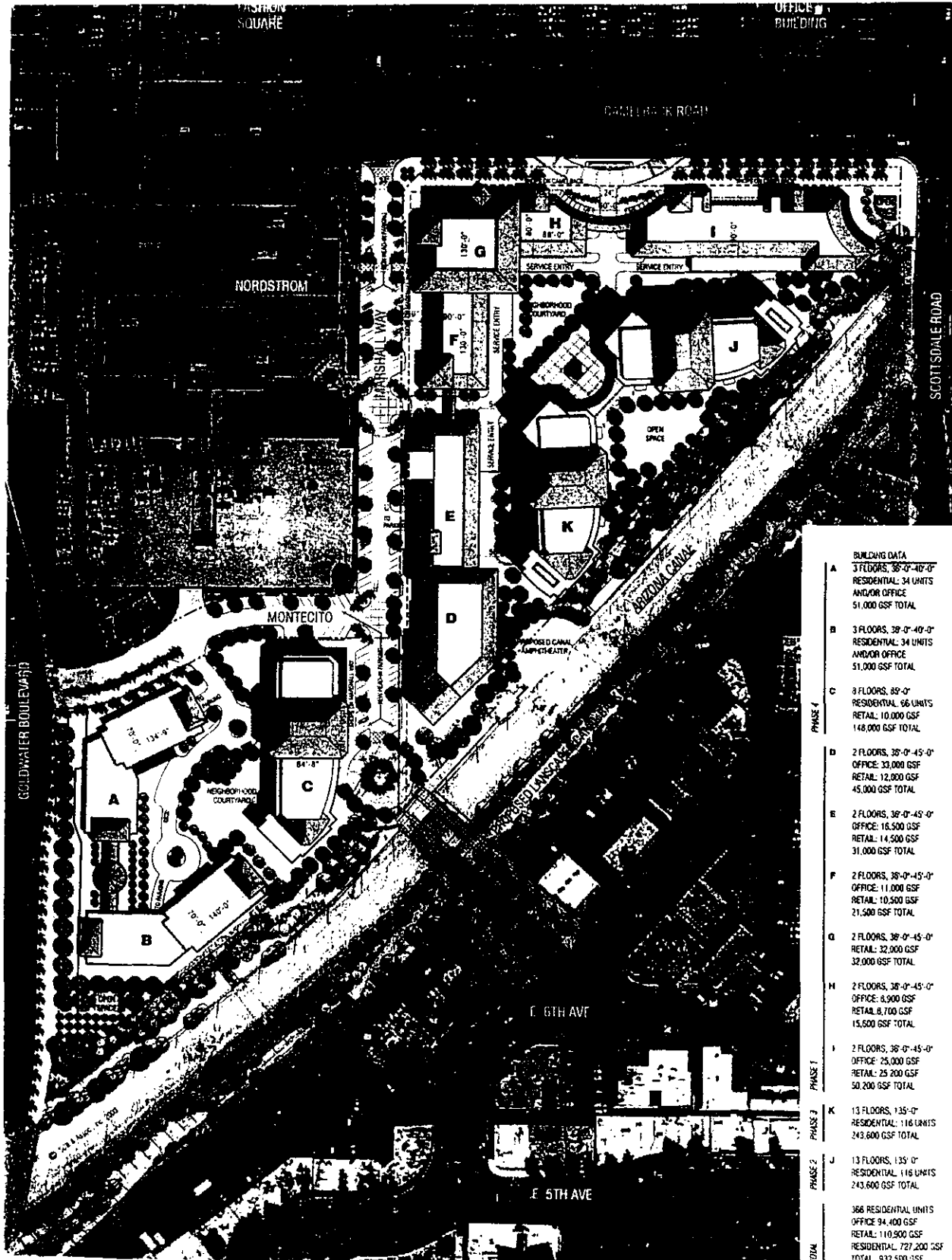
BUILDINGS J and K:
135 ft. height
243,600 SF, each building
Average floor plate 18,900 SF

PLAN COMPARISON
Scottsdale Waterfront Project

▲ N
Scottsdale Waterfront L.L.C.

C. Site Plan Description

SCOTTSDALE WATERFRONT, L.L.C. SITE PLAN



PHASE	BUILDING DATA
A	3 FLOORS, 38'-0" x 40'-0" RESIDENTIAL: 34 UNITS AND/OR OFFICE 51,000 GSF TOTAL
B	3 FLOORS, 38'-0" x 40'-0" RESIDENTIAL: 34 UNITS AND/OR OFFICE 51,000 GSF TOTAL
C	3 FLOORS, 48'-0" RESIDENTIAL: 66 UNITS RETAIL: 10,000 GSF 148,000 GSF TOTAL
D	2 FLOORS, 38'-0" x 45'-0" OFFICE: 33,000 GSF RETAIL: 12,000 GSF 45,000 GSF TOTAL
E	2 FLOORS, 38'-0" x 45'-0" OFFICE: 16,500 GSF RETAIL: 14,500 GSF 31,000 GSF TOTAL
F	2 FLOORS, 38'-0" x 45'-0" OFFICE: 11,000 GSF RETAIL: 10,500 GSF 21,500 GSF TOTAL
G	2 FLOORS, 38'-0" x 45'-0" RETAIL: 32,000 GSF 32,000 GSF TOTAL
H	2 FLOORS, 38'-0" x 45'-0" OFFICE: 8,900 GSF RETAIL: 8,700 GSF 15,600 GSF TOTAL
I	2 FLOORS, 38'-0" x 45'-0" OFFICE: 25,000 GSF RETAIL: 25,200 GSF 50,200 GSF TOTAL
K	13 FLOORS, 135'-0" RESIDENTIAL: 116 UNITS 243,600 GSF TOTAL
J	13 FLOORS, 135'-0" RESIDENTIAL: 116 UNITS 243,600 GSF TOTAL
TOTAL	366 RESIDENTIAL UNITS OFFICE 94,400 GSF RETAIL: 110,900 GSF RESIDENTIAL: 727,200 GSF TOTAL: 932,500 GSF

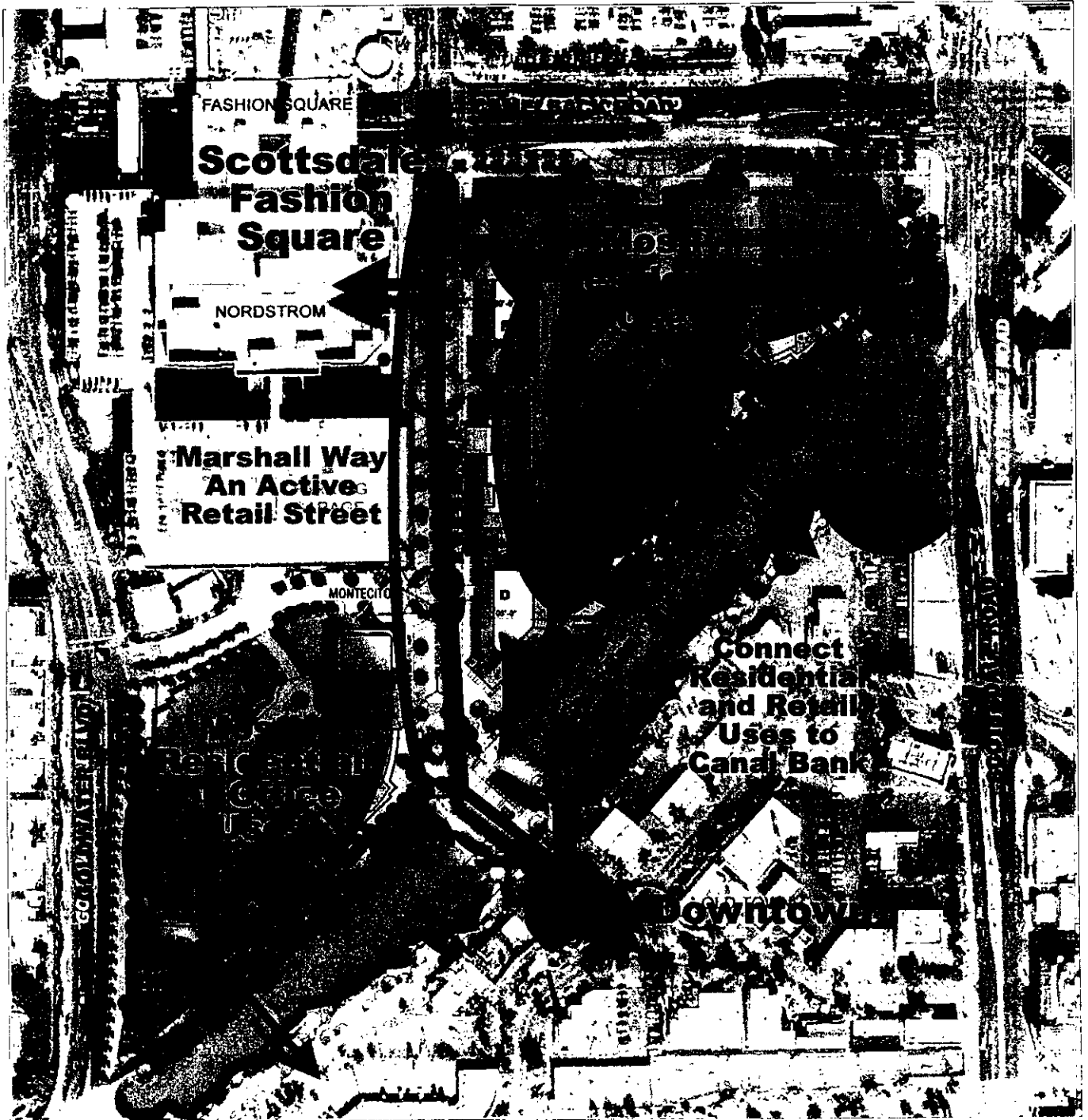
SITE PLAN
 Scottsdale Waterfront
 Scottsdale Waterfront, L.L.C.

08.07.03 0' 60' 120'



The site plan includes three major sub-areas:

- Subarea A. Marshall Way
- Subarea B. East Residential Area
- Subarea C. West Residential/Office Area



1. **Subarea A. Marshall Way**

The Waterfront Project provides new life for this stretch of Marshall Way. It becomes an important gateway to the downtown area, with a presence on Camelback Road.

- The new Marshall Way is designed to encourage pedestrian travel between Scottsdale Fashion Square and areas of downtown south of the Arizona Canal. It does this by providing a beautiful, distinctive and active street, ideal for strolling, shopping, having lunch or coffee, people-watching and enjoying Scottsdale's downtown ambiance. It draws people to the City's proposed "Village Square" and substantially reduces the perceived distance between Nordstrom's and the canal.
- Retail uses and restaurants are concentrated along sides of Marshall Way from Camelback to the canal. Approximately 115,000 square feet of restaurant and retail uses are planned along Marshall Way and Camelback Road.
- The City is encouraged to modify the Nordstrom's parking garage to incorporate retail and/or restaurant uses at ground level and additional width for the sidewalk area.
- Traffic on Marshall Way is "calmed" by narrowing the street to two travel lanes, adding diagonal parking, prominently marked pedestrian crossings and street amenities.
- A gateway or other feature is to be located at the Marshall Way/Camelback Road intersection.
- The Waterfront Project's 700 to 900 new downtown residents will lend strong support to Marshall Way businesses, activity and sense of security.
- Space above Marshall Way retail spaces will be developed in condominium office uses, providing added vitality and a substantial daytime population of Downtown employees.
- Marshall Way's "Main Street" design approach lends itself to allowing full or partial closure for street fairs, farmer's markets and other special events in conjunction with programming on the canal banks and Town Square. With a Marshall Way closure, parking access can be provided from Montecito and Camelback Road.

2. **Subarea B. East Residential Area**

The East Residential Area is the core of the Waterfront Project. Approximately 700 people will live here, in condominiums with sweeping views of the McDowell Mountains and Camelback Mountain or in artistic loft units over shops and restaurants. These new downtown residents will actively support downtown revitalization efforts...as they shop, work, eat, collect art, reside, attend cultural events and participate as part of the downtown community.

- Building D (three stories) is currently planned for retail, office and restaurant uses with frontage along the Arizona Canal.
- Building K will house 13 stories of luxury condominiums. The building steps down in height as it approaches the canal. These units will average approximately 1,600 square feet to 2,000 square feet and will sell for prices from

\$250 per square foot to over \$650 per square foot. This building will have a resident drop-off area on the north, secure garage access and an outdoor rooftop pool/common area.

- Building J will be similar in concept to Building K. This residential building is oriented to take full advantage of McDowell and Camelback Mountain views. Building J is set far back from the intersection of Scottsdale Road and Camelback Road, creating an open space area.
- The Camelback Road/Scottsdale Road open space area can be linked to the City's park planned on the south side of the canal. This would be an ideal site for a sculptural public art installation in a garden that could serve as the venue for arts events. It is a very high-visibility site at one of Scottsdale's most significant intersections.
- Buildings F, G and H will include retail and restaurant uses at ground level, with offices above. These office units can take advantage of the active street environment of Marshall Way and, at the same time, views of the quiet residential park planned to the southeast.
- The large open space area fronting on the canal and bordered by Buildings K, and J will include a public park.

3. Subarea C. West Residential/Office Area

The West Residential Area represents a transition in scale, character and intensity of uses between Marshall Way and the existing neighborhoods to the west. Buildings are scaled down in height and mass and a substantial open space buffer is provided along Goldwater Boulevard. Approximately 300 people will live in this area.

- Buildings A and B are 40 feet in height, with residential or office uses. They are set back over 100 feet from the nearest homes west of Goldwater.
- Building C, at 85 feet high, includes retail and/or restaurant uses (but no nightclub uses) at ground level. This building creates an orientation point at the Marshall Way bridge. It also represents a transition from the condominium buildings and active retail areas and to quiet, lower-scale residential areas west of the bridge.
- The buildings and underground parking are accessed from an interior open space courtyard area.
- Along Goldwater Boulevard, a generous landscaped buffer and open space area are proposed. At the canal, an interpretive garden is suggested – a fragrance garden, hummingbird or butterfly garden, a garden of historic Arizona plants or a similar concept. The overall goal is to create a place of beauty, a park-like setting compatible with residential uses where people can stroll, sit and enjoy the canal area.

V. PLANNING ISSUES TO BE ADDRESSED

During the next phase of planning and design work, steps will be taken to address the many issues that may arise during community outreach and discussions with the City. Documentation will be filed as part of the *Master Design Concept Plan* showing the Waterfront Project's response to the issues. Among these issues are:

A. Relationship to City canal bank project

- Integration of landscape palettes between City and Waterfront project areas.
- Definition of active and passive areas.
- Location of amenities and interpretive facilities.

B. Orientation to Marshall Way

- Possible retail uses in Nordstrom's parking garage
- Creating wider pedestrian walkway along Marshall Way at Nordstrom's garage
- Geometrics of Marshall Way cross section.
- Design of pedestrian crossings, intersections
- Configuration of "cul-de-sac" area
- Relocating the Arcadia Water Company well, or working around it
- Providing continuous ground-level uses and activity of interest to pedestrians
- Creating a gateway to Downtown at Camelback Road

C. Connecting the Mall with Downtown – moving people south

- Orienting residents and visitors to "south-of-the-canal" attractions
- Encouraging people to park once and walk
- Uses and attractions that make walking along Marshall Way a pleasure
- An anchor use, destination or attraction near the canal bridge that can help draw people south along Marshall Way
- Interface with trolleys, transit

D. Canal bridges/Town Square/art bridges

- Location of bridges
- Possible vehicular use of Marshall Way bridge except during special events
- Artist involvement in bridge design
- Bridge access and connections north and south
- Linkages to open space, event venues, activity areas

E. Downtown residential infill/saving the desert

- North side of canal appropriate for taller buildings, transitioning from Scottsdale Fashion Square and other tall buildings in area
- Downtown residential uses should be strongly encouraged
- Creates an alternative, desirable Scottsdale lifestyle
- Increased downtown residential population encourages infill rather than sprawl
- Downtown residents will support restaurants, galleries, shops
- Downtown residents will create a new voice to support downtown

F. Sun Circle Trail

- National Recreation Trail, must be accommodated along south bank.
- Users include bicyclists, hikers/pedestrians, equestrians.
- Trail routed north of canal at Scottsdale Road, to cross intersection at the Camelback/Scottsdale Road traffic signal unless an acceptable alternative route can be found.
- Possible re-design of intersection to accommodate equestrian use.

G. Neighbors to the west

- Minimize visibility of project from neighborhood
- Minimize traffic on Goldwater
- Provide pedestrian access between project and neighborhoods
- Adjoining Waterfront Project uses to be residential, quiet open space, no late-night, noisy public uses

H. Parking and service

- Most parking to be below-grade (least visually obtrusive but high cost)
- Locate parking garage ramps to minimize conflicts with pedestrian movement
- Servicing restaurant and retail uses from below-grade or from public street to be determined
- Define method for resident deliveries, loading, guest parking
- Potential impacts on residents from restaurant/food service uses

I. Traffic

- Overall traffic volumes to be substantially reduced over entitled plan
- How do residents access areas south of canal if driving?
- Feasibility of allowing limited private vehicular use of Marshall Way bridge
- Trolley and transit stops
- Provision for bicycle access and parking
- Determine projected trip distribution

J. Attractions and amenities

- Explore costs and feasibility of major attractions. Select attractions to be sited in the Scottsdale Waterfront Project. Among those suggested to date are:
 - an artist-designed carousel with the theme of cowboys, Native Americans and desert critters
 - a Frank Lloyd Wright Usonian House
 - a Frank Lloyd Wright visitor center
 - other visitor center
 - large-scale water feature, possibly interactive
 - amphitheater, major events/program venue
 - sculpture garden
 - interpretive features showcasing Scottsdale history, environment
 - major public art works
- Develop concepts for pedestrian amenities along Marshall Way and other street frontages, including shade, seating, water, way-finding information.
- As the site plan evolves, explore potential for creating one or more pedestrian plazas with water features, special design themes

K. "Uniquely Scottsdale" architecture

- Of great importance to all concerned
- Architectural design to be of "highest quality"
- Architecture to be direct response to Arizona climate, environment, heritage, lifestyle, character
- Architecture to be distinctive, non-generic, wonderful
- Architecture to address Scottsdale Sensitive Design Guidelines and Downtown Design Guidelines

L. Gateways to downtown

- Create a sense of the larger downtown area
- Key "gateways" at Camelback/Marshall Way and Camelback/Scottsdale Rd.

- Both areas include plazas/open space suitable for special treatment
- Determine character of gateway elements – public art, special landscaping, signage, streetscape theme, water feature, etc.

M. Open space character/venues

- Relationship of potential public gathering places to larger scope of Downtown improvements/uses
- General types of uses, activities, events to be accommodated
- Consolidate open space into single major space or provide a scattering of smaller open spaces and plazas?
- Management, maintenance and security considerations
- Impact of uses on residents

VI. Infill Incentive District Development Standards

Following is description of requested development standards for the Waterfront Infill Incentive District. As the specifics of architecture, pedestrian plazas and open space areas take shape, this description may need to be updated.

Zoning for the Scottsdale Waterfront property is Downtown RCO-PBD Type 2, as approved in zoning cases 43-ZN-95 and 06-ZN-89 #2. It should be noted that the proposed Infill Incentive District Development Standards apply only to the Scottsdale Waterfront property as represented in this application. Other properties addressed in zoning cases 43-ZN-95 and 06-ZN-89#2 (including Nordstroms and Scottsdale Fashion Square bridge sites) remain subject to amended property development standards and other stipulations as approved previously.

A. Property Development Standards

Approval of the following property development standards is requested.

Type of Standard	Requested Property Development Standard
Floor Area Ratio	2.0
Gross Floor Area	1,100,000 sq. ft. maximum
Front Yard Setback – Camelback Road	25 ft. except for 25% of frontage which may be reduced to 10 ft.
Front Yard Setback – Marshall Way and Montecito	0 ft.
Spacing Between Buildings-Minimum	Except for areas where connections for bridges, loading docks, mechanical rooms, etc. are required (which will result in no minimum spacing between buildings) provide a minimum spacing of thirty feet (30') between buildings (Sec. 5.3060, Schedule B, III, #4, Scottsdale Zoning Ordinance).
Large Walls-Vertical Dimension	Waive requirement for limits of the "vertical dimension" of large walls for all buildings on the site (Section 5.3061 F-2).

✓ flexibility

Type of Standard	Requested Property Development Standard
Large Walls-Horizontal Dimension	Waive requirement for limits of the horizontal dimension of large walls for all internal building facades and buildings facing Marshall Way and facades of buildings facing the Arizona canal (<i>Section 5.3061 F-1</i>). Waive requirements for interior side walls within 100 feet of front setback (<i>Section 5.3061</i>).
Required Parking	Allow a 20% reduction in total required parking. <i>NOTE: As the land use mix is finalized, the submitted parking analysis will be updated, if necessary.</i>
Building Lines	<i>(Sec. 5.3060, Schedule B, III, 8.)</i> Waive the requirement that 25% of front building face to be at the front building setback on Marshall Way, Camelback Road and Goldwater Boulevard.
Building Size Maximum	<i>(Section 5.3060, Schedule B, III, #3).</i> Waive the requirements of Section 5.3061 D-1, D-2, and D-3 for the entire site area in this application. No maximum building size stipulations will be required for any residential, retail, office, hotel or parking structures.
Building Envelope	<i>(Sec. 5.3060, Schedule B, III 6).</i> Waive the required building envelope requirements for all locations on the site where encroachments beyond the inclined stepback plane occur.
Encroachments Beyond Inclined Step-back Plane	<i>(Sec. 5.3060, Schedule B, III, 7).</i> Allow the vertical encroachment to exceed 15 feet on a maximum of 100% of the length of an elevation of an individual building. Encroachment, however, shall not exceed 50% of the total street frontage.
Maximum Building Heights	<i>(Sec. 5.3060, Schedule B, III, 2b and 2c.)</i> Allowable maximum building height and number of floor levels shall be 135' to the building roof and 13 levels. The 135-foot building height does not include mechanical and elevator machinery enclosures and architectural elements. Building height shall be measured from lowest finished floor elevation.

Type of Standard	Requested Property Development Standard
Exceptions to Height Limits	Sec. 5.3063, C: The maximum allowable percentage of necessary structures above the roof shall be 30% of the building footprint. These structures may be located at the edge of the roof (not set back from the edge) and be up to 24 ft above the adjacent roof height.
Private outdoor living spaces	Sec. 5.3060, Schedule B, III, 9. Ground floor outdoor living space minimum dimension shall be 5 ft.
Section 5.3030. Land Use Standards	Within the Regional Commercial Office sub-district of the Downtown zoning district, Schedule A, <i>Land Use Regulation for Subdivisions of the (D) Downtown District</i> allow Cultural Institutions as a permitted use.
<u>ARTICLE VIII. SIGN REQUIREMENTS</u>	Modified sign requirements may be requested based on further analysis, design studies and discussions with City staff.

B. Design and Architectural Guidelines

The Scottsdale Waterfront Project falls within a "Type 2 (Intermediate)" Downtown Development Area. Urban Design goals for Type 2 areas include:

- Development of unified street spaces with consistent design principles for the building setback zone.
- Development of pedestrian and vehicular linkages between adjacent large projects.
- Consistent planting design principles to achieve visual structure on important arterial streets.
- Careful handling of architectural form to reduce the apparent size and bulk of larger buildings.

The Scottsdale Waterfront Project strongly supports these goals. The *Downtown Plan*, however, was approved in 1986, when a project of this complexity on the north side of the canal was not anticipated. Most of the guidelines are primarily designed to address the type of development found south of the canal – lower-scale, less intense, on small parcels.

Recognizing the changes that have occurred over the past 17 years, the scale of this project and its potential to create a unique and significant pedestrian-oriented urban place within the Downtown, the following urban design and architectural guidelines are proposed.

1. Site Development

a. The Continuity of Street Spaces (Type 2 Development Areas)

Allow siting of buildings at oblique angles along Camelback Road and Scottsdale Road where community input has stressed avoiding the "canyon effect" on these street frontages.

Allow building front elevations to be located behind the front setback line, providing a generous pedestrian walkway and landscape buffer along adjoining streets.

On Camelback Road: Buildings may be sited at oblique angles and behind the front setback line to create a desirable pedestrian environment and streetscape and to allow views toward interior plazas and the canal.

On Scottsdale Road: Buildings may be sited at oblique angles and/or behind the front setback line to open up this important corner, visually, creating a new public open space area with views to the canal.

On Marshall Way: A minimum of 25% of the building front elevations will be placed no more than 20 ft. behind the front setback line when provided with covered pedestrian walkways at the building facade and 25 feet in locations without covered walkways. This recognizes the planned character of Marshall Way as a pedestrian-oriented retail street.

On Goldwater Boulevard: Buildings may be located behind the front setback line to create a buffer for neighborhoods to the west.

b. The Building Setback Zone

On major arterials there should be a buffer between the pedestrian and street.

2. Building Form

a. Reduction of Apparent Size and Bulk

The building base should be incorporate an element using a covered walkway, architectural details, building articulation, landscaping or other means to establish a strong connection to the ground and site.

b. Covered Walkways

Provide a covered walkway, landscaping, awning, trellis or other form of shading on street-facing elevations to provide shade and reduce apparent building mass. This guideline may be waived on north- and east-facing elevations or other locations where sun protection is not required.

3. Architectural Guidelines

a. Streets: Downtown Street Trees

Street tree and planter types shall not be restricted, except as mandated by the Arizona Department of Water Resources, allowing creative flexibility in design of landscaping, plazas and open space areas.

b. Streets: Setback Area Repaving

Setback area paving materials shall not be restricted, allowing creative flexibility in design of landscaping, plazas and open space areas.

c. Site Spaces

Flexibility is requested, allowing use of turf at the proposed performance space/amphitheater, in residential open space areas and other parts of the site. All use of turf is subject to Development Review Board approval and will be limited to areas for outdoor use and activities.

d The Couplet

Buildings facing Goldwater Boulevard are not required to orient their primary elevations toward the Couplet frontage. Buildings proposed along the Couplet as part of this project are planned as residential or office uses, with primary elevations oriented either toward the canal or to an internal open space/entry court.

4. Plant Selection Guide and Street Tree Guidelines

Street tree and landscape materials shall not be restricted, except as mandated by the Arizona Department of Water Resources, allowing creative flexibility in design of landscaping, plazas and open space areas.

C. Staff Approval of Additional Modifications

Property Development Standards: It is requested that the General Manager of Planning and Development Services be given authority to approve additional modifications to the property development standards within the Waterfront Infill Incentive District, so long as the modifications do not exceed 25% of the approved standard.

Downtown Design Guidelines: It is requested that the General Manager of Planning and Development Services be given authority to approve additional modifications to the Downtown Design Guidelines within the Waterfront Infill Incentive District, so long as the modifications are consistent with stated Goals for Type 2 Uses .

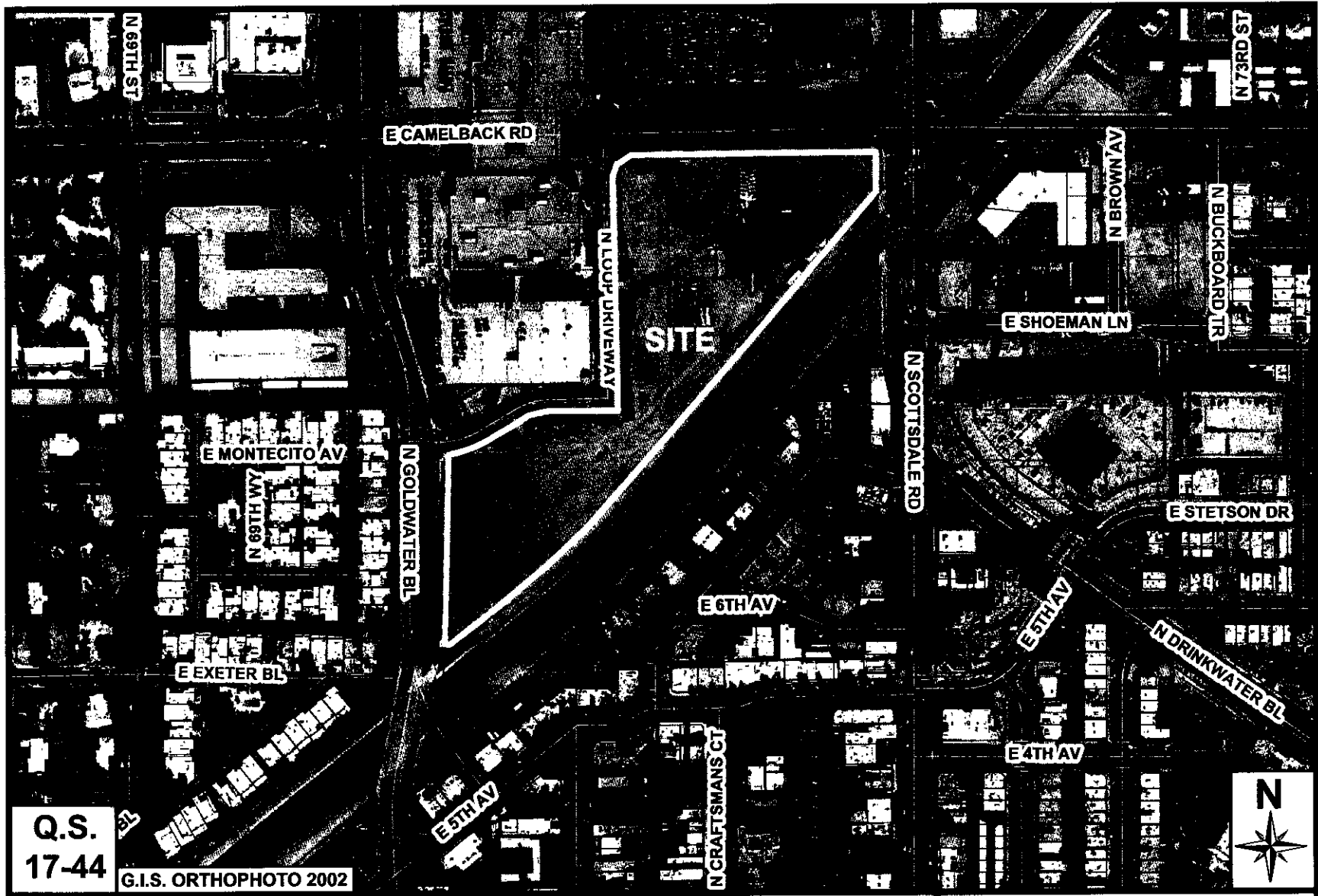
Distribution and Types of Uses: Flexibility is also requested with regard to distribution and types of uses within the project. It is requested that the General Manager of Planning and Development Services be given authority to approve additional modifications to the approved number of residential units and non-residential square footages within the Waterfront Infill Incentive District, so long as the modifications do not exceed 25%.



Scottsdale Waterfront

1-II-2003

ATTACHMENT #2



Q.S.
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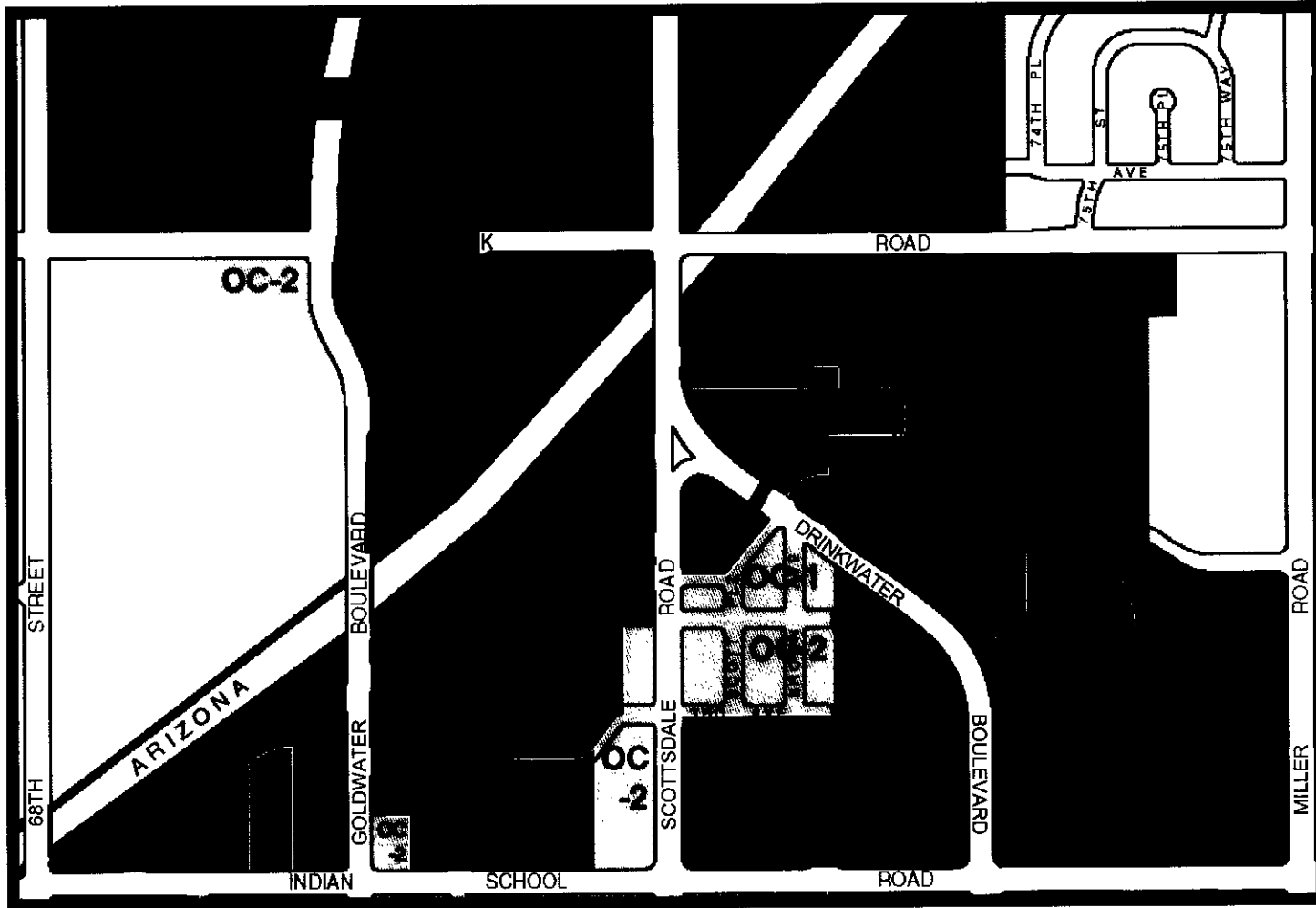
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Scottsdale Waterfront

1-II-2003

ATTACHMENT #2A

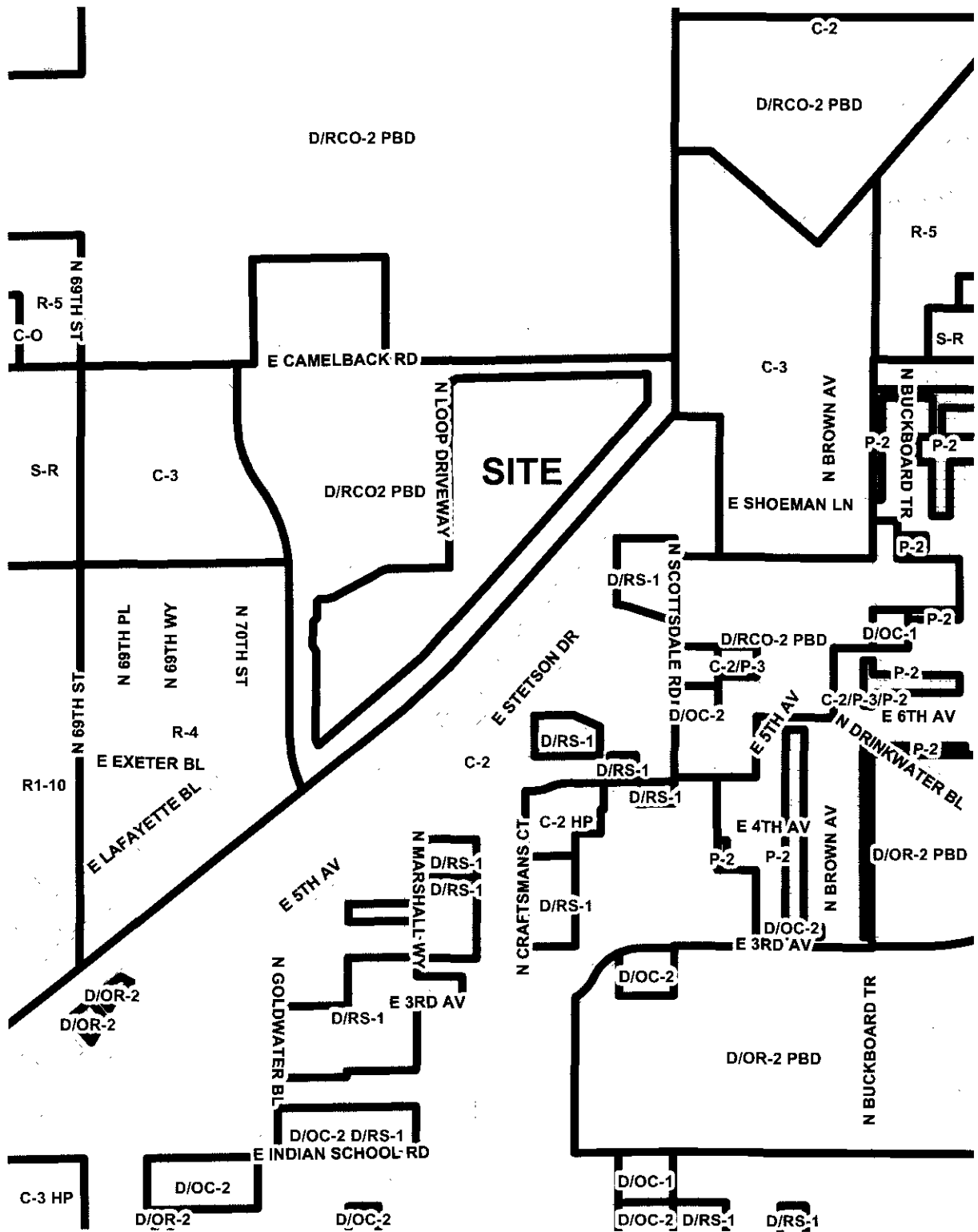
Downtown General Plan



- | | | | |
|---|--------------------|--|----------------------------|
|  | Retail Specialty |  | Residential/Hotel |
|  | Office Commercial |  | Regional Commercial/Office |
|  | Civic Center |  | Residential High Density |
|  | Office Residential |  | Medical |



1-II-2003
ATTACHMENT #3



1-11-2003

ATTACHMENT #4



STIPULATIONS FOR CASE 1-II-2003

1. APPLICABILITY

In the event of a conflict between the stipulations for case 1-II-2003 and the Development Agreement (Agreement ____ - ____ -COS) as approved by City Council, the language in the Development Agreement shall take precedence.

1.1 INFILL DISTRICT

Ordinance ____ approves Case No. 1-II-2003 and establishes the Scottsdale Waterfront Infill Incentive District (the "Waterfront District") subject to these stipulations and the Amended Development Standards described in the project narrative dated 8/6/2003. The stipulations previously applicable to the property within the Waterfront District, adopted as part of zoning case 43-ZN-1995, are hereby superceded and replaced by the above. The Waterfront District is subject to the Infill Incentive Plan approved by City Council in Ordinance _____. The following documents, on file in the Planning and Development Services Department, make up the Infill Incentive Plan for the development of property within the Waterfront District (the "Scottsdale Waterfront Project"):

- a. Project narrative dated 8/6/2003
- b. Site plan dated 8/7/2003
- c. Preliminary Landscape Plan dated 9/5/2003
- d. Open Space Plan dated 8/8/2003
- e. Elevations dated 8/20/2003
- f. Parking Plan dated 9/5/2003
- g. Circulation Plan dated 9/5/2003

1.2 AMENDMENTS & ADDITIONAL MODIFICATIONS

- a. As an incentive for development of the Waterfront District, development approval procedures are hereby expedited and modified as provided in these stipulations. The authority for determining design and construction improvements shall be as follows:
 1. The City Council shall act as the governing authority on the design and construction of improvements that serve the Camelback Parcel (approximately 7 acres, located east of Marshall Way). Except as allowed by Section 1.2.b, any significant modifications, as determined by the Planning and Development Services General Manager or designee, to the character, elevations, site plan, and improvements submitted by the Master Developer for the Camelback Parcel shall return to subsequent public hearings before the City Council.
 2. The Development Review Board shall act as the governing authority for the design and improvements of the Goldwater Parcel (approximately 4 acres, located west of Marshall Way) of the Scottsdale Waterfront Project.
- b. The Planning & Development Services General Manager shall have the authority to approve additional modifications to the Property Development Standards, Downtown Design Guidelines, and Distribution and Types of Uses as long as the requested modifications meet the criteria set forth in the following sections:

1. Amended Development Standards: The amended development standards, approved by the City Council and described in the project narrative dated 8/6/2003 may only be modified as described below:
 - a) Modifications shall not exceed a ten (10) percent and shall be limited to the following amended development standards:
 - (i) Front Yard Setbacks for both Camelback Rd and Marshall Way,
 - (ii) Building Lines,
 - (iii) Spacing Between Buildings.
 - b) Modifications shall not exceed twenty-five (25) percent increase and shall be limited to the following amended development standards:
 - (i) Number of Dwelling Units: Total number of dwelling units proposed is 366 dwelling units. The maximum number of dwelling units allowed under this provision would be 457 dwelling units. The minimum number of dwelling units allowed is 225.
 - c) Modifications may not be made to increase the following amended development standards:
 - (i) Floor Area Ratio
 - (ii) Gross Floor Area
 - (iii) Large Walls –Vertical Dimension
 - (iv) Large Walls –Horizontal Dimension
 - (v) Encroachments Beyond Inclined Stepback Plan
 - (vi) Building Height
 - (vii) Exception to Height Limits
 - (viii) Private Outdoor Living Space
2. Distribution and Types of Uses: The proposed distribution of residential units and non-residential uses are specified in the Infill Incentive Plan. Any redistribution of the total number of residential units, and amount of non-residential uses shall be allowed within the Waterfront Infill Incentive District, as necessary. Additional modifications to the approved number of units and amount of non-residential square footage shall not exceed the total gross floor area proposed (932,500 sq ft). If the developer desires to increase the gross floor area from the proposed amount (932,500 sq ft) to the maximum allowed gross floor area in the amended development standards (or 1,100,000 sq ft), additional information such as revised traffic studies may be required by the Planning and Development Services General Manager or designee.
3. Downtown Design Guidelines: Modifications to the Downtown Design Guidelines shall be consistent with the stated Goals for Type 2 uses.

Any proposed significant changes to the amended development standards, downtown guidelines, and distribution and types of uses, as determined by the Planning and Development Services General Manager, or designee, shall be subject to subsequent public hearings before the Planning Commission and City Council.

1.3 CITY CODE REFERENCES

References made in these stipulations to specific sections of the Zoning Ordinance of the City of Scottsdale and City Code shall be deemed to mean the City Zoning Ordinance or City Code in effect on the date of approval of the Infill Incentive Plan and to any subsequent renumbering or reordering of those provisions.

2.0 DEVELOPMENT AND DESIGN STANDARDS

2.1 CONFORMANCE TO CHARACTER

The overall character of the development shall generally conform to the project narrative, dated 8/6/2003. Development of the Property shall be generally consistent with the site plan as set forth in Schedule A "Site Plan", dated 8/7/2003, which achieves the following objectives:

- A. Activate the Arizona Canal east-west as a regionally linked public amenity,
- B. Activate Marshall Way through land use and design, as a pedestrian retail experience and connection to other downtown Scottsdale districts,
- C. Urban design and architecture should embody upscale, southwestern character,
- D. Site development contributes to building a positive sense of place downtown with the inclusion of art and cultural components; unique and pedestrian-oriented urban design and architecture; and public gathering or special event spaces that promote tourism and social gatherings,
- E. Enhance mobility downtown by supporting alternate modes of transportation focusing on pedestrian-oriented urban design and advancing the downtown trolley,
- F. Development should stand the test of time through the use of upscale, quality materials.

2.2 CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS

Development shall conform to the amended development standards approved in Ordinance No. _____, unless modified through Section 1.2.b.

2.3 SEQUENCE OF STIPULATION PERFORMANCE

Stipulations included in the Infill Plan concern the planning required for the design and construction of the infrastructure necessary to serve the site as it is developed. The sequence and content of this required planning is more fully described herein, but the general hierarchy of planning is as follows:

A. MASTER PLANS

The elevations, site plan, and improvements submitted by the Master Developer for the Camelback Parcel (approximately 7 acres, located east of Marshall Way) shall act as the master plans for the entire Waterfront Property, subject to City Council approval. Notwithstanding, the Master Developer may, but shall not be required to, submit Master Plans to the Development Review Board for additional phases.

B. DEVELOPMENT SITE PLANNING

The developer shall complete a detailed site plan and elevation development application to the Development Review Board for future phases of this project. Exception: The first and second phases of buildings and improvements (including site plan, landscape, civil, and similar improvements) shall only require approval of the City Council.

C. SUBDIVISION PLAT

The developer shall file a subdivision plat for City Council approval as required by state law, that includes the dedications for public rights-of-way, utilities, and infrastructure improvements prior to sale of any lot or parcel, or prior to issuance of a building permit for any Phase. As an incentive for development in the Waterfront District, the developer may file such plat as a final plat, subject only to City Council approval.

D. TIMING OF DEDICATION AND INFRASTRUCTURE IMPROVEMENTS

Dedication of any public rights-of-way, easements for water, wastewater, drainage improvements and public utilities infrastructure, and the construction of public improvements and infrastructure will occur as specified within this document.

2.4 MASTER PLANS

The Master Developer shall prepare and receive approval for the following master plans before any additional Development Review Board application or improvement plans are submitted, except where specifically addressed in Sections 2.4.A through 2.4.E:

- A. Master Design Concept Plan
- B. Master Circulation Plan
- C. Master Drainage Plan
- D. Master Water Plan
- E. Master Wastewater Plan

A. MASTER DESIGN CONCEPT PLAN

1. MASTER DESIGN CONCEPT PLAN. The Master Design Concept Plan approved as part of this application to the City Council shall apply to the entire site in regards to the following:
 - a. Open space design concepts for open space areas, including location, size and dimensions, plant and landscape character, open space corridors, and integration of drainage plans.
 - b. Overall streetscape concepts, which incorporates right-of-way destinations, easements, street side design concepts, plant and landscape materials.
 - c. Typical outdoor lighting plan for streetlights and concepts and general specifications for exterior lighting.
 - d. General design and architectural themes assuring overall design compatibility of all buildings and structures within the site.
 - e. General signage/graphic concepts for development signs, including locations and typical design concepts.

2. MASTER DESIGN CONCEPT PLAN APPROVAL. Any proposed significant changes to the Master Design Concept Plan, as determined by the Planning and Development Services General Manager or designee, shall be subject to subsequent public hearings before the City Council.

B. MASTER CIRCULATION PLAN

A Master Circulation Plan shall be prepared in accordance with the City's design procedures and criteria by a registered engineer who is licensed in the State of Arizona.

1. The Master Circulation Plan shall include at a minimum the following components:
 - a) Access considerations including driveway locations, proposed median break locations, vehicle storage lengths, any required auxiliary lanes to accommodate site generated trips. Appropriate signing and striping for safe egress and ingress movements shall be included for major intersections.
 - b) Conceptual intersection lane configurations based on total PM and AM peak hour volumes with the proposed development.
 - c) Plans for phasing the improvements or plans for interim improvements necessary to accommodate the site development and tie into other planned construction improvements within the study area.
 - d) Required right-of-way dedications for all arterial, collector, or local streets within or abutting each parcel.
 - e) On-site circulation that identifies emergency and service vehicle access, internal street cross sections, and parking structure access points.
 - f) Location of transit facilities to include bus stop locations on the surrounding arterial streets and trolley stop locations on the internal streets.
2. MASTER CIRCULATION PLAN APPROVAL: The Master Circulation Plan must be accepted by the Transportation Planning Department before any improvement plan submittal will be processed.

C. MASTER DRAINAGE PLAN

A Master Drainage Plan shall be prepared in accordance with the City's design procedures and criteria by a registered engineer who is licensed in the State of Arizona. The Master Drainage Plan shall include:

1. The Master Drainage Plan shall include:
 - a. Maps showing watersheds draining onto and through the Scottsdale Waterfront Project and area included along the north side of the

Arizona Canal and proposed Marshall Way, with estimates of peak flows for 10, 50, and 100-year flood events at concentration points entering the Scottsdale Waterfront Project

- b. Estimated peak flows and volumes of on-site runoff at concentration points exiting the Scottsdale Waterfront Project and area included along the north side of the Arizona Canal and proposed Marshall Way for both developed and existing conditions for the 10, 50, and 100-year flood events
 - c. Location and estimated size of all proposed drainage facilities for both Waterfront and area included along the north side of the Arizona Canal and proposed Marshall Way, including channels, storm drains, etc.
 - d. Include a complete description of requirements relating to project phasing.
 - e. Identify the timing and parties responsible for construction of all stormwater management facilities.
2. MASTER DRAINAGE REPORT APPROVAL. Before the improvement plan submittal to the Plan Review and Permit Services Division, the Master Developer shall have obtained approval of the Master Drainage Plan by the Stormwater Management Division and Planning and Development Services staff. Portions of this plan will also require the approval of the County Flood Control District which will be administered by the Stormwater Management Division.

D. MASTER WATER PLAN

A Master Water Plan shall be prepared in accordance with the City's design procedures and criteria by a registered engineer who is licensed in the State of Arizona. The report and plan shall conform to the draft Water and Wastewater Report Guidelines available through the City Water Resources Department.

1. The Master Water Plan shall include:
 - a. A description of water system requirements for the Scottsdale Waterfront Project and the phasing of such requirements.
 - b. A discussion of the timing of and parties responsible for construction of all water facilities.
 - c. The conceptual location and size of all necessary water system components, including both on and off-site lines needed to serve the development, and an analysis of the impact of the proposed development on the existing system with water demand generation factors based upon land use.
 - d. Compliance with the adopted City's Integrated Water Master Plan.

- e. A preliminary plan of the Scottsdale Waterfront Project showing development sites and right-of-ways, contours and benchmarks, existing utilities and fire hydrants within 400 feet of the proposed development, any features such as watercourses and drainage facilities that may influence the location of underground utilities, a general layout of the proposed water mains, and any required water facilities.
 - f. Water lines located within rights-of-ways will be owned and maintained by the City. Onsite water lines shall be master metered and privately owned and maintained with backflow prevention in accordance with the City Code.
2. **MASTER WATER PLAN APPROVAL.** Before the submittal of any basis of design reports (see the Development Site stipulations) to the Plan Review and Permit Services Division, the Master Developer shall have obtained approval from the City Water Resources Department of the Master Water Plan.

E. MASTER WASTEWATER PLAN

1. **MASTER WASTEWATER PLAN.** The Master Wastewater Plan shall conform to the draft Water and Wastewater Report Guidelines available through the City Water Resources Department and shall include:
 - a. A description of the wastewater system requirements for the Scottsdale Waterfront Project and the phasing of such requirements.
 - b. A discussion of the timing of and parties responsible for construction of all wastewater facilities.
 - c. The conceptual location, size, type and capacity of the necessary wastewater collection components needed to serve the Scottsdale Waterfront Project, and a preliminary analysis of the impact of the proposed development on the existing system with wastewater demand generation factors based upon land use.
 - d. The wastewater collection system for the Scottsdale Waterfront Project will tie directly to the existing 15-inch trunk sewer in Goldwater Boulevard.
 - e. The calculations necessary to substantiate the selection of the size, type, and capacity of the wastewater system.
 - f. Compliance with the adopted City's Wastewater System Master Plan for the respective area.
 - g. Estimated peak flow from all contributions upstream of the proposed development that may flow through the on-site system shall be assessed for impacts to the entire system.

auxiliary lanes, public utilities, and transit facilities as determined by City staff.

- B. The developer shall be responsible for modifying the existing street improvements to provide on-street parking as shown on the submitted site plan dated August 7, 2003. The Transportation Department staff shall approve the dimensions of the revised cross section. The developer shall dedicate an additional five feet of right-of-way if necessary to contain the proposed cross section. The developer shall construct a minimum 10-foot wide sidewalk along the site frontage.
 - C. The Marshall Way cross section at the intersection with Camelback Road shall be designed to align with the existing lanes on the north side of the intersection, as determined by City staff.
 - D. The developer shall construct a minimum 10-foot wide sidewalk or separate pedestrian facility on Scottsdale Road along the site frontage and across the Arizona Canal as approved by City Staff.
 - E. Internal Streets (on-site) shall be private. The minimum width shall be 20 feet measured to edge of pavement or face of curb.
2. ACCESS RESTRICTIONS. Before any certificate of occupancy is issued for the site, the developer, at its expense, shall dedicate the necessary right-of-way, as determined by City staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
- A. Camelback Road - There shall be a maximum of one site driveway from Camelback Road (or separate ingress and egress), located a minimum distance of 200 feet from Marshall Way and Scottsdale Road. The driveway shall be restricted to right-in, right-out access only (no median opening). The developer shall dedicate a one-foot wide vehicular non-access easement along the site frontage on this street except at the approved driveway entrance.
 - B. Scottsdale Road – There shall be no direct site access to Scottsdale Road. The developer shall dedicate a one-foot wide vehicular non-access easement along the site frontage on this street.
 - C. Marshall Way – Site driveways shall be permitted at minimum 120-foot intervals. There shall be no driveways located within 150 feet of Camelback Road (measured to the street curb line).
 - D. Montecito Avenue – Site driveways shall be permitted at minimum 100-foot intervals. The western site driveway shall align with the existing driveway to the north. There shall be no driveways located within 150 feet of Goldwater Boulevard (measured to the street curb line).
3. MEDIAN RECONSTRUCTION. Before any certificate of occupancy is issued

for the site, the developer, at its expense, shall reconstruct the existing median on Camelback Road to remove the existing median opening between Marshall Way and Scottsdale Road. Before any certificate of occupancy is issued for the site, the developer, at its expense, shall reconstruct the existing median on Camelback Road to provide two eastbound to northbound left turn lanes at the intersection with Scottsdale Road. These improvements shall be done to the satisfaction of City staff and in conformance with City design standards and policies.

4. **AUXILIARY LANE CONSTRUCTION.** Before any certificate of occupancy, the developer, at its expense, shall construct or extend the auxiliary lanes at the following locations in conformance with the Design Standards and Policies Manual:
 - a. Camelback Road – The developer shall extend the left-turn lane for westbound traffic at the Marshall Way intersection as determined by the approved traffic impact study for the development.
 - b. Goldwater Boulevard – The developer shall extend the left-turn lane for southbound traffic at the Montecito Avenue intersection as determined by the approved traffic impact study for the development. The Transportation General Manager may waive this requirement if determined to be unfeasible or unnecessary.
 - c. Marshall Way – The developer shall provide a minimum 110 foot left-turn lane for northbound traffic approaching the Camelback Road intersection.
5. **EASEMENT REQUIREMENTS.** Before any final plan approval, the developer shall dedicate public access easements over any sidewalk along public streets that extend outside of the public right-of-way or that connect these sidewalks to public facilities on the site. The dedications shall be in a form acceptable to City staff.
6. **PEDESTRIAN CIRCULATION PLAN.** Prior to any improvement plan submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to City staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways. The plan shall provide pedestrian connections from the adjacent streets to the site buildings.
7. **PARKING MASTER PLAN.** A parking master plan shall be submitted as part of this case, 1-II-2003, and approved by the City Council. As part of the approval, the City Council authorizes a twenty (20) percent reduction for non-residential uses parking requirements.
8. **TRANSIT FACILITIES.** Before any certificate of occupancy is issued for the site, the developer shall construct a bus pullout on Camelback Road between Marshall Way and Scottsdale Road. Before any certificate of occupancy is issued for the site, the developer shall provide a bus bay and pad for future stop facilities on Scottsdale Road just south of Camelback Road. The design and location of these facilities shall be subject to City staff approval before any final plan approval.

9. **TRAFFIC SIGNAL PARTICIPATION.** Before any certificate of occupancy is issued for the site, the developer shall be responsible for 100 percent of the design and construction costs, as determined by City staff, for the following traffic signal improvements:
 - a. Installation of a left-turn arrow for southbound traffic at the intersection of Goldwater Boulevard and Montecito Avenue.
 - b. Any traffic signal modification associated with the installation of dual left-turns for eastbound traffic at the intersection of Camelback Road and Scottsdale Road.
 - c. Any traffic signal modifications required by the street modifications proposed for Marshall Way at the its intersection with Camelback Road.
 - d. Any traffic signal modifications required by the street improvements for Camelback Road at the intersections of Marshall Way and Scottsdale Road.
10. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** The primary street system within the property shall be in conformance with the submitted site plan unless modified by the approved Master Circulation Plan. If the Planning and Development Services General Manager and Transportation General Manager determine that the plans are not in conformance, approval shall be required through a subsequent public hearing.
11. **PRIVATE STREET CONSTRUCTION.** Private streets shall conform to the following requirements:
 - a. No internal private streets shall be incorporated into the City's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the City's public street standards.
12. **MULTI-USE TRAIL.** Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide multi-use trail along the Scottsdale Road frontage. The trail shall be contained within a minimum 15 foot wide public access easement, which the developer shall dedicate to the City within twelve (12) months of City Council approval. The alignment of the trail shall be subject to approval by the City's Equestrian Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.

C. DRAINAGE AND FLOOD CONTROL

1. Site drainage design shall preserve the functionality and capacity of the Indian Bend Wash side drain adjacent to the Arizona Canal which will be approved by the Flood Control District of Maricopa County prior to any connection to the side drain.
2. Site drainage facilities shall, at a minimum, have an inlet and conveyance capacity that is equal to the capacity of the existing side drain inlets.

3. The capacity of existing inlets shall be calculated based on conditions that existed prior to fill placement that resulted in the FIRM conditional revision 10/23/03 effective date.
4. Stormwater storage requirements may be waived for this site.
 - a. STORM WATER STORAGE REQUIREMENT: The developer shall submit to the Current Planning Division a Request for Waiver Review form, which shall:
 - (i) Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (ii) Include an estimate for payment in-lieu of on-site storm water storage, subject to City staff approval.
 - b. APPROVED WAIVER. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained the waiver approval from the Floodplain Administrator and the Planning and Development Services staff.

D. **WATER**

1. BASIS OF DESIGN REPORT (WATER). With each phase of development within Scottsdale Waterfront Project, the developer shall submit to the Plan Review and Permit Services Division a Water Basis of Design Report. The report shall conform to the Master Water Plan for Scottsdale Waterfront Project, and the draft Water and Wastewater Report Guidelines available from the City Water Resources Department. Generally, the basis of design report and plan shall:
 - a. Identify the location, size, condition, and availability of existing water lines and water related facilities such as valves, service lines, fire hydrants, etc.
 - b. Evaluate the project's water demands and their impact on the existing water system.
 - c. Determine the need for any additional water lines and water related facilities to support the proposed development.
 - d. Conform to the City's Integrated Water Master Plan.
 - e. Identify the timing of and parties responsible for construction of all water facilities.
2. APPROVED BASIS OF DESIGN REPORT. Before improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Water Basis of Design Report from the City Water Resources Department.

3. NEW WATER FACILITIES. Before the issuance of letters of acceptance by the Inspection Services Division for a development site, the developer shall construct all water lines and related facilities necessary to serve such development site.
4. WATERLINE EASEMENTS. Before the issuance of a building permit for any development site within Scottsdale Waterfront Project, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve such development site.

E. WASTEWATER

1. BASIS OF DESIGN REPORT (WASTEWATER). With each phase of development within Scottsdale Waterfront Project, the developer shall submit to the Plan Review and Permit Services Division a Wastewater Basis of Design Report. The report shall conform to the Master Wastewater Plan for Scottsdale Waterfront Project, and the draft Water and Wastewater Report Guidelines available from the City Water Resources Department. Generally, the basis of design report and plan shall:
 - a. Identify the location of, size, condition, and availability of existing sanitary sewer lines and wastewater-related facilities.
 - b. Evaluate the project's wastewater demands and their impact on the existing wastewater system.
 - c. Determine the need for any additional wastewater lines and related facilities to support the proposed development.
 - d. Conform to the City's Wastewater System Master Plan.
 - e. Identify the timing of and parties responsible for construction of all wastewater facilities.
2. APPROVED BASIS OF DESIGN REPORT. Before improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Wastewater Basis of Design Report from the City Water Resources Department
3. NEW WASTEWATER FACILITIES. Before the issuance of letters of acceptance by the Inspection Services Division for a development site within Scottsdale Waterfront Project I, the developer shall provide all sanitary sewer lines and wastewater-related facilities necessary to serve such development site.
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for a development site within Scottsdale Waterfront Project I, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve such development site.

**SCOTTSDALE WATERFRONT
SWC SCOTTSDALE ROAD AND CAMELBACK ROAD
TRAFFIC IMPACT ANALYSIS SUMMARY**

**Summary Prepared by: Phillip Kercher, COS Traffic Engineering
Traffic Impact Study Prepared by: Dan Hartig, Parsons Brinckerhoff**

Existing Conditions:

The subject site is located along the north side of the Arizona Canal from Goldwater Boulevard to Scottsdale Road. The site has frontage on Camelback Road between Marshall Way and Scottsdale Road. The site has frontage on Goldwater Boulevard from Montecito Avenue to the Arizona Canal. There is also a small amount of site frontage on Scottsdale Road, approximately 100 feet.

West of Scottsdale Road, Camelback Road is designated as a major arterial on the Circulation Element of the City's General Plan. This section of Camelback Road is designated as a minor arterial on the proposed Streets Master Plan. Both plans designate Camelback Road as a minor arterial east of Scottsdale Road. From Marshall Way (71st Street alignment) west, the street is improved to a full six-lane arterial cross section. From Marshall Way to Scottsdale Road along the site frontage, Camelback consists of three westbound lanes and two eastbound lanes. East of Scottsdale Road Camelback has four lanes. The current daily volume of traffic using this section of Camelback Road is 27,900 vehicles west of Scottsdale Road and 21,600 vehicles to the east.

Scottsdale Road is designated as a major arterial on the Circulation Element of the City's General Plan and the proposed Streets Master Plan. The street is improved to a full six-lane arterial cross section north of Camelback Road. South of Camelback Road, Scottsdale Road has three northbound lanes and two southbound lanes. The current daily volume of traffic using this section of Scottsdale Road is 40,600 vehicles north of Camelback Road and 27,900 vehicles to the south.

Goldwater Boulevard is designated as a couplet on the Circulation Element of the City's General Plan. It is designated as a major arterial on the proposed Streets Master Plan. The street is improved to a full couplet cross section – three southbound lanes and two northbound lanes separated by a raised median. The current daily volume of traffic using this section of Goldwater Boulevard is 19,700 vehicles south of Camelback Road.

Neither Marshall Way nor Montecito Avenue is designated on the Circulation Element of the City's General Plan or the proposed Streets Master Plan. They are both designed to a major collector cross section – two lanes in each direction separated by a raised median. Both of these streets were designed primarily to provide access to the parking structures that serve Fashion Square Mall and for future access to the subject site.

All four major intersections around the site are currently signalized: Camelback Road and Scottsdale Road, Camelback Road and Marshall Way, Camelback Road and Goldwater Boulevard, Goldwater Boulevard and Montecito Avenue. There are dual left-turn lanes on northbound and southbound approaches to Camelback Road at the Goldwater Boulevard and Scottsdale Road intersections.

For the section of Camelback Road from Scottsdale Road to Goldwater there were ten accidents reported in 2002; the accident rate for this segment of roadway was 3.93, higher than the city average rate of 1.49. For the section of Goldwater Boulevard from Camelback Road to Indian School Road, there were eight reported accidents in 2002; the accident rate for this segment of roadway was 2.03.

At the intersection of Camelback Road and Scottsdale Road, there were nineteen reported collisions in 2002; the accident rate for this intersection was 0.90, slightly higher than the city average rate of 0.54. At the intersection of Camelback Road and Goldwater Boulevard, there were fifteen accidents reported in 2002; the accident rate for this intersection was 0.70.

Proposed Development:

The 11.3-acre site currently has a zoning designation of Regional Commercial Office-Type 2 (D/RCO – Type 2) with a Planned Block Development (PBD) overlay. This zoning allows the development of 1.1 million square feet of mixed-use commercial development. The applicant is proposing to develop the site under the Infill Incentive District. The development plan proposed under this district would allow the development of 110,900 square feet of retail land use, 94,400 square feet of general office land use, and 366 residential dwelling units. There are eleven buildings proposed for the site, three west of Marshall Way near Goldwater Boulevard and eleven east of Marshall Way. The retail and office land uses are located along the Marshall Way, Montecito Avenue, and Camelback Road frontages. The residential land uses are located behind these buildings along the Arizona Canal. The trip generation numbers for proposed development plan are presented in the Table 1 below.

TABLE 1 -Trip Generation for Proposed Site Plan

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Condominium – 366 units	1,961	24	118	142	120	59	179
General Office - 94,400 s.f.	1,270	157	21	178	31	154	185
Retail – 110,900 s.f.	7,286	104	66	170	323	350	673
Subtotal	10,517	285	205	490	474	563	1,037
10% Reduction for Internal Trips	1,052	28	21	49	47	56	103
Adjusted Subtotal	9,465	257	184	441	427	507	934
5% Reduction for Other Modes	473	13	9	22	21	25	46
Total Trips	8,992	244	175	419	406	482	888

This trip generation is based on data contained in the Institute of Transportation Engineer's *Trip Generation*. A traffic impact study was prepared by Parsons Brinckerhoff under the City's Traffic Impact and Mitigation Analysis (TIMA) guidelines. The study compares the trip generation characteristics of the proposal versus the previously approved site plan and examines the impacts from the proposed development. A ten percent reduction was applied to the site trip generation to account for the interaction between the various land uses proposed for the site – residential, office, and retail. In other words, it is likely that some of the office workers and residents in the site buildings will patronize the retail uses on the site. In addition, a five percent reduction was applied

to account for trips that will utilize non-vehicular modes of transportation. This is very likely considering that the site is located in an urbanized area of the city, with transit, trolley, and pedestrian amenities being provided on the site and in the vicinity of the site. This also reflects the ability of the residents who live on the site to walk to the nearby commercial land uses (Fashion Square Mall, downtown restaurants, etc.).

The trip generation numbers for the previously approved development plan are presented in Table 2 below. These trip generation numbers are based on data contained in the approved traffic study for the development plan approved in Zoning Case 43-ZN-1995. This study does not include traffic that would be generated by development on the site between Goldwater Boulevard and Marshall Way; this area is shown as a future phase. A comparison of the trips generated by the proposed development plan versus the land use and trip generation assumptions for the previously approved development plan is shown in Table 3. The trip generation numbers for the proposed development plan have been adjusted to remove the trips that will be generated by the portion of the site between Goldwater Boulevard and Marshall Way for comparison purposes.

**TABLE 2 - Trip Generation for Previous Development Plan
(From Approved Traffic Study)**

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Restaurant – 60,000 s.f.	5,397	33	16	49	301	148	449
Retail – 208,480 s.f.	10,933	151	97	248	489	530	1,019
Cinema – 70,000 s.f.	1,674	0	0	0	170	96	266
Office – 134,900 s.f.	1,670	208	28	236	39	191	230
Total	19,674	392	141	533	999	965	1,964

TABLE 3 - Comparison Trip Generation

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Previously Approved Site Plan	19,674	392	141	533	999	965	1,964
Proposed Site Plan	8,666	209	169	378	393	451	844
Change	-11,008	-183	+28	-155	-627	-474	-1,101

Site access will primarily be provided via Marshall Way and Montecito Avenue, which extend into the site and intersect near the middle of the site. Both of these streets provide signalized access to the adjacent major streets on the perimeter of the site, Camelback Road and Goldwater Boulevard. There is also a proposed right-in, right-out only driveway on Camelback Road.

Parking is proposed to be provided primarily in underground parking structures. Some limited at grade parking will be provided. There are two parking structure entrances for the residential and commercial buildings east of Marshall Way. There are two parking structure entrances for the residential portion of the site west of Marshall Way.

The City is planning to extend Marshall Way south over the Arizona Canal. This would provide a connection to Sixth Avenue in the downtown area to the south of this site. Initially, this connection is proposed to be restricted to pedestrian and trolley access only. In conjunction with the development of this site, it is also proposed that Marshall Way and Montecito Avenue be modified to incorporate on-street angled parking. The cross sections would be reduced to one lane in each direction on both streets.

Future Conditions:

The submitted traffic study analyzes the traffic conditions for the Year 2010. Future traffic volumes on the adjacent streets were calculated by applying annualized growth rates to the existing traffic volumes. Capacity calculations were performed using three sets of data: existing traffic volumes, 2010 projected traffic volumes (background traffic), and 2010 projected traffic volumes plus site generated traffic (total traffic).

A summary of the results of the capacity analyses for the signalized intersections is shown in Table 4 below. All four of the study intersections will operate at LOS D or better using the total traffic volumes. The capacity calculations for the intersection of Camelback Road and Scottsdale Road assume that a dual eastbound left-turn will be provided. The capacity calculations for the intersection of Camelback Road and Marshall Way assume a two-lane northbound approach.

The right turn movements at the unsignalized site driveway on Camelback Road are expected to operate at LOS C or better in the Year 2010 with site traffic.

TABLE 4
Signalized Intersections Capacity Analyses
Level of Service/Average Control Delay (in seconds)

Intersection	Existing Cond.'s 2003 Volumes	Background Traffic 2010 Volumes	Total Traffic 2010 Volumes
A.M. Peak Hour			
Camelback & Scottsdale	D/38.6	D/35.5	D/52.0
Camelback & Marshall Way	A/6.3	A/6.2	A/5.6
Camelback & Goldwater	D/38.2	D/38.8	D/38.0
Goldwater & Montecito	A/1.6	A/1.9	A/4.4
P.M. Peak Hour			
Camelback & Scottsdale	E/78.9	D/46.9	D/46.8
Camelback & Marshall Way	D/35.0	B/19.7	C/25.6
Camelback & Goldwater	D/41.1	D/42.9	D/40.8
Goldwater & Montecito	B/14.5	B/10.6	B/13.9

Summary:

The approval of the proposed development plan under the Infill Incentive District will generate an estimated 8,991 trips per day, with approximately 420 trips generated in the a.m. peak hour and 890 trips generated in the p.m. peak hour. This represents more than a 50 percent reduction in daily and p.m. peak hour site-generated traffic from the previously approved development plan. This reduction is primarily the result of a significant decrease in the amount of retail and restaurant square footage planned for the site.

The proposed mixture of residential, office, and retail land uses will reduce the amount of site-generated traffic due to the natural interaction of these land uses. The site location will encourage the use of alternative modes of transportation for those traveling to the site and for those residents who live on the site. A pedestrian and trolley bridge is planned to connect this site to the downtown area by extending Marshall Way over the Arizona Canal. The development is also providing transit stops on Camelback Road and Scottsdale Road directly adjacent to the site.

Site traffic will be distributed primarily to Camelback Road and Goldwater Boulevard via the existing signalized intersections of Marshall Way (on Camelback Road) and Montecito Avenue (on Goldwater Boulevard). Both Camelback Road and Goldwater Boulevard are under capacity for current and projected traffic volumes.

Capacity analyses for the Year 2010 indicate that the major signalized intersections in the vicinity of the site will operate at level of service D or better. These study intersections include Camelback Road and Scottsdale Road, Camelback Road and Marshall Way, Camelback Road and Goldwater Boulevard, and Goldwater Boulevard and Montecito Avenue. These capacity calculations are based on existing street improvements except at the signalized intersection of Camelback Road and Scottsdale Road; the capacity calculations for this intersection assume the provision of a dual-left turn lane for eastbound Camelback Road.

Staff Concerns/Comments:

- The developer should be responsible for completing the third eastbound lane on Camelback Road along the site frontage. This lane becomes a right-turn only lane at the intersection with Scottsdale Road.
- The developer should modify the Camelback Road and Scottsdale Road intersection to provide a dual left-turn for eastbound Camelback Road. This improvement will require modifications to the existing Camelback Road median. The east leg of the intersection is constrained by the existing bridge width over the Arizona Canal.
- The developers should remove the existing median opening on Camelback Road between Scottsdale Road and Marshall Way. This will allow the extension of the westbound left-turn lane at Marshall Way.
- The southbound left-turn lane on Goldwater Boulevard at Montecito Avenue is extremely short. The length is limited by an existing northbound left-turn lane into a private driveway on the west side of the street. A protected left-turn phase should be provided to improve the traffic signal operation and reduce the amount of vehicle queuing. Relocation of the private driveway should be explored to allow the southbound left-turn lane to be extended.
- A two-lane approach should be provided for northbound Marshall Way at Camelback Road. The lane configuration needs to be aligned with the existing lanes on the north side of the intersection. Parking should not be located within the potential vehicle queuing area on Marshall Way.

- Transit stops should be provided on Camelback Road between Marshall Way and Scottsdale Road, and on Scottsdale Road just south of Camelback Road. These stops should be connected to pedestrian paths on the site. Trolley stop locations should be identified on Marshall Way to serve the retail portion of the site.

DRAFT FOR DISCUSSION PURPOSES ONLY

ORDINANCE NO. ____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, FINDING THE EXISTENCE OF STATUTORY CRITERIA SUPPORTING THE CREATION OF AN INFILL INCENTIVE DISTRICT IN THAT AREA OF THE CITY OF SCOTTSDALE GENERALLY LOCATED APPROXIMATELY BETWEEN INDIAN SCHOOL, CAMELBACK, SCOTTSDALE, AND GOLDWATER ROADS, DESIGNATING A SPECIFIC PORTION OF THAT AREA TO BE AN INFILL INCENTIVE DISTRICT, AND ADOPTING AN INFILL INCENTIVE PLAN INCLUDING AMENDED DEVELOPMENT STANDARDS FOR THE DISTRICT.

WHEREAS, Section 9-499.10 of the Arizona Revised Statutes authorizes the City to designate an infill incentive district in an area within the City; and

WHEREAS, that statute authorizes the City to grant incentives for the development of property within an infill incentive district; and

WHEREAS, that statute requires that the City Council make certain findings prior to making such a designation and prior to the exercise of the powers granted by that statute; and

WHEREAS, the City Council has heard and seen evidence that within that area of the City hereafter described as the "Economic Focus Area" that there are numerous buildings either vacant or in need of significant updating, that the retail vacancy rate in the Area is approximately double that of the remainder of the Downtown Overlay District and that the office vacancy rate in the Area is approximately one and one-half times greater than that in the remainder of the Downtown Overlay District; that there are numerous vacant or underused parcels of property, and that there has been a significant decline in population as evidenced by comparing the 1990 and 2000 census figures; and

Census Tract & Block	1990 Total Population	2000 Total Population
Tract 2172.01		
Block 1000	115	0
1001	67	0
1002	259	0
1003	99	0
1004	94	0
1005	20	0
1006	85	5
1007	43	1
1008	94	0
1009	122	0
1010	132	1
Tract 2173		
Block 1006	71	0

WHEREAS, Case No. __-II-2003 has been properly noticed for City Council consideration, pursuant to the requirements of the Zoning Ordinance of the City of Scottsdale and the statutes of the State of Arizona, and the necessary hearings have been completed;

DRAFT FOR DISCUSSION PURPOSES ONLY

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the City Council finds that the area of the City depicted as the "Economic Focus Area" on the map attached hereto as Exhibit 1 (the "Economic Focus Area") meets the following criteria:

1. There are a large number of vacant older or dilapidated buildings or structures in the Economic Focus Area.
2. There are a large number of vacant or underused parcels of property in the Revitalization Area.
3. There is an absence of development and investment activity in the Economic Focus Area compared to the surrounding Downtown Scottsdale area and the City as a whole.
4. There is a continuing decline in population in the Economic Focus Area.

Section 2. That the certain property within the Economic Focus Area, legally described on the attached Exhibit 2, incorporated by this reference, and depicted as the "Waterfront Infill Incentive District" on the map attached hereto as Exhibit 1 is hereby designated to be an infill incentive district pursuant to Section 9-499.10, Arizona Revised Statutes ("Waterfront Infill Incentive District).

Section 3. That the City Council hereby adopts the Waterfront Infill Incentive District Plan attached as Exhibits 3 and 4 and incorporated by this reference as the infill incentive plan for the Waterfront Infill Incentive District,

Section 4. That the City Council hereby approves __-II-2003, the Amended Development Standards for the property within Waterfront Infill Incentive District attached hereto as Exhibit 3 and incorporated by this reference as part of the Infill Incentive Plan adopted in Section 3, above, conditioned upon compliance with all stipulations attached hereto as Exhibit 4 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this ___ day of _____, 2003.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
_____, City Clerk

By: _____
Mary Manross, Mayor

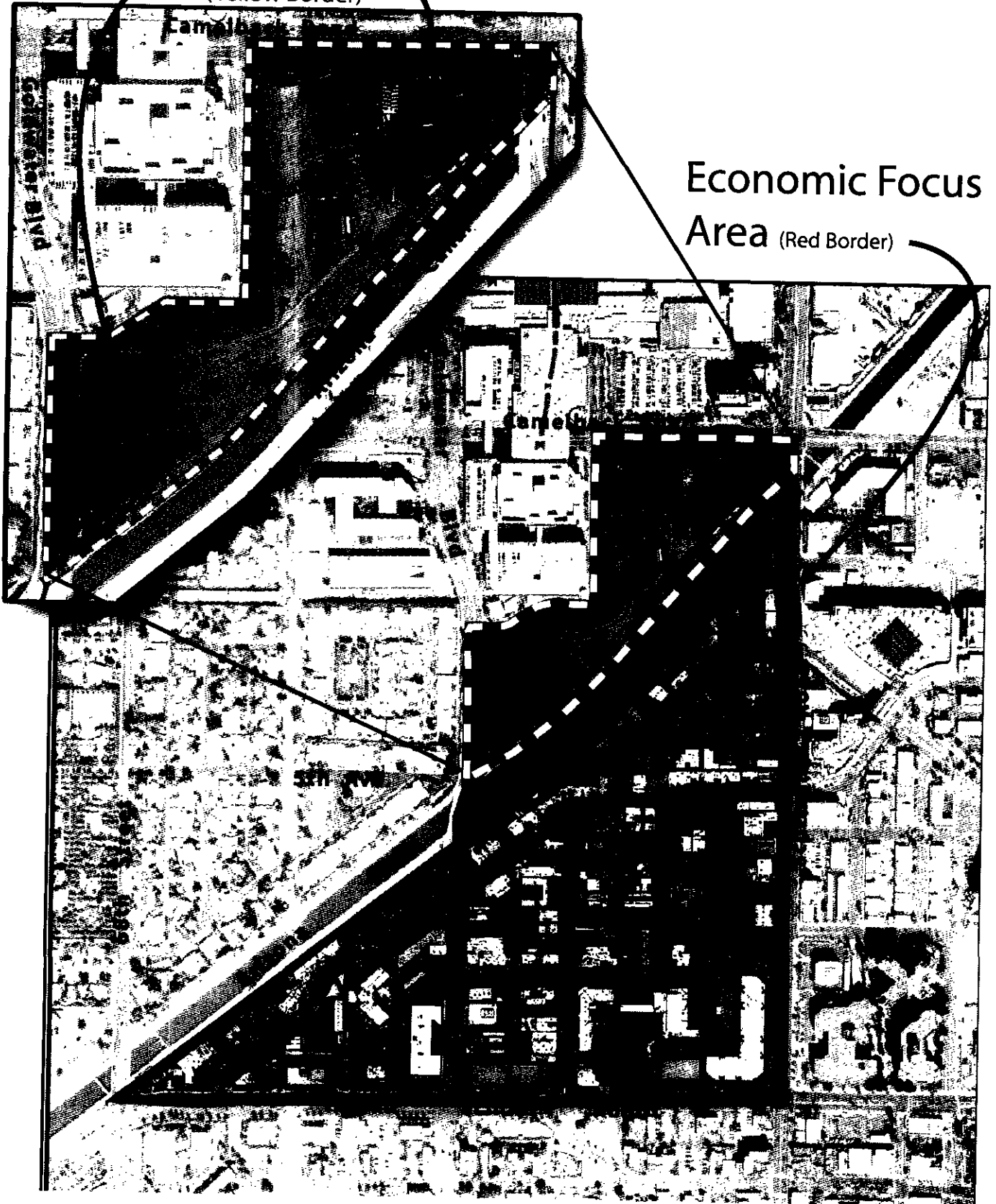
APPROVED AS TO FORM:

By: _____
C. Brad Woodford, City Attorney

ATTACHMENT # ___

Waterfront
Infill Incentive
District
(Yellow Border)

Economic Focus
Area (Red Border)



Scottsdale Waterfront LLC
Southwest Corner of Scottsdale Road and Camelback Road

Application No. 1-IID-2003

Application in Support of an Infill Incentive District and Plan

CITIZEN REVIEW REPORT

Prepared For the City of Scottsdale
September 2003

**Scottsdale Waterfront LLC
Application No. 1-IID-2003**

Citizen Review Plan

Introduction

Scottsdale Waterfront LLC is submitting an application in support of an Infill Incentive District and Plan that would include the Scottsdale Waterfront project located on the south side of Camelback Road, west of Scottsdale Road, north of the Arizona Canal, and east of Goldwater Boulevard.

Methodology

The project team has conducted significant outreach into the community to date. There has been contact with numerous individual and group stakeholders and interested parties since January 2003. The stakeholders briefed as the project plans were evolving included such groups as follows:

- 1 Whitwood, Villa D'Este, Villa Adrian neighborhood leaders
- 2 Scottsdale Focus
- 1 Downtown Scottsdale Partnership Board
- 2 Representatives of the Tang Family and Greg Thompson
- 3 Fred Unger, Spring Creek Development
- 4 JEMB Realty
- 5 5th Avenue Merchants Association Board of Directors
- 6 Barbara Espinoza, Save Old Scottsdale
- 7 Tom Giller
- 3 Sam West, TOPS
- 8 Scottsdale Chamber of Commerce
- 9 Scottsdale Gallery Association
- 10 Greater Pinnacle Peak Homeowners Association

11 Coalition of Pinnacle Peak

12 Scottsdale Board of Realtors

13 Hundreds of property owners south of the canal, resulting in 475+ support petition signatures

The rezoning application is expected to be of particular interest to all property owners within a 750 foot radius of the project. As such, written notification by first class mail was made within 10 days of submittal of the application to the City of Scottsdale to those residents and the Scottsdale School District #48 notifying them of the pending project. The letter included the proposed project description, contact(s) for additional information, and how citizens may comment.

Subsequent to that , a notification letter detailing the date, time, and location of two (2) public input meetings were mailed to 170 residents within 750 feet of the project . The open house style meetings werel held on at least two (2) different days and at two (2) different times of day to maximize access and availability to interested parties and stakeholders. In addition, a special meeting was held especially for the neighbors of the Villa Adrian and Villa D'Este neighborhoods. Multiple articles appeared in both the Arizona Republic and the Scottsdale Tribune as a notice of the neighborhood open houses. Both public open houses were well attended. (see attachments)

The intensive public outreach and public comment that has been ongoing has engendered a number of changes to the project site plan and architectural style. In light of that, significant public support for the project has been gathered and demonstrated by petition signatures and support forms (see attachments).

Attachments:

- 1. Affidavit of posting**
- 2. Notification letter dated August 7, 2003**
- 3. Notification Area Map**
- 4. Notification Mailing List**
- 5. Sign in Sheet for August 20, 2003 and September 3, 2003 Open Houses**
- 6. Support forms gathered at Open Houses**
- 7. Notification Flyers for August 28, 2003 Neighborhood Meeting for Villa Adrian, Villa d'Este, and Whitwood neighborhoods**
- 8. Sign in Sheets for August 28, 2003 Neighborhood Meeting**
- 9. Support forms gathered at August 28, 2003 neighborhood meeting**
- 10. Support petitions for the project**
- 11. Community Input Certification**

Attachment 1

BEUS GILBERT
PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD
SUITE 6000
SCOTTSDALE, ARIZONA 85251-7630
(480) 429-3000
FAX (480) 429-3100

August 25, 2003

HAND DELIVERED

Mr. Kurt Jones
Project Coordinator
City of Scottsdale
7447 E. Indian School Road
Scottsdale, Arizona 85251

Dear Kurt:

Re: Case # 1-IID-2003 Scottsdale Waterfront Infill Incentive District and Plan –
Affidavit of Posting – September 10, 2003 Planning Commission Hearing
Date

As required, I am attaching the Affidavit of Posting for the Planning Commission hearing scheduled for September 10, 2003. The signs were placed at 6 locations throughout the perimeter of the site for maximum visibility on August 19, 2003. At staff's request, the wording of the request portion was revised today, along with a revised posting date.

Please contact me at 602-909-5836 should you require additional information or clarification at this time.

Sincerely,
BEUS GILBERT PLLC

Martha West

Martha M. West
Sr. Planning Consultant

Attachment

cc. Geoff Beer
John V. Berry
Susan Bitter Smith ✓

CITY OF SCOTTSDALE
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall
3122 North Durango Road
Scottsdale, AZ

PLANNING COMMISSION: 5:00 P.M., 09/10/03
CITY COUNCIL: 5:00 P.M., TBD


REQUEST: To dedicate & modify an existing easement & to affect an additional plat with amended development standards and establish new standards affecting 1.9 acres of residential property with 112 lots with zoning:

LOCATION: East west corner of Scottsdale and Camelback Roads

Case Number: 1-11-2003
Applicant/Contact: Beus, Gilbert / John Berry
Phone Number: 480-429-3003

Case File Available at City of Scottsdale
480-312-7800

Filing Date: 08/14/03 Expires: 09/03/03
Priority for reviewing or objecting must precede date of last hearing

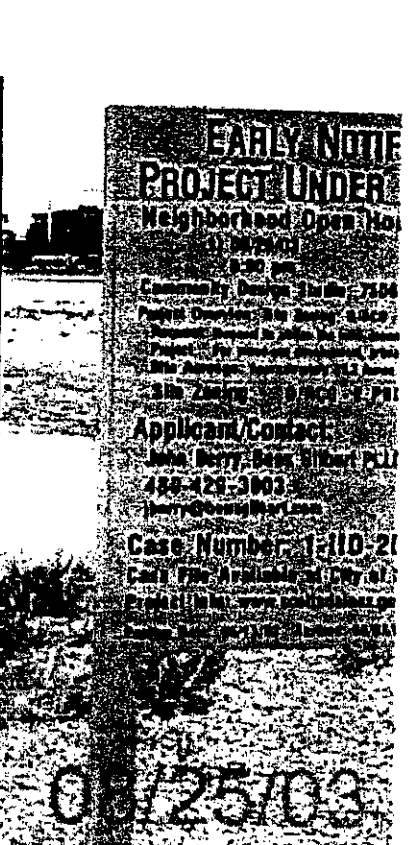


EARLY NOTICE PROJECT UNDER Neighborhood Development

09/25/03

Applicant/Contact:
John Berry, Beus, Gilbert
480-429-3003

Case Number: 1-11-2003



CITY OF SCOTTSDALE
PUBLIC NOTICE

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EARLY NOTICE PROJECT UNDER Neighborhood Development

09/25/03

Applicant/Contact:
John Berry, Beus, Gilbert
480-429-3003

Case Number: 1-11-2003



CITY OF SCOTTSDALE
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall
2510 North Gilmanway, Scottsdale
Scottsdale, AZ

PLANNING COMMISSION: 5:00 P.M. 09/10/03
CITY COUNCIL: 5:00 P.M. TBD

REQUIRE: To designate & apply an early notification district & to adopt an early notification permit entered development standards and establish new development codes to the plan and standards approval on a 11.5 +/- acre parcel.

LOCATION: Southwest corner of 57th Street and Camelback Road

Case Number: 1-11-2003
Applicant/Contact: Beus, Gilbert / John Berry
Phone Number: 480-429-3003

Case File Available at City of Scottsdale
480-312-7000

Meeting Date: 08/10/03 Meeting 08/25/03
Priority to removing or changing sign prior to date of last meeting

**EARLY N
PROJECT UNDER
Neighborhood Opt**

1) 08/25/03
5:00 pm

Community Design Studio
Project Overview: Site layout, concept, request to allow the project for mixed use development.
Site Address: Approximately
Site Zoning: D/R-C

Applicant/Contact
John Berry, Beus Gil
480-429-3003
jberry@beusgilbert.com

Case Number: 1-
Case File Available at
Project Info: www.scottsdale.gov
Meeting Date: 08/25/03

08/25/03

**EARLY NOTIFICATION OF
PROJECT UNDER CONSIDERATION**

Neighborhood Open House Meetings:
08/20/03 7:00 AM-9:00 PM
5:00 pm 1:00 pm

Design Studio: 3506 East Indian School Road

Project: To designate & apply an early notification district & to adopt an early notification permit entered development standards and establish new development codes to the plan and standards approval on a 11.5 +/- acre parcel.

City Staff Contact:
John Berry, Beus Gil
480-429-3003
jberry@beusgilbert.com

Case Number: 1-11-2003
Case File Available at City of Scottsdale: 480-312-7000
Project Info: www.scottsdale.gov/project/ProjectsInProcess

CITY OF SCOTTSDALE
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall
2510 North Gilmanway, Scottsdale
Scottsdale, AZ

PLANNING COMMISSION: 5:00 P.M. 09/10/03
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Phone Number: 480-429-3003

Case File Available at City of Scottsdale
480-312-7000

Meeting Date: 08/10/03 Meeting 08/25/03
Priority to removing or changing sign prior to date of last meeting

IFICATION OF ER CONSIDERATION

House Meetings:

7/09/03-03
7:00 pm

7504 East Indian School Road

1:30 PM - 2:30 PM
All interested persons are invited to attend the public hearing and provide comments on the proposed project. The hearing will be held on the following dates and times:

7-2 PM

City Staff Contact:

John PLLC Karl Jones

486-312-2524

kjones@scottsdale.gov

-IID-2003

1 City of Scottsdale, 480-312-7000

Website: gov/projects/ProjectsInProcess

www.scottsdale.gov



CITY OF SCOTTSDALE
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall
3838 North Dinkwater Boulevard
Scottsdale, AZ

PLANNING COMMISSION: 5:00 P.M., 09/10/03
CITY COUNCIL: 5:00 P.M., TBD

REQUEST: To designate & qualify an Urban Incentive District & to adopt an Urban Incentive Plan with amended development standards and establish new stipulations including site plan and elevations approval on a 113 +/- acre parcel.

LOCATION: Southwest corner of Scottsdale and Camelback Roads

Case Number: 1-11-2003

Applicant/Contact: Beus, Gilbert / John Berry

Phone Number: 480-429-3003

Case File Available at City of Scottsdale
480-312-7000

Posting Date: 08/15/03 Revised 08/25/03

Penalty for removing or defacing signs prior to date of last hearing



ATION OF INSIDERATION

MEETINGS:

7/09/03-03

7:00 pm

7504 East Indian School Road

1:30 PM - 2:30 PM

All interested persons are invited to attend the public hearing and provide comments on the proposed project. The hearing will be held on the following dates and times:

7-2 PM

City Staff Contact:

John PLLC Karl Jones

486-312-2524

kjones@scottsdale.gov

-IID-2003

1 City of Scottsdale, 480-312-7000

Website: gov/projects/ProjectsInProcess

www.scottsdale.gov



CITY OF SCOTTSDALE
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall
3838 North Dinkwater Boulevard
Scottsdale, AZ

PLANNING COMMISSION: 5:00 P.M., 09/10/03
CITY COUNCIL: 5:00 P.M., TBD

REQUEST: To designate & qualify an Urban Incentive District & to adopt an Urban Incentive Plan with amended development standards and establish new stipulations including site plan and elevations approval on a 113 +/- acre parcel.

LOCATION: Southwest corner of Scottsdale and Camelback Roads

Case Number: 1-11-2003

Applicant/Contact: Beus, Gilbert / John Berry

Phone Number: 480-429-3003

Case File Available at City of Scottsdale
480-312-7000

Posting Date: 08/15/03 Revised 08/25/03

Penalty for removing or defacing signs prior to date of last hearing



08/25/03



**AFFIDAVIT OF POSTING
PUBLIC HEARING NOTICE**

CASE NUMBER: 1-11D-2003

PROJECT NAME: Scottsdale Waterfront

LOCATION: SWC Scottsdale Rd. & Camelback Rd.

SITE POSTING DATE: 8-25-03 (Revised)

APPLICANT NAME: Beus Gilbert PLLC

SIGN COMPANY NAME: America's Instant Signs

PHONE NUMBER: _____

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above. Picture/s of site posting/s have been submitted.

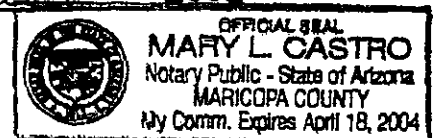
[Signature]
Applicant Signature

Aug. 25/03
Date

[Signature]
Notary Public

Acknowledged before me this 25th day of August 2003

My commission expires 4-18-2004



Return completed, notarized affidavit AND pictures to Current Planning Services at least 20 days prior to Planning Commission hearing.

Current Planning Services
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251
480-312-7000

BEUS GILBERT
PLLC

ATTORNEYS AT LAW

4800 NORTH SCOTTSDALE ROAD
SUITE 6000
SCOTTSDALE, ARIZONA 85251-7630
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3061

Attachment 2

August 7, 2003

Dear Property Owner or Neighborhood Association:

Re: **Case #1-IID-2003, Southwest Corner of Scottsdale Road and Camelback Road**

The purpose of this letter is to advise you that a request has been filed with the City of Scottsdale to utilize the Infill Incentive District designation per A.R.S. 9-499.10. on approximately 11.3 gross acres located at the southwest corner of Camelback Road and Scottsdale Road.

The subject property is zoned D/RCO-Type 2 PBD, with approved amended development standards and subject to stipulations of approval under rezoning case 43-ZN-1995. The project proposal is a mixed-use development comprised of residential, retail, and office uses. This application is not a request for rezoning. Zoning on the property will not be changed. The primary project-specific planning elements requested to be approved per the Infill Incentive District include the site plan and the amendment of certain development standards and design guidelines, including, but not limited to, building height.

You are invited to neighborhood open house meetings scheduled to provide you with the opportunity for public input and questions. These two open house meetings are scheduled to be held at the City of Scottsdale Community Design Studio located at 7506 E. Indian School Road (northeast corner of Indian School Road and 75th Street).

- **Wednesday, August 20, 2003 5:00 – 7:00 pm**
- **Wednesday, September 3, 2003 7:00 – 9:00 pm**

For your added information, I am attaching a location map and a proposed site plan.

Please call me at 480-429-3061 or send an email to mwest@beusgilbert.com if you have questions or need additional information. The City of Scottsdale Project Coordinator for this case is Kurt Jones. He can be reached at 480-312-2524.

Sincerely,

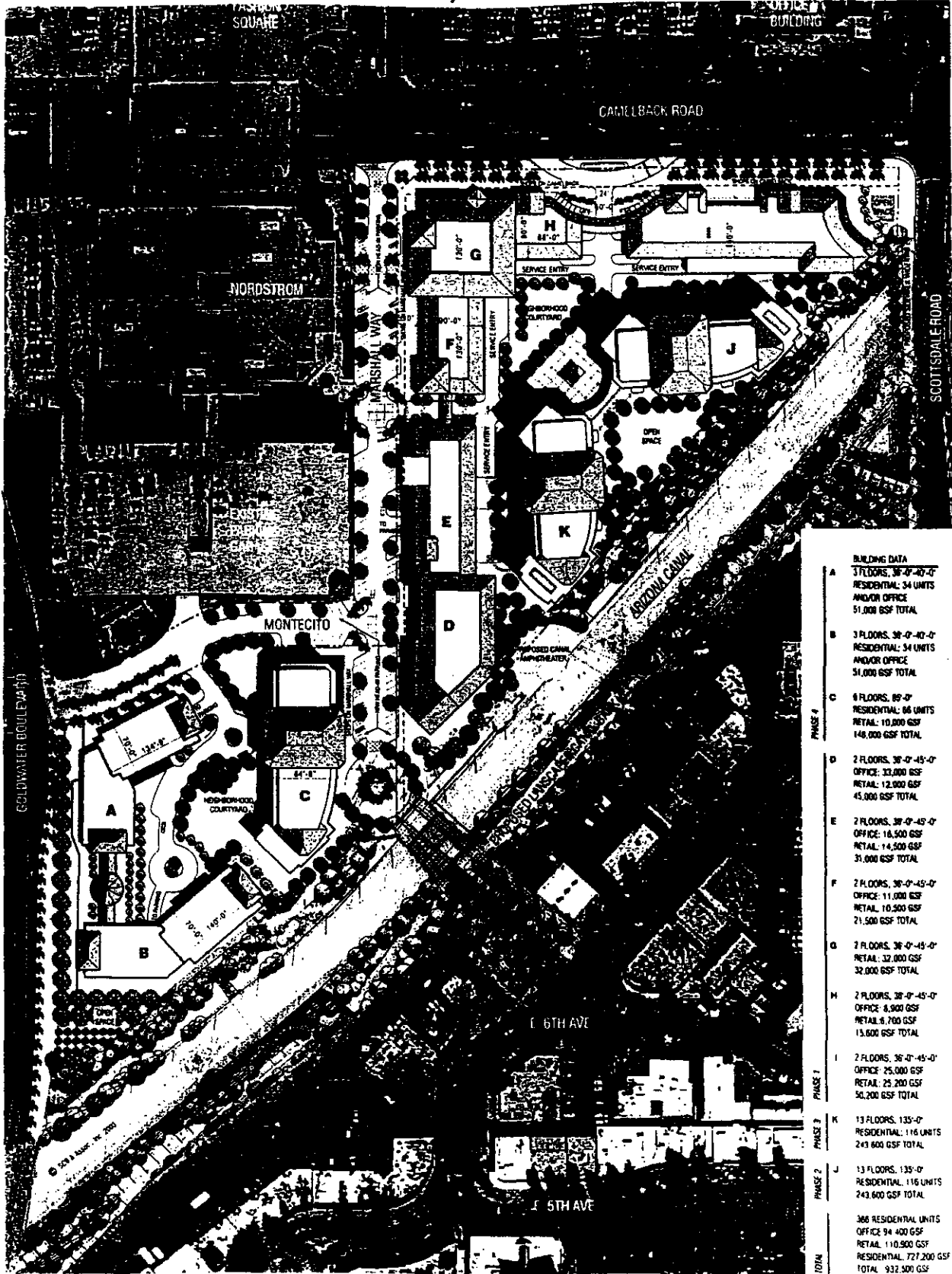
BEUS GILBERT PLLC

Martha West

Martha M. West
Senior Planning Consultant

C. Site Plan Description

SCOTTSDALE WATERFRONT, L.L.C. SITE PLAN



PHASE #	BUILDING DATA
A	37 FLOORS, 38'-0" x 42'-0" RESIDENTIAL: 34 UNITS AND/OR OFFICE 51,000 GSF TOTAL
B	3 FLOORS, 38'-0" x 42'-0" RESIDENTIAL: 34 UNITS AND/OR OFFICE 51,000 GSF TOTAL
C	8 FLOORS, 89'-0" RESIDENTIAL: 86 UNITS RETAIL: 10,000 GSF 148,000 GSF TOTAL
D	2 FLOORS, 38'-0" x 45'-0" OFFICE: 33,000 GSF RETAIL: 12,000 GSF 45,000 GSF TOTAL
E	2 FLOORS, 38'-0" x 45'-0" OFFICE: 16,500 GSF RETAIL: 14,500 GSF 31,000 GSF TOTAL
F	2 FLOORS, 38'-0" x 45'-0" OFFICE: 11,000 GSF RETAIL: 10,500 GSF 21,500 GSF TOTAL
G	2 FLOORS, 38'-0" x 45'-0" RETAIL: 32,000 GSF 32,000 GSF TOTAL
H	2 FLOORS, 38'-0" x 45'-0" OFFICE: 8,900 GSF RETAIL: 6,700 GSF 15,600 GSF TOTAL
I	2 FLOORS, 38'-0" x 45'-0" OFFICE: 25,000 GSF RETAIL: 25,200 GSF 50,200 GSF TOTAL
K	13 FLOORS, 135'-0" RESIDENTIAL: 116 UNITS 243,600 GSF TOTAL
L	13 FLOORS, 135'-0" RESIDENTIAL: 116 UNITS 243,600 GSF TOTAL
TOTAL	386 RESIDENTIAL UNITS OFFICE 94,400 GSF RETAIL: 110,900 GSF RESIDENTIAL: 777,200 GSF TOTAL: 932,500 GSF

SITE PLAN
 Scottsdale Waterfront
 Scottsdale Waterfront, L.L.C.

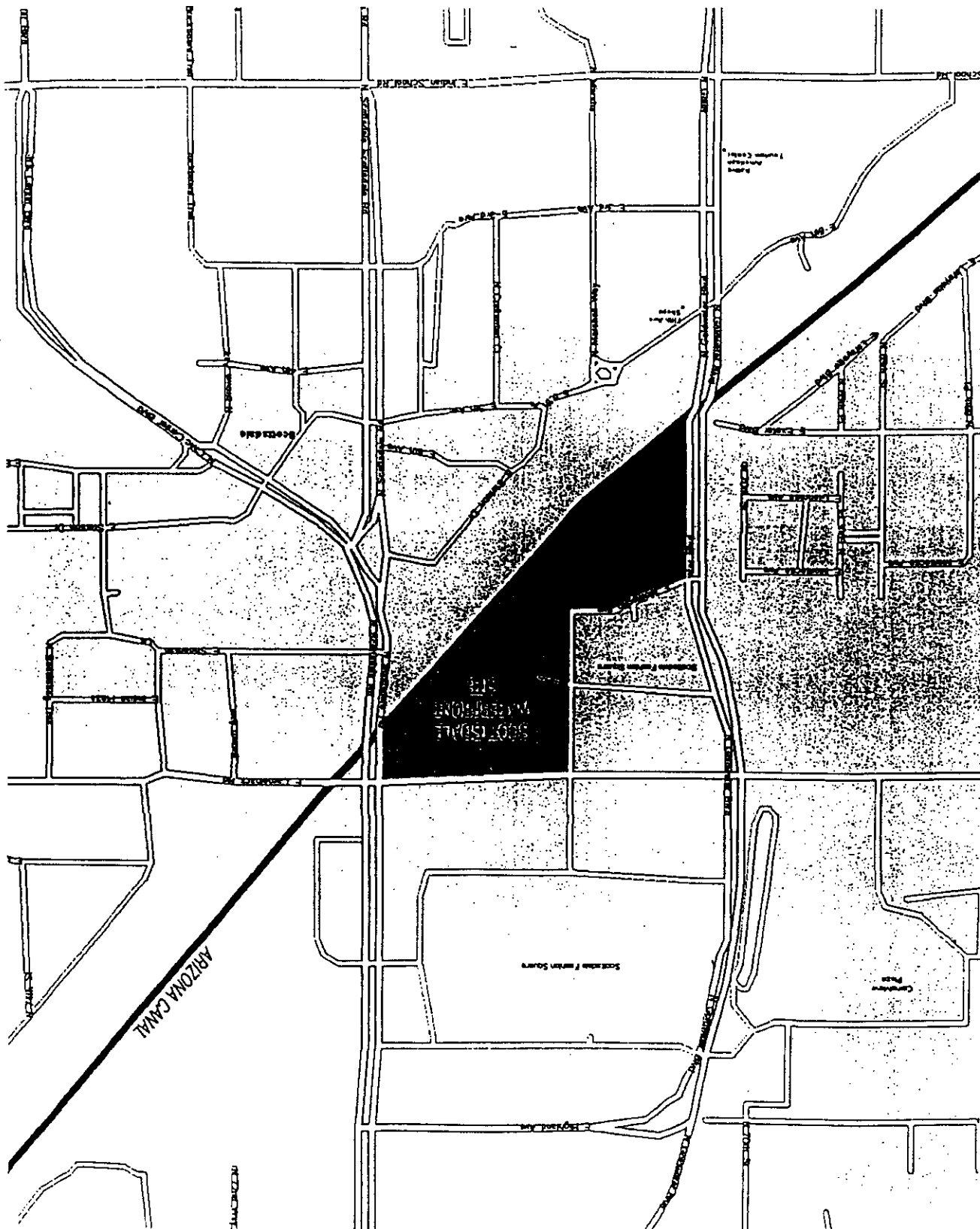
08.07.03 0 60 120



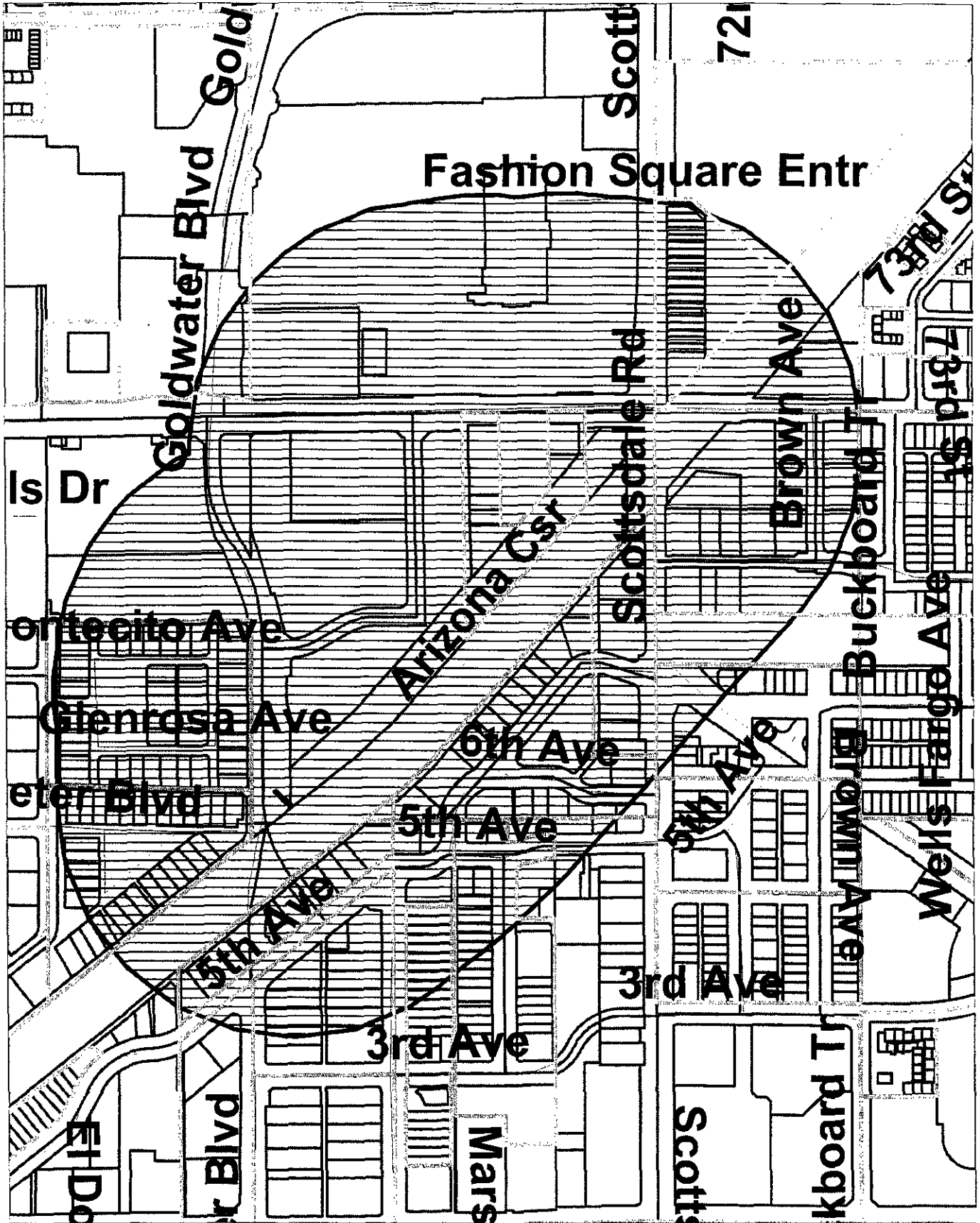
SCOTTSDALE WATERFRONT, L.L.C.
SITE LOCATION MAP

SCB

06.02.03



Case 1-IID-2003 750' Notification Map



Attachment 3

N



*Attachment Y*

DOUBLE A INVESTMENTS LLC/FIVE COUSINS LLC
4201 N MARSHALL WAY
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-076 A

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-48-046

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-064 A

PRANTCO LLC
130 W NORTHERN AVE
PHOENIX, AZ 85021 USA
Parcel: 173-50-115

MILLER SANDY COWEN
6918 E EXETER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-061

VINGER STETSON HOLDING COMPANY INC
PO BOX 12355
SCOTTSDALE, AZ 852672355 USA
Parcel: 173-42-028

STEIN NANCY
4330 N 70TH ST
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-070

SCOTTSDALE ACQUISITION LLC
150 BROADWAY
NEW YORK, NY 10038 USA
Parcel: 173-41-219

MHOON ROBERT RAY/RUBY DELL
4341 N 70TH ST
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-43-047

KESKINIS ODYSSE/RENEE/KOENIG DENISE D
10660 E DESERT COVE
SCOTTSDALE, AZ 85259 USA
Parcel: 173-43-053

SCOTTSDALE WATERFRONT LLC
2525 E CAMELBACK RD SUITE NO 740
PHOENIX, AZ 85016 USA
Parcel: 173-42-059 N

SCOTTSDALE FASHION SQUARE PARTNERSHIP
11411 N TATUM BLVD
PHOENIX, AZ 85028 USA
Parcel: 173-42-059 L

SCOTTSDALE WATERFRONT LLC
2525 E CAMELBACK RD SUITE NO 740
PHOENIX, AZ 85016 USA
Parcel: 173-42-045 B

EMERALD EQUITIES L L C
2800 N 44TH ST STE 150
PHOENIX, AZ 850081598 USA
Parcel: 173-38-018 A

7007 LIMITED PARTNERSHIP
7007 5TH AVENUE TRAVEL & TOURS
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-070

TAMASCO FLORINE J TR
4400 N SCOTTSDALE RD NO 9277
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-041

SCOTTSDALE CANAL PROJECT L L C
7154 E STETSON DR
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-066 C

GRENELL SUZANNE N
4317 N 70TH ST
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-041

PLANETA ERIC
4322 N 69TH PL
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-028

FRENCH PATRICIA M TR
4334 N 70TH ST
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-071

CUNNINGHAM JOHN T/LUCY K
6938 E MONTECITO AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-052

BILTMORE-CAMELBACK I LLC
3550 N CENTRAL AVE #200
PHOENIX, AZ 85012 USA
Parcel: 173-43-004 J

DOUBLE A INVESTMENTS LLC/FIVE COUSINS LLC
4201 N MARSHALL WAY
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-075 A

MARVIN PHILIP L/JOAN C
PO BOX 2055
EUGENE, OR 97402 USA
Parcel: 173-50-039

PRANTCO LLC
130 W NORTHERN AVE
PHOENIX, AZ 85021 USA
Parcel: 173-50-059

THAKUS MENS WEAR INC
4320 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-014

VALLI JAMES L/IRMA E

4318 N 69TH PL
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-029

CRAVENS C W
4326 N 69TH PL
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-43-027

SPINKS JAMES M & NEVA W
150 RIDGE AVE
NEW CENTER, MA 02159 USA
Parcel: 173-43-060

HAMPTON SUSAN L
4352 N 69TH PL
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-058

SCOTTSDALE CANAL PROJECT L L C
7154 E STETSON DR
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-037 A

SCOTTSDALE WATERFRONT LLC
2525 E CAMELBACK RD SUITE NO 740
PHOENIX, AZ 85016 USA
Parcel: 173-42-061 C

SCOTTSDALE FASHION SQUARE PARTNERSHIP
11411 N TATUM BLVD
PHOENIX, AZ 85028 USA
Parcel: 173-36-006 M

WESTCORP COMPANY LTD PARTNERSHIP
11411 N TATUM BLVD
PHOENIX, AZ 85028 USA
Parcel: 173-36-005 C

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-005

SCOTTSDALE CANAL PROJECT LLC
7154 E STETSON DR
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-095 A

GDO LIMITED PARTNERSHIP
3925 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-003

PRANTCO LLC
130 W NORTHERN AVE
PHOENIX, AZ 85021 USA
Parcel: 173-50-116

LEVY WILLIAM A/JEANNE
6914 E EXETER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-060

RUBIN LILLIAN ARLINE
6909 E GLENROSA
SCOTTSDALE, AZ 85251 USA

Parcel: 173-43-032

HAWKER CHERYL A
PO BOX 9212
SCOTTSDALE, AZ 85252 USA
Parcel: 173-43-030

NITZKY SHELDON S/RONNA
4326 N 70TH ST
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-069

SCOTTSDALE CANAL PROJECT LLC
7154 E STETSON DR
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-42-033

SCOTTSDALE CANAL PROJECT L L C
7154 E STETSON DR
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-036 A

SCOTTSDALE EXECUTIVE CENTER LTD PRTRNSP
PO BOX 4209
MESA, AZ 852114209 USA
Parcel: 173-41-017

SCOTTSDALE CANAL PROJECT L L C
7154 E STETSON DR
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-044 C

SCHADE DEWEY D
7240 N BROOKVIEW WAY
SCOTTSDALE, AZ 85253 USA
Parcel: 173-50-073

SCOTTSDALE CANAL PROJECT L L C
7154 E STETSON DR
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-020 B

LEWIS ALAN E/SANDRA R TR
6930 E GLENROSA AVE
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-43-067

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD NO 100
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-030 A

SCOTTSDALE CANAL PROJECT LLC
7154 E STETSON DR
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-42-032

SCOTTSDALE CITY
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-42-007 B

EMERALD EQUITIES L L C
2800 N 44TH ST STE 150
PHOENIX, AZ 850081598 USA
Parcel: 173-38-017 A

SCHADE DEWEY D
7240 N BROOKVIEW WAY
SCOTTSDALE, AZ 85253 USA
Parcel: 173-50-037

MCWHORTER SCOTT/GREEN MICHAEL
7600 E DOUBLETREE RANCH RD STE 250
SCOTTSDALE, AZ 85258 USA
Parcel: 173-50-006

ZIVNEY GROUP LIMITED THE
4251 N MARSHALL WY
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-035

LUCKEY TODD W
6938 E EXETER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-065

PETERS JUDY E/ROBERT DOUGLAS LTD
6611 E HILLSIDE DR
PARADISE VALLEY, AZ 852534073 USA
Parcel: 173-42-025

LAMER JOHN P/BRIGITTA M
6945 E GLENROSA AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-038

SIMMS SANDRA L
360 CARLSON PKWY #328
MINNETONLA, MN 55305 USA
Parcel: 173-43-044

POLLACK TEDDY/TOBY
4333 N 70TH ST
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-045

No Data For Parcel: COM-MO-N A A

No Data For Parcel: UNA-SS-ESS D

GLASSER ELLIOTT J TR
7117 E 3RD AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-036

LARSON ALAN A
6925 E LAFAYETTE BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-076

LEWIS DAVID H TR
4210 N 69TH PL
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-082

WELCH GEORGE JR/NONA L
6957 E LAFAYETTE BLVD
#13
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-069

No Data For Parcel: COM-MO-N A A

SHIELDS MICHAEL R/JOSEPHINE R
25189 WHITEWATER DR
COLGATE, WI 53017 USA
Parcel: 173-43-037

CARLSON C DAVID M/MARY W
6933 E GLENROSA AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-036

THAKUS MENS WEAR INC
4320 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-013

POTTERY PARADISE INC
4338 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-011 D

MYCON STEVE C/DEVORAH J
4335 N 69TH WAY
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-064

BERKEL JULIANNE M
4345 NORTH 70TH ST
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-048

SCOTTSDALE ACQUISITION LLC
150 BROADWAY
NEW YORK, NY 10038 USA
Parcel: 173-41-023 A

SCOTTSDALE WATERFRONT LLC
2525 E CAMELBACK RD SUITE NO 740
PHOENIX, AZ 85016 USA
Parcel: 173-42-053 D

PARTNERS FOREVER LLC
4648 E BERNEIL DR
PHOENIX, AZ 85028 USA
Parcel: 173-38-021 A

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-38-020 A

WESTCOR COMPANY II LTD PRTRNSHP THE
11411 N TATUM BLVD
PHOENIX, AZ 85028 USA
Parcel: 173-37-001 Z

No Data For Parcel: UNA-SS-ESS D

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-48-045

MCWHORTER SCOTT/GREEN MICHAEL
7600 E DOUBLETREE RANCH RD STE 250
SCOTTSDALE, AZ 85258 USA
Parcel: 173-50-007

SCHADE DEWEY D
7240 N BROOKVIEW WAY
SCOTTSDALE, AZ 85253 USA
Parcel: 173-50-074

SCOTTSDALE CANAL PROJECT LLC
7162 E STETSON DR
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-065 A

SOREN EUGENE G TR
6929 E LAFEYETTE BLVD
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-48-075

SCOTTSDALE CITY OF
3939 CIVIC PLAZA
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-103

BOWERS MARGARET VIRGINIA
6950 E EXETER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-068

LAFFERTY KAREN S TR
6910 E EXETER BLVD
PHOENIX, AZ 85251 USA
Parcel: 173-48-059

LAFFERTY A MICHAEL JR TR
4310 N 69TH PL
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-031

LAMOUREAUX-MILDER JENNIFER
4325 N 70TH ST
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-043

MOORE ELIZABETH
4348 N 69TH PL
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-059

ONG HELEN G & LAURENCE S TR
5403 W BUTLER DR
GLENDALE, AZ 85302 USA
Parcel: 173-50-002

BROOKS BUILDERS INC
4300 N MILLER RD #110
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-42-026 B

PETERS JUDY E/ROBERT DOUGLAS LTD
6611 E HILLSIDE DR
PARADISE VALLEY, AZ 852534073 USA
Parcel: 173-42-023

PETERS JUDY E/ROBERT DOUGLAS LTD
6611 E HILLSIDE DR
PARADISE VALLEY, AZ 852534073 USA
Parcel: 173-42-022

SHERMAN VADIM/ILONA

4309 N 70TH ST
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-43-039

BLUEMEL GERRI RUTH
6927 E GLENROSA
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-035

A C & C E INVESTMENTS INC
527 BURLINGAME AVE
LOS ANGELES, CA 90049 USA
Parcel: 173-43-046

DECORDRE KEVIN L/LUCIA VASAK
4338 N 69TH PL
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-061

STAHL LOUISE W TR
4339 N 69TH WY
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-063

PENNY WILLIS L
PO BOX 810490
DALLAS, TX 75381 USA
Parcel: 173-43-056

CANYON PROPERTIES
5445 E CALLE CAMELIA
PHOENIX, AZ 85018 USA
Parcel: 173-42-007 C

SCOTTSDALE EXECUTIVE CENTER LTD PRTNRSP
PO BOX 4209
MESA, AZ 852114209 USA
Parcel: 173-41-016 A

WESTCOR COMPANY II LTD PRTNRSHP THE
11411 N TATUM BLVD
PHOENIX, AZ 85028 USA
Parcel: 173-37-001 B

SCOTTSDALE FASHION SQUARE PARTNERSHIP
11411 N TATUM BLVD
PHOENIX, AZ 85028 USA
Parcel: 173-37-002 A

SUNBRELLA PROPERTIES LTD
6925 E 5TH AVE
#0
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-063 A

ROTH ELFRIEDA JUERGENS
6946 E EXETER BLVD
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-48-067

MARTIN RUTH W
6906 E EXETER
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-48-058

DUSENBERRY ARTHUR V TR
6921 E GLENROSA

SCOTTSDALE, AZ 852510000 USA
Parcel: 173-43-034

SCOTTSDALE WATERFRONT LLC
2525 E CAMELBACK RD SUITE NO 740
PHOENIX, AZ 85016 USA
Parcel: 173-42-056 A

GDO LIMITED PARTNERSHIP
3925 N SCOTTSDALE RD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-004

ANDERSON CLARA FAY TR
P O BOX 439017
SAN YSUDRI, CA 921439017 USA
Parcel: 173-48-073

RIGOLLET JEAN-MARIE & MARTINE
4218 N 69TH PL
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-084

SUNBRELLA PROPERTIES LTD
6925 E 5TH AVE
#0
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-121

ONG HELEN G & LAURENCE S TR
5403 W BUTLER DR
GLENDALE, AZ 85302 USA
Parcel: 173-50-001

MASON BRUCE B/JACQUELINE T TR
6902 E EXETER BLVD
SCOTTSDALE, AZ 852517216 USA
Parcel: 173-48-057

SIMMS ANNETTE M TR
6915 E GLENROSA AVE
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-43-033

HOLLIMAN DAWN T
4327 N 69TH WAY
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-066 A

SCOTTSDALE CANAL PROJECT L L C
7154 E STETSON DR
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-035

WALLERICH CATHERINE TR
6944 E MONTICITO AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-051

ARCADIA WATER CO
7009 E CAMELBACK RD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-004 K

SCHADE DEWEY D
7240 N BROOKVIEW WAY
SCOTTSDALE, AZ 85253 USA

Parcel: 173-50-077

SCHADE DEWEY D
7240 N BROOKVIEW WAY
SCOTTSDALE, AZ 85253 USA
Parcel: 173-50-038

PETERSON ALICE/ GREG W
6945 E LAFAYETTE BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-072

VLASIC JOSEPH & ROBERT J TR
710 N WOODWARD
BLOOMFIELD HILLS, MI 78304 USA
Parcel: 173-48-071

NERING EVAR D/D LORAYNE
4226 N 69TH PLACE
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-086

GK INVESTMENTS LLC/SCOTTSDALE REALTY INVESTOR
7154 E STETSON DR
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-122

CARROLL MAXINE/MIZER ROBERTA C
6934 EXETER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-064

KASHEY ANNA TR
4321 N 70TH ST
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-042

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD NO 100
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-031 A

MOORE ELIZABETH
6908 E MONTECITO
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-057

HAWKS ULEN O JR TR
9029 E CASITAS DEL RIO DR
SCOTTSDALE, AZ 852558345 USA
Parcel: 173-43-050

BILTMORE-CAMELBACK I LLC
3550 N CENTRAL AVE #200
PHOENIX, AZ 85012 USA
Parcel: 173-43-004 L

SCOTTSDALE WATERFRONT LLC
2525 E CAMELBACK RD SUITE NO 740
PHOENIX, AZ 85016 USA
Parcel: 173-42-054

SCOTTSDALE WATERFRONT LLC
2525 E CAMELBACK RD SUITE NO 740
PHOENIX, AZ 85016 USA
Parcel: 173-42-053 D

BROOKS BUILDING INC
 4300 N MILLER RD #110
 SCOTTSDALE, AZ 852510000 USA
 Parcel: 173-50-072 A

PRANTCO LLC
 130 W NORTHERN AVE
 PHOENIX, AZ 85021 USA
 Parcel: 173-50-060

NUNN GEORGE L TR
 6953 E LAFAYETTE BLVD
 SCOTTSDALE, AZ 852510000 USA
 Parcel: 173-48-070

SCOTTSDALE CANAL PROJECT L L C
 7154 E STETSON DR
 SCOTTSDALE, AZ 85251 USA
 Parcel: 173-50-118 A

BALZANO ROBERT L/RENEE L
 4331 N 69TH WAY
 SCOTTSDALE, AZ 85251 USA
 Parcel: 173-43-065 A

KUDO MASA/YOKO
 7170 E STETSON DR
 SCOTTSDALE, AZ 85251 USA
 Parcel: 173-42-038

SCOTTSDALE WATERFRONT LLC
 2525 E CAMELBACK RD SUITE NO 740
 PHOENIX, AZ 85016 USA
 Parcel: 173-42-055

SCOTTSDALE CITY OF
 3939 CIVIC CENTER BLVD
 SCOTTSDALE, AZ 852510000 USA
 Parcel: 173-43-004 D

AMMERMAN DONALD WAYNE TR
 4214 N 69TH PL
 SCOTTSDALE, AZ 85251 USA
 Parcel: 173-48-083

SCOTTSDALE CITY OF
 3939 CIVIC CENTER BLVD
 SCOTTSDALE, AZ 85251 USA
 Parcel: 173-42-059 G

HUDAK WILLIAM C/CAROLYN J
 6930 E EXETER BLVD
 SCOTTSDALE, AZ 85251 USA
 Parcel: 173-48-063

ACKERMAN TOM/MOON JEAN M
 4313 N 70TH ST
 SCOTTSDALE, AZ 85251 USA
 Parcel: 173-43-040

JLB INVESTMENTS LIMITED PARTNERSHIP
 33 W LINGER LN
 PHOENIX, AZ 85021 USA
 Parcel: 173-42-015

VINGER STETSON HOLDING COMPANY INC
 PO BOX 12355

SCOTTSDALE, AZ 852672355 USA
Parcel: 173-42-029

NITZKY SHELDON/RONNA M
6942 E GLENROSA AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-068

SCOTTSDALE CANAL PROJECT L L C
7120 E SIXTH AVE UNIT 14
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-044 B

KUDO MASA/YOKO
7170 E STETSON DR
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-039

SCOTTSDALE WATERFRONT LLC
2525 E CAMELBACK RD SUITE NO 740
PHOENIX, AZ 85016 USA
Parcel: 173-42-053 C

SCOTTSDALE FASHION SQUARE PARTNERSHIP
11411 N TATUM BLVD
PHOENIX, AZ 85028 USA
Parcel: 173-42-059 K

HUSS NADINE R TR
6921 E LAFAYETTE BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-077

BROOKS BUILDING INC
4300 N MILLER RD #110
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-50-062

RIKISS EDWARD R/ETTA L
6942 E EXETER RD
SCOTTSDALE, AZ 852540000 USA
Parcel: 173-48-066

ZYCHICK EUGENE K TR
6920 E MONTECITO AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-055

SCOTTSDALE WATERFRONT LLC
2525 E CAMELBACK RD SUITE NO 740
PHOENIX, AZ 85016 USA
Parcel: 173-42-059 P

TAMASCO FLORINE J TR
4400 N SCOTTSDALE RD NO 9277
SCOTTSDALE, AZ 85251 USA
Parcel: 173-50-040

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-044 B

ANDERSON ZANE/MARGARET
6937 E LAFAYETTE BLVD
SCOTTSDALE, AZ 85251 USA
Parcel: 173-48-074

ALEXANDER CHARLES M/BETH TR
4222 NORTH 69TH PLACE
ARIZONA, AZ 85251 USA
Parcel: 173-48-085

WEAVER DAVID L/MELINDA S
3773 TAGLE RIDGE
MANHATTAN, KS 66503 USA
Parcel: 173-48-062

SLACK LOUISE P TR/LYMAN W
4334 N 69TH PL
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-062

SCOTTSDALE CANAL PROJECT LLC
7154 E STETSON DR
SCOTTSDALE, AZ 852510000 USA
Parcel: 173-42-034

MEEKS FAMILY TRUST
7302 E ROSE LN
SCOTTSDALE, AZ 852530000 USA
Parcel: 173-43-049

HARDING BYRON R/ROSWITHA G TR
6926 E MONTECITO AVE
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-054

SCOTTSDALE WATERFRONT LLC
2525 E CAMELBACK RD SUITE NO 740
PHOENIX, AZ 85016 USA
Parcel: 173-42-045 A

SCOTTSDALE WATERFRONT LLC
2525 E CAMELBACK RD SUITE NO 740
PHOENIX, AZ 85016 USA
Parcel: 173-42-061 D

EMERALD EQUITIES L L C
2800 N 44TH ST STE 150
PHOENIX, AZ 850081598 USA
Parcel: 173-38-019 A

VINGER STETSON HOLDING COMPANY INC
PO BOX 12355
SCOTTSDALE, AZ 852672355 USA
Parcel: 173-42-060

MOLLARD JOHN H
7127 E 6TH AVE
SCOTTSDALE, AZ 852513209 USA
Parcel: 173-42-021 A

SCOTTSDALE CANAL PROJECT L L C
7120 E SIXTH AVE UNIT 14
SCOTTSDALE, AZ 85251 USA
Parcel: 173-42-008 B

LISTON JERRY C JR TR
4338 N 70TH ST
SCOTTSDALE, AZ 85251 USA
Parcel: 173-43-072

ARCTIC SELF STORAGE

7220 E STETSON DR
SCOTTSDALE, AZ 85251 USA
Parcel: 173-41-007 A

ARCTIC SELF STORAGE
20750 VENTURA BLVD
WOODLAND HILLS, CA 91364 USA
Parcel: 173-41-006

No Data For Parcel: 173-37-00

Scottsdale Waterfront Open House Sign-In Sheet
 Wednesday, August 20, 2003

Name	Address	Phone
1. PAUL FRICANO	11273E. SUNNINGFORD DR.	480-314-0995
2. Fred Unger	7154 E. STATION DR	480-874-1002 x11
3. Louise Danielle	7258 E Camelback	480-945-9305
4. Lynn Gustafson	6908 E. CONTINENTAL DR	
5. Darlene Peterson	7327 E. Ashline Dr. 85257	994-9010
6. Pat French	4334 N. 70 TH ST	(480) 941-4426
7. Nancy Stein	4330 N. 70 TH ST	(480) 945-2222
8. David Scholl	11411 N. Tatum Blvd	602-953-6271
9. GREY STAPLES	7904 E Chaparral #617 - 85250	480-990-1769
10. Coreen Young	10080 MET WALK DR #137 85258	480-614-3356
11. PAT LAMER	6945 E. Glenrosa	480-941-3833
12. PATTY BADERACH	5027 N 71P1	949-9549
13. TIM DULANTY	15333 N. Pima Rd ^{Scottsdale}	480-860-6900
14. W. VAN SWINDY	4600 N. 68 TH SO. #348	480-949-0442
15. Michael J Fernandez	4338 N. Scottsdale Rd	480-945-5122
16. FRANCISCO / TANG	130 W. NORTHERN AVE	602-861-2638
17. FRANCISCO / Roland Tang	130 W. Northern Ave	" " "
18. NORMAN TANG	" "	" "
19. JUDY PETERS	" "	602-954-1888
20. Charles Poston	8550 E BONTA #250	_____
21.		
22.		
23.		
24.		
25.		
26.		
27.		

Scottsdale Waterfront Open House Sign-In Sheet

Wednesday, August 20, 2003

Name	Address	Phone
1. Andrea King	17 Spine Circle	480-481-0596
2. Jennifer Theobald	6027 E Cholla Ave	480-949-9217
3.		
4.		
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27.		

Scottsdale Waterfront
Community Open House
Sign-In Sheet
Wednesday, September 3, 2003

Name	Address	Phone
1. MELINDA Campbell	8711 E. Pinnacle Pk Rd #107	480-585-6919
2. JEFF SWENSON	3900 E. Camelback #310 Phoenix AZ 85018	602-957-8888 x.23
3. DAVID BYRD	4723 E. Roadrunner Pl. Phoenix AZ 85053	480-905-0096
4. Jennifer + Brent Rodman	9047 E. Paradise Drive	480-461-0283
5. George F. Tibsheraugh	7150 E Camelback Rd #200	480-945-1220
6. JB Wall	1734 E. Laguna - Tempe AZ 85282	480 838-2044
7. Carly & Steve McConnell	6700 E. Solano PV	---
8. BRENDAN NINN	6431 E. Palm Ln	N/A.
9. Lori Dillon	4200 N. 82nd St #1007 Scottsdale AZ 85251	480-947-1679
10. Ms. BAKER	8354 E. San Sebastian Dr. Scottsdale AZ 85258	602.999.2493
11. Elaine Wertz	5855 E. Mitchell Pr. Phoenix AZ 85018	602 948 2368
12. Cynthia J. Jones	Bank USA 5th Ave + Scottsdale Rd.	602 222-4637
13. Jennifer McLeod	8100 E. Camelback #748	480-949-5767
14. Glenn McLeod	" " " "	" " " "
15. Nick Howe	816 N. 1st Ave Suite 5 Phoenix AZ 85005	602.258.3150.
16. LEMARIS	9263 E. Aster Dr. Scotts	480 703 3220
17. MARK FANUEKEL	5534 N. 69 PL.	480 423 5236
18. Kristin Hawer	3333 E Camelback #22 Phoenix AZ	602 940 7700
19. Jeannine Martin	2329 N. 114th St. Phx 85006	480 648 5303
20. KEVIN & KARYN OSTERMAN	2531 N. 65th St 85257	
21. William R Hawkins	8643 E Laredo Ln 85250	602-265-0022
22. Connie Butler	3237 N. 63rd St	(480) 994 5505
23. Jason M Leung	4600 N 68th St # 308	(602) 321-3953
24. Nicole Ferrara	4100 N. 68th St # 308	602 219 4524
25. LEE OBRZUT	4525 N 66th St #570	

Scottsdale Waterfront
Community Open House
Sign-In Sheet
Wednesday, September 3, 2003

Name	Address	Phone
1. Terri + Klaus Schneider		623-546-2422
2. Rosemary Cooper	8533 E. McDonald (85250)	602-625-0581
3. Sherry Nelson	6812 E. Bonita P.V. 85253	991-4239 ⁴⁸⁰
4. MONIKA CATLIN	4426 N. Los Vecinos Dr. Phx 85018	9980676
5. JOHN J. CAVANAUGH	5128 N. 69th Pl, Scottsdale	(480) 941-1590
6. JAMES THORPE	68 W. EL FREDALO	480 421-6401
7. Rocky Huang	10118 E. Meadow Hill	(480) 664-0298
8. BJ. Kisker	4745 N 65th ST	(480) 941 8111
9. WIM ELMERS	6229 N. 29th Pl.	(602) 955-7674
10. Regina Nieto	6925 E. 4th St. #18	(480) 874-1154
11. Jim + Jane Cardon	4524 N 61st Pl. Sect 85251	602-558-0763
12. Harold + Doris	5400 E. Valle Vista Rd	602-980-7770
13. Gloria Meuser	7717 E Palm 85267	480-946-8112
14. Sue Krenan	7717 E palm 85257	(480) 967-2299
15. DIANE ZAPPONI	PO BOX 5172, SCT 85261	480 695 6958
16. CARL WHALOT	7879 E. COXNADO SCT 85257	480-874-1571
17. CARL MUELLER	4723 E. RIADRUNNER, PV 85263	480-905-8005
18. MICHAEL AYRES	6150 N. SCOTTSDALE #5	480-315-0562
19. JAYAL WILES	11101 E. TUMBERRIA Rd 85255	480-513-4870
20. Patrick + Janet Larkin	7409 E Bonita Dr. 85251	480 949-0785
21. Sheryl	16801 N. 94th ST. #2051 85260	480 861 6556
22. Darlene Jensen		
23. Bob Flaherty	6832 E. MONTECITO AVE	480 947-2690
24. Stephanie Winn	6431 E. Palm Ln.	480-949-8710
25.		

Scottsdale Waterfront
Community Open House
Sign-In Sheet
Wednesday, September 3, 2003

Name	Address	Phone
1. Nancy L. Hoke	11120 N. 77 th Street	488-8770
2. W. Van Swinderen	V.O. Room 93 Suda	949-044
3. Lynn Murphy	4400 N. Sdude #7150 85251	602-339-3354
4. Sherri Horne	7292 E. Vaquero Dr. 85258	
5. Michelle Moran	5324 N. 33rd St. Phx.	8018
6. MELINDA TYLEE	4630 N. 68 th ST 85251	
7. JOHN TYLEE	4630 N. 68 th ST. #267 85251	423-8149
8. Mary Crockett	6924 E. Camel Dr S. 85251	0-949-8305
9. TALLIA & MARIA OLSON	7742 N. VIA DE FRONTERA 85258	480 556 6328
10. Hal & Bernice Ristoff	7614 E. Cactus Wren 85250	480 50
11. SCOT & DEBBIE JARSON	5846 E. Cochise RD 85253	602 996 6000
12. JAKI SOOPER	7347 E. VAQUERO DR 85258	SCOTTSDALE
13. Jason Hyams	4304 E. Campbell #1020 Phx 8501X	602-545-3872
14. Michael Fernandez	4338 N. Scottsdale Rd	480-945-5122
15. William Wilkins	6925 E 4th st, 85251	602-705-5543
16. Ted Ryan	4800 N. Filtmore Dr 85211	
17. Gus Poulos	4807 N 72 nd WAY 85251	480 947-6245
18. Joe Zyzanski	6711 E. Camelback	480-515-1331
19. ELLEN J. CARL	Desert State Realty SCOTTSDALE 85255	
20. JOSEPH P. BROWN	8624 N. Fairview, SCOTTSDALE	85258 480/664-0115
21. DAVE ROTH	8521 E. Aydesdale Scottsdale	85258 480 227 5445
22. Amy Powers	11610 N 73 rd St 85260	480 998 0224
23. Judy Raphael	4633 N 65 th 85251	480 990 3456
24. Michael Merrill	8713 E. Vernon Ave Citizens for Responsible Redevelopment	480-946-1807
25. TOM ROTH	7339 E. TADWOOD DR	480 949-8291

1/2 m

Scottsdale Waterfront
Community Open House
Sign-In Sheet
Wednesday, September 3, 2003

Name	Address	Phone
1. MELINDA CAMPLEY	8711 E. PINNACLE PK RD #107	480-585-6919
2. JEFF SWENSON	3900 E. Camelback #310 Phoenix AZ 85018	602-957-8888 x.23
3. DAVID BYRD	4723 E. Roadrunner Pl. Phoenix AZ 85025	480-905-0096
4. Jennifer + Brent Redman	9047 E. Paraiso Drive	480-661-0283
5. George F. Tibsheraun	7160 E Camelback Rd #100	480-945-1228
6. JB Wall	1734 E. Laguna - Tempe	480 838-2044
7. Cathy & Steve McConnell	6700 E. Solano PV	---
8. BRAD NINNS	6431 E. Palm Ln	N/A.
9. Lori Dillon	4200 N. 82nd St #1007 Scottsdale AZ 85251	480-947-1679
10. Ms. Baker	8354 E. SAN SEBASTIAN DR. Scottsdale	602.999.2493
11. Elaine Wertz	5855 E. Mitchell Dr. Phoenix AZ 85018	602 940 2368
12. Cynthia A. Gleason	Bank USA 5th Ave + Scottsdale Rd.	602 222-4637
13. Jennifer McLeod	8100 E. Camelback #748	480-949-5767
14. Glenn McLeod	" "	" "
15. NICK HOWER	816 N. 1st Ave Suite 5 Phoenix AZ 85003	602.258.3150.
16. JULEMARIS	9263 E. Aster Dr. Scotts	480 703 3220
17. MARK HANUEKEN	5534 N. 69 PL.	480 423 5234
18. Kristin Hauer	3333 E Camelback #R2 Phoenix AZ	602 940 7700
19. Jeannine Martin	2329 N. 114th St. Phx 85006	480 648 5303
20. KEVIN & KARYN OSTERMAN	2531 N. 65th St 85257	
21. William R Hawkins	8643 E Laredo Ln 85250	602-265-0022
22. Connie Butler	3237 N. 63rd St	(480) 994 5505
23. Jason M Lounsbury	4600 N 68th St # 308	(602) 321-3953
24. Nicole Ferrara	4107 N. 68th St # 308	602 219 4524
25. LEE OBRECHT	4525 N 66th St #570	

Attachment 6

9/03/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Rosemary Cooper
Name

Rosemary Cooper
Signature

8533 E. McDonald
Address Scottsdale 85250

602-625-0581
Phone Number

Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Betty Rose
Name

Betty Rose
Signature

6221 E. Avalon Dr.
Address

Phone Number

Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

DAVID E. DEEDS
Name

David E Deeds
Signature

5400 E. Valle Vista Rd
Address

602-980-7770
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Ellen J. Card
Name

Ellen J. Card
Signature

19777 N. 76th St. # 2284
Address

SC. AZ 85255
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

AMY POWERS
Name

Amy Powers
Signature

11010. N 73rd St.
Address

480 223 2529
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

KATHY DULEY
Name

Kathy Duley
Signature

7100 E. MAIN ST.
Address

480-945-8475
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Rosemarie G. McLeod
Name

Rosemarie G. McLeod
Signature

8100 E. Camelback Rd #148
Address

480 949-5767
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

E. Elaine Wertz
Name

E. Elaine Wertz
Signature

5055 E. Mitchell Dr.
Address
PHX. AZ 85018

602 840 2368
Phone Number

9-03-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Kristin Hauer
Name

KH Hauer
Signature

381 E Verde Lane Phoenix AZ
Address 85012

602-840-7700
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

GLEN McLEOD
Name

[Signature]
Signature

8100 E Camelback Rd #148
Address

(480) 949 5267
Phone Number

7.3.03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Nick Hower
Name

[Signature]
Signature

381 E. Verde Lane Phoenix AZ 85003
Address

602-526-0072
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Jeannine Martin
Name

[Signature]
Signature

2329 N. 11th St. Phx 85006
Address

480-648-5303
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Stephen McConnell
Name

Stephen McConnell
Signature

6700 East Soho Drive
Address

480-957-2999
Phone Number

Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

RON BRETTUS
Name

[Signature]
Signature

5319 E. VALLE VISTA RD.
Address

602-955-9390
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

BAKER
Name


Signature

8354 E. SAN SEBASTIAN DR.
Address
SCOTTSDALE AZ 85258

600.999.2493
Phone Number

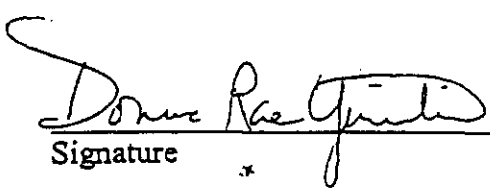
9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

DONNA YURITIC
Name


Signature

8354 E. SAN SEBASTIAN DR.
Address

480-556-9690
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

MARK HANULEKEN
Name

[Signature]
Signature

5534 N. 69th PL.
Address

480-423-5236
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

[Signature]
Name

JASON M. LAONER
Signature

4600 N 68th ST # 308
Address
Scottsdale, 85257

(602)321-3953
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

C. Butler

Name

C. Butler

Signature

3237 N. 63rd St

Address

(480) 994-5505
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Nick Ferrara

Name

Nick Ferrara

Signature

4600 N. 68th St. #308

Address

6023194524
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

LEE OBRZUT
Name

Lee J. Obrzut
Signature

4525 N 66TH ST #50
Address

941-4420
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Sherry Nelson
Name

Sherry Nelson
Signature

6812 E. Bonta
Address
PV 85253

480
991-4239
Phone Number

8/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

WILLIAM F. WILKINS
Name

[Signature]
Signature

6925 E 4th St 85251
Address

602 7055543
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Regina Nelms
Name

[Signature]
Signature

6925 E. 4th St. #18
Address
Scottsdale, AZ, 85251

(480) 874-1154
Phone Number

9-03-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Victoria Noild
Name

Victoria Noild
Signature

7263 E San Alfonso Dr
Address

480-922-4543
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Joseph P. Brown
Name

Joseph P. Brown
Signature

8624 N. FAIRVIEW DR
Address

480/664-0115
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Monika Cortina
Name

[Signature]
Signature

4426 N. Los Vecinos Dr.
Address
Phoenix AZ 85018

480 949 0696
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

PATRICK J. LARKIN
Name

[Signature]
Signature

7409 E BUNITA Dr. Scottsdale
Address
85250

480-949-0285
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Kimberly A. Brann
Name

Kimberly A. Brann
Signature

8475 E. Hazelwood St
Address

480-217-9583
Phone Number

9-03-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

PJ Zizzi
Name

P. J. Zizzi
Signature

6711 E. Camelback #83
Address

480 515 1771
Phone Number

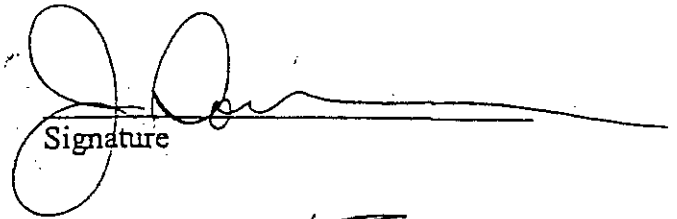
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

JAKI SCOPER
Name


Signature

VAQUERO DR SCOTTSDALE
Address

~~480-224-8524~~
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

AMES T WEGNER
Name


Signature

68 W. EL FREJERO TEMPE AZ
Address

480-224-8524
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Patrick Gillihan
Name

[Signature]
Signature

6305 E. Hummingbird Ln
Address
Paradise Valley

602-717-2104
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

M. Chupry
Name

[Signature]
Signature

8711 E. Pennock Peak Rd #107
Address

480-585-6919
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Theresa Schneider
Name

Theresa Schneider
Signature

Address

623-546-2422
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Mary Crockett
Name

Mary Crockett
Signature

6924 E. Carol Dr.
Address
Scottsdale, AZ 85251

480-949-8305
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

JAN & MARIA OLSON
Name

[Signature]
Signature

7742 N VIA DE FRONTERA
Address
SCOTTSDALE AZ 85258

480-556-6328
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

JOHN LYLEE
Name

[Signature]
Signature

4030 N. 68 ST #267, SCOTTSDALE 85251
Address

423-8149
Phone Number

09/03/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

CARL E WHALCY
Name

Carl E Whalcy
Signature

7879 E CORONA AVE COT 85257
Address

480-874-1571
Phone Number

9-3-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

MELINDA TYLEE
Name

Melinda Tylee
Signature

4630 N. 108TH ST
Address

480-423-8149
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

John and Gladys CAVANAUGH
Name

John J. Cavanaugh
Signature

5128 N. 68th Place
Address
Scottsdale AZ
85253

(480)
941-1590
Phone Number

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Joseph Zizzi
Name

J. Zizzi
Signature

6711 E. Camelback Rd
Address

480 515-1331
Phone Number

09-03-03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

BOB ELLIOTT
Name

[Handwritten Signature]
Signature

9808 E MONUMENT
Address

480-515
Phone Number

SCOTT - 85262

2424

BOB STUCKEY 480 922 0011 *WANT INFO ON UNITS

9/3/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

ROBERT FLAHERTY
Name

[Handwritten Signature]
Signature

6832 E MONTECITO AVE SCOTTSDALE AZ 85251
Address

480 695-2467
Phone Number

Special Notice

Residents of Villa Adrian, Villa d'Este, and Whitwood

A special neighborhood meeting is scheduled for the ADW Neighborhood. This will be a detailed presentation by the developer and city officials to describe all aspects of the Waterfront Project and the physical and visual interface to your respective community. Computer graphic, photographs will depict the project from several points within the communities of Villa Adrian and Villa d'Este for your review.

The scheduled meeting will be:

Date: Thursday, August 28, 2003

Time: 6:00 – 7:00 PM

Location: 1 Civic Center Plaza

NEIGHBORHOOD NOTICE

Residents of Villa Adrian, Villa d'Este, and Whitwood

A special neighborhood meeting is scheduled for the ADW Neighborhood. This will be a detailed presentation by the developer and city officials to describe all aspects of the Waterfront Project and the physical and visual interface to your respective community. Computer graphic photographs will depict the project from several points within the communities of Villa Adrian and Villa d'Este for your review.

The scheduled meeting will be:

Date: Thursday, August 28, 2003

Time: 6:00 – 7:00 PM

Location: 1 Civic Center Plaza

Scottsdale Waterfront
Sign-In Sheet
ADW Neighborhood Meeting
Thursday, August 28, 2003

Attachment 8

Name	Address	Phone
1. <i>Ang Christensen</i>	4330 N. 68 th PL	994-9811
2. <i>Sheldon Nitzky</i>	4326 N 70 th ST	990-2181
3. <i>Lane Anderson</i>	6930 E Lufayette Blvd	941 4887
4. <i>Byron Harding</i>	6926 E. Montecito Ave.	480-990-1496
5. <i>Carolyn Hudak</i>	6930 E Exeter	480 675 9788
6. <i>Sharon M. Nitzky</i>	4326 N. 70 th ST	480 990 2181
7. <i>Carol White</i>	6829 E Lufayette Blvd	480-990-1860
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Scottsdale Waterfront
 Sign-In Sheet
 ADW Neighborhood Meeting
 Thursday, August 28, 2003

Name	Address	Phone
1. DAVID H. LEWIS	4210 N 69 TH PLACE	946-3917
2. Betty Lee Meeks	7302 E. Reno Ln	unlisted
3. J. Royal Meeks		"
4. Elizabeth Nance	4348 N. 1 ST PLACE 6908 E. MONTECITO	425-9291
5. CORE KATZ	10411 E. WARDEN AVE	602-468-2480
6. Erin Perreault de Perez	City of Scottsdale	480-312-7093
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Scottsdale Waterfront
 Sign-In Sheet
 ADW Neighborhood Meeting
 Thursday, August 28, 2003

Name	Address	Phone
1. Pat Lomar	6945 E Glenrose Ave	941-3833
2. EVAR NERING	4226 N. 69th Pl.	941-3811
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Attachment 9

8/28/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Pat Hamer
Name

[Signature]
Signature

6945 E Glenrosa Ave
Address

541 3203
Phone Number

8/28/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Ronna M. Nitky
Name

[Signature]
Signature

4326 N. 74th St
Address

480-990-2181
Phone Number

8/27/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

ERAR D. NERING
Name

Erar D. Nering
Signature

4226 N. 69th Pl
Address

480-941-3811
Phone Number

8/28/2003
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

Stelton Nitzky
Name

[Signature]
Signature

4326 N. 70th St Scottsdale
Address

480 990 2181
Phone Number

602-721-9267

8/28/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

ZANE Anderson
Name

[Signature]
Signature

6937 E Lafayette Blvd. Scotts. 85251
Address

941 4887
Phone Number

8/27/03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

DAUG CHRISTENSEN
Name

[Signature]
Signature

4330 N. 68th PL.
Address

480-994-9811
Phone Number


Aug 28 03
Date

Scottsdale City Council Members:

I have seen and support the proposed plan for the Scottsdale Waterfront development and believe that it will be a critical part of the revitalization efforts in Downtown Scottsdale and I urge you to support the project as well.

Sincerely,

MARGE ANDERSON
Name


Signature

6937 E Lafayette Blvd.
Address

480 941. 4887
Phone Number

We, the undersigned, support the development of the Scottsdale Waterfront Project located at the corner of Scottsdale and Camelback Roads in a configuration of residential, office, and retail uses, including two 135 foot mid rise condominium buildings, not including mechanical and architectural appurtenances. We believe that this project will revitalize downtown Scottsdale while providing development compatible to existing residential areas, that minimizes noise and traffic impacts on downtown Scottsdale neighborhoods, and maximizes open space.

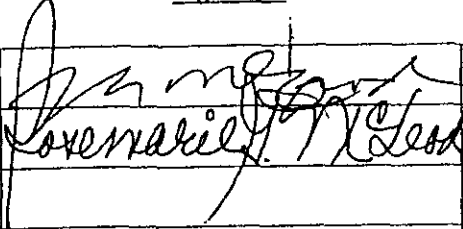
Name	Signature	Address	Phone	Date
1. Louise Guello	<i>[Signature]</i>	7258 E Camelback	(480) 945-9305	8/20/03
2. Elizabeth B. Mehsner	Elizabeth Mehsner	6821 E. Jayette Blvd.	(480) 946-8367	8/26/03
3. Carroll White	<i>[Signature]</i>	6829 E Camelback Blvd	480 990-1860	9/3/03
4. JOHN TYLZE	John Tylze	4630 N. 68th. #267	480 423-8149	9/3/03
5. MELINDA TYLZE	Melinda Tylze	4630 N. 68th st. #267	480-423-8149	9-3-03
6. GLORIA KRAUSER	Gloria Krauser	777 E Palm 85257	480 946 8112	9-3-03
7. BEVERLY KEMMIE	Beverly Kemmie	4600 N. 68th. #348	480-949-0442	9-3-2003
8. Victoria Neild	Victoria Neild	7263 E. San Alford Dr.	480-922-4543	9-3-03
9. Don Schaller	Don Schaller	5101 N Casa Blanca	480-945034	9/3
10. Nancy Schaller	<i>[Signature]</i>	"	"	"
11. Robert CERNICK	<i>[Signature]</i>	8993 E. Green Dr.	480 657-9974	✓
12. Joan Wu	<i>[Signature]</i>	1734 E. Laguna Dr ⁸⁵²⁵²	480 838-2044	9-3-03
13. Bob Flaherty	<i>[Signature]</i>	6832 E. MONTECITO AVE	480 947-2690	9/3/03
14. RON BREITFUS	<i>[Signature]</i>	5319 E. VALLE VISTA RD	602-955-9390	
15. RICHARD TURKE	<i>[Signature]</i>	4409 N. 66th St 85251	480-994-4100	9-3-03
16. Stephanie Winn	Stephanie Winn	6431 E. Palm Ln.	480-949-8710	9/3/03
17. BRENON WINN	<i>[Signature]</i>	6431 E. Palm Ln	480 949 8710	9/3/02
18. Lori Dillon	<i>[Signature]</i>	4200 N 82nd St #1007 Scottsdale AZ 85251	480-947-1679	9/3/02
19. Julie Mann	<i>[Signature]</i>	6263 E. Aster Dr. Scotts	480-703-3230	09/03/03
20. Nick Haler	<i>[Signature]</i>	381 E. Verde Lane Phoenix AZ 602	526.0072	9/3/03

All returned

We, the undersigned, support the development of the Scottsdale Waterfront Project located at the corner of Scottsdale and Camelback Roads in a configuration of residential, office, and retail uses, including two 135 feet mid rise condominium buildings, not including mechanical and architectural appurtenances. We believe that this project will revitalize downtown Scottsdale while providing development compatible to existing residential areas, that minimizes noise and traffic impacts on downtown Scottsdale neighborhoods, and maximizes open space.

Name	Signature	Address	Phone	Date
1. Michael Merrill	<i>[Signature]</i>	8713 E Vannoy Ave	480-946-1889	9-3-03
2. ROSEMARY G COOPER	<i>[Signature]</i>	8533 E. McDonald DR	602-625-0581	9/3/03
3. Ellen Pucasser	<i>[Signature]</i>	19727 W. 76th St # 2284 SCOTTSDALE AZ 85255		9-3-03
4. NOWIKKA CATLIN	<i>[Signature]</i>	4426 N. Las Vecinas Dr PHX	85018 4809980626	
5. HOWARD OLSON	<i>[Signature]</i>	4426 N. Las Vecinas Dr PHX	85018 4809980626	
6. STERLY NELSON	<i>[Signature]</i>	6812 E Bowla DR PV 85253	850 9914239	9/3/03
7. CARL E WHALTY	<i>[Signature]</i>	7879 E CORONADO CRT 85257	480-874-1571	9/3/03
8. BETH M ROSE	<i>[Signature]</i>	6721 E. Wabn Dr.	480-941-5652	9-3-03
9. Jeannine Martin	<i>[Signature]</i>	2329 N. 114th St. Phx 85006	480-648-5303	9-3-3
10. Kristin Haver	<i>[Signature]</i>	381 E Verde Lane PHX 85012	602 8407700	9-3-03
11. PATRICK J. LARKIN	<i>[Signature]</i>	7409 E. BOVITA Dr. 85250	480-949-0285	9-3-03
12. Klaus Heuer Schneider	<i>[Signature]</i>	14367 W. Shawnee St. 85374	623-546-2422	9-3-03
13. LILLIAN BUCHMAN	<i>[Signature]</i>	7620 E Camelback Dr	480-874-9309	9-3-03
14. DAVID BUCHMAN	<i>[Signature]</i>	" "	" "	" "
15. Harriet Goldentberg	<i>[Signature]</i>	7830 E. Camelback	480-946-1806	9/3/03
16. IRIS GOLDENBERG	<i>[Signature]</i>	" " "	" "	" "
17. M. Chipley	<i>[Signature]</i>	8711 E Finnacle Pk Rd	480-585-6919	9-3-03
18. Regina Nelms	<i>[Signature]</i>	6925 E. 4th St. #18 85051	480-874-1154	9/3/03
19. JAN DE DUBIE	<i>[Signature]</i>	7770 E. CAMELBACK RD	480-994-5411	9-3-03
20. Stephen McConnell	<i>[Signature]</i>	6700 E. Solano Dr. PV	480-951-2999	9-3-03

We, the undersigned, support the development of the Scottsdale Waterfront Project located at the corner of Scottsdale and Camelback Roads in a configuration of residential, office, and retail uses, including two 135 foot mid rise condominium buildings, not including mechanical and architectural appurtenances. We believe that this project will revitalize downtown Scottsdale while providing development compatible to existing residential areas, that minimizes noise and traffic impacts on downtown Scottsdale neighborhoods, and maximizes open space.

<u>Name</u>	<u>Signature</u>	<u>Address</u>	<u>Phone</u>	<u>Date</u>
1. Glen McLeod		8100 E Camelback Rd	(480) 949 5767	9/3/03
2. Rosemarie McLeod	Rosemarie McLeod	" " "	" "	" "
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"We, the undersigned, support development of the Scottsdale Waterfront located at the corner of Scottsdale Road and Camelback, in a configuration consisting of residential, office, and retail uses, including two 135 ft, not including mechanical and architectural appurtenances, condominium buildings. We believe that this project will revitalize downtown Scottsdale by attracting year round residents, tourists, and upscale residential and office users and will provide distinctive shopping and dining alternatives. The Waterfront is key to revitalizing downtown via canal bridges that will provide connections to the historic Scottsdale shopping district and to Scottsdale Fashion Square."

Name	Signature	Address	Legal Description (APN) or Name of Business or Enterprise	Date
1. John Miller	<i>John Miller</i>	6039 E. Mariposa	Scottsdale, AZ 85251	4/8/03
2. Cyonne Marthy	<i>Cyonne Marthy</i>	6134 E Calle del Norte	Scottsdale, AZ 85251	4/8/03
3. John MacKenzie	<i>John MacKenzie</i>	6990 E. Main St. 85253	Dr. Carter's Assoc.	4/8/03
4. Susan Rankin	<i>Susan Rankin</i>	6325 N. 75th St 85280	Mommy Rankin	4/8/03
5. Paula Elias	<i>Paula Elias</i>	6612 E. Morning Vista Ln	Scottsdale, AZ 85262	4/8/03
6. Billie Jo Hecht	<i>Billie Jo Hecht</i>	336 Parula Vista	Scottsdale, AZ 85251	4/8/03
7. Susannah Gustafson	<i>Susannah Gustafson</i>	8009 E. Via Donita Dr.	Phoenix Ave Prof	4/8/03
8. Diane Adams	<i>Diane Adams</i>	4028 E. Coolbrook	Phoenix AZ 85251	4-8-03
9. Pamela Black	<i>Pamela Black</i>	7520 E. 2nd St. Ste. 7	Scottsdale AZ 85251	4-8-03
10. Carol Lynn	<i>Carol Lynn</i>	6019 E. Sapphire Ln	Phoenix AZ 85253	4-8-03
11. John M. Lane	<i>John M. Lane</i>	9051 N. 53rd Pl PV	85253 JMD Corp	4/8/03
12. Kathryn DeHeisel	<i>Kathryn DeHeisel</i>	993 E Mission Dr Tempe	DeHeisel Law Firm PC	4/8/03
13. Bonnie Jessen	<i>Bonnie Jessen</i>	5832 N. Scott Rd, Scott	85253 - Bank + Trust	4/8/03
14. Bryan	<i>Bryan</i>	4260 N Scottsdale	Bryan's	6/3/03
15. EURO-STYLE INT.	<i>EURO-STYLE INT.</i>	4222 N. Scottsdale		6/3/03
16. Sunny Phillips	<i>Sunny Phillips</i>	4160 N. Scottsdale Rd.	Alexandra Diez	6/3/03
17. Glenn A. Parrinello	<i>Glenn A. Parrinello</i>	4201 N. Scottsdale Rd	Ju's	6/3/03
18. Andrew Gallobitz	<i>Andrew Gallobitz</i>	4211 N. Scottsdale Rd	Z.F.W.	6/3/03
19. STEVE TERFER	<i>STEVE TERFER</i>	4223 N. Scottsdale Rd	STARBUCKS	6-3-03
20. ALI. NAYERPOUR	<i>ALI. NAYERPOUR</i>	4233 N. Scottsdale Rd	Scottsdale Kebab	6-3-03

"We, the undersigned, support development of the Scottsdale Waterfront located at the corner of Scottsdale Road and Camelback, in a configuration consisting of residential, office, and retail uses, including two 135 ft, not including mechanical and architectural appurtenances, condominium buildings. We believe that this project will revitalize downtown Scottsdale by attracting year round residents, tourists, and upscale residential and office users and will provide distinctive shopping and dining alternatives. The Waterfront is key to revitalizing downtown via canal bridges that will provide connections to the historic Scottsdale shopping district and to Scottsdale Fashion Square."

Name	Signature	Address	Legal Description (APN) or Name of Business or Enterprise	Date
1. ED FINCK	<i>E. Finck</i>	7137 E. STETSON DR.	SOCI'O SAKON & DAYA	1/24/03
2. PETER KASPEREK	<i>Peter Kasper</i>	7133 E STETSON	COWBOY CIAO	1/24/03
3. WITH RESERVATIONS!		" "	SEA SAW	" "
4. LOVE TO SEE SOME PROGRESS, BUT PLEASE, NO MORE WEAK CHAIN CRAP! 7134 ^R		" "	KAZIMIERZ	" "
5. TIER 1 FINE JEWELRY		7120 E 6th AVE S/19	Studio 19	1-24-03
6. Michelle Cubas	<i>Michelle Cubas</i>	7120 E. 6th Ave. #21	Positive Potential	1/24/03
7. Bobby Cheng	<i>Bobby Cheng</i>	4302 N Scottsdale Rd.	Mr C's Restaurant	1/24/03
8. JOHN MOLLARD	<i>John Mollard</i>	7127 2933 E. 6th AVE	MOLLARD'S ANTIQUES	1/24/03
9. CLARE TR	<i>Clare Tr</i>	4400 N. SCOTTSDALE Rd	QUEEN'S NAIL	1/28/03
10. Wendy K. York	<i>Wendy K. York</i>	7136 E. 6TH AVE	Ur Salon 2	1/28/03
11. JAMES R ZINLEY	<i>James R Zinley</i>	4251 N. MARSHALL WAY	THE ZINNEY GROUP	01/30/03
12. POLLY GREEN	<i>Polly Green</i>	4235 N. MARSHALL WAY	CULTURAL EXCHANGE GALLERY	01/30/03
13. Betsy Cossalter	<i>Betsy Cossalter</i>	4222 N Marshall Way	Gallon Materis	1-3-03
14. ANNA HERBER	<i>Anna Herber</i>	4225 N. MARSHALL	perri naris	1/30/03
15. ANNA KAZERIAN	<i>Anna Kazerian</i>	4225 N. MARSHALL WAY	AK INTERIORS	1/30/03
16. Stellen	<i>Stellen</i>	4223 N. Marshall Way	occasions by Design	1/30/03
17. Virginia Taylor	<i>Virginia Taylor</i>	4223 N. Marshall Way	Textures Gallery	1-30-03
18. ALLEN BICE	<i>Allen Bice</i>	7121 5th AVE	CACTUS SOCK	1/30/03
19. MELBA DALY	<i>Melba Daly</i>	7128 E 5th Ave	Jewel of the Desert	1/30/03
20. Majdi abualhala	<i>Majdi abualhala</i>	7126 E 5th Ave	Arrowhead Jewelry	1/30/03

"We, the undersigned, support development of the Scottsdale Waterfront located at the corner of Scottsdale Road and Camelback, in a configuration consisting of residential, office, and retail uses, including two 135 ft, not including mechanical and architectural appurtenances, condominium buildings. We believe that this project will revitalize downtown Scottsdale by attracting year round residents, tourists, and upscale residential and office users and will provide distinctive shopping and dining alternatives. The Waterfront is key to revitalizing downtown via canal bridges that will provide connections to the historic Scottsdale shopping district and to Scottsdale Fashion Square."

Name	Signature	Address	Legal Description (APN) or Name of Business or Enterprise	Date
1. FRANCES RASOULI	F. Rasouli	7027 E. 5th	NOVECENTO Cafe	1-16-03
2. Jacqueline Weinstein	J. Weinstein	7031 E 5th Ave.	Scion Cliqué	1-16-03
3. ROSEMARY PREISEL	R. Preisel	7051 E 5th Ave	Hair on 5th Ave	1-16-03
4. BARBARA BARTLETT	Barbara Bartlett	7051 E. 5th Ave K	Licknickew	1-16-03
5. Guy DEVIN Ph.D.	Guy Devin Ph.D.	4160 N. CRAFTSMAN CT #103	CONSCIOUS LIGHT BOTANICALS	1-16-03
6. Bambi Johnson	Bambi Johnson	7051 E 5th Ave #A	Paul Johnson Jewels	1/16/03
7. Kimberly Calvetti	Elliott's DIAMONDS + DESIGN'S	7077 E. 5th Ave.	Elliott's Diamonds + Designs	1-16-03
8. Elliott Basal	Elliott's D + D	" "	" "	" "
9. Kenneth CARTER	Kenneth Carter	7085 E 5th Ave.	2 Shoe Store etc.	1/16/03
10. Larry Salinas	Larry Salinas	7083 5th Ave	Adolfo's Espozza	1/16/03
11. Keith Segel	Keith Segel	7111 E 5th Ave	Geary UP Luggage	1/16/03
12. Phyllis Schwaninger	Phyllis Schwaninger	7111 E 5th Ave	Keith's Jewels	1/16/03
13. Wanda H. Amireh	Wanda H. Amireh	7114 E 5th Ave	White Hawk gms	1/16/03
14. Said H. Amireh	Said H. Amireh	7056 5th Ave	Silver Leaf Land	1/16-03
15. KHOURY, SAMEER	Khoury, Sameer	7068 E. 5th Ave	Grand Cafe	1-16-03
16. Sulheman Hawash	Sulheman Hawash	7084 E 5th Ave	Sunrise Jewelry	1-16-03
17. Roy Dagon	Roy Dagon	7023 5th Avenue	THE TENNIS SHOPPE	1-20-03
18. SARAH DIXON	Sarah Dixon	7023 5th Avenue	THE TENNIS SHOPPE	1-20-03
19. April Allen	April D. Allen	7030 E 5th Ave	ATP ARCHITECTS	1/20/03
20. April Allen	April D. Allen	7035 E 5th Ave.	ACE PARTNERS	1/20/03

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Name	Signature	Address	Legal Description (APN) or Name of Business or Enterprise	Date
1. April Allen		7030 E. 5th Ave	MESH Corp	1/20/03
2. Sheryl Lage		7040 E. 5th Ave	Celebrity Encore	1/20/03
3. PATTI SAURO		7052 E. 5th Ave.	Creative Body + Mind	1/20/03
4. PATTI SAURO		7054 E. 5th Ave	Creative Travel	1/20/03
5. Bobbie Kline		7060 E 5th Ave	Esprit	1/20/03
6. LARRY POLLICOFF		7070 5th Ave	FORD + HAIG TO O	1/20/03
7. Patricia YAHN		7072 5th Ave	YAHNS	1/20/03
8. Robert Hillman		7046 E 5th Ave	Cosmetics	1/21/03
9. Charles Gluth		7080 E 5th Ave	COYOTE'S	1/20/03
10. Dolores Borgers		7120 E 5th Ave	FASHION SEASONS	1-21-03
11. Janet Moore		7118 E. 5th Ave.	The Color Connection	1/21/03
12. Sam Grier		7111 E 5th Ave	Scottsdale Jewelers Inc	1/21/03
13. Nargis Rigi		7111 E. 5th Ave	5th Ave Galler & Subs	1/21/03
14. SANDY DAIZL		7087-7091- 5th Ave	SEWELL'S - MoKo Petli	1-21-02
15. Ponder Rodgers		7078 5th Ave.	SCOTTSDALE TRADING POST	1-21-03
16. HELEN CAMERON		7076 5th Ave	GERANIUMSON 5TH	1-21-03
17. Michael Foster		7101 + 7140 N. Stetson Dr	VALLONE, DESIGN, INC	1-21-03
18. Connie Lucas		7103 N. Stetson Dr.	Salon Spectrum	1-21-03
19. Jeff Mitchell		7105 N. Stetson Dr.	Mitchell Manufacturing	1-21-03
20. ATISA SANA-VARGAS		7107 E. Stetson Drive	Tropiche Jewelers	1/21/03

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1. David Vargas	<i>David Vargas</i>	7707 E Stetson	Tropiche Jewelers	1/21/03
2. Kerry Sharif	<i>Kerry Sharif</i>	7090 E 5th Ave.	5th Ave. Trading Post	1/21/03
3. Maura Fawcett	<i>Maura Fawcett</i>	7130 E. Stetson	Morrison's Morrison	1/21/03
4. Rene Shonaltor	<i>Rene Shonaltor</i>	7134 E. Stetson	Celebrations in Paper	1/21/03
5. BASILIS KONTSMIT	<i>Basilis Kontsmit</i>	7138 - Stetson	BILD TAILOR SHOP	1/21/03
6. ANDREW BAILIN	<i>Andrew Bailin</i>	7162 E STETSON	944 MAGAZINE	1/21/03
7. TOM JETLAND	<i>Tom Jetland</i>	4400 N. SCOTTSDALE	IBIZA CAFE	1/21/03
8. MARK DILON	<i>Mark Dilon</i>	"	"	"
9. SOFF ROSE	<i>Soff Rose</i>	"	"	1/21/03
10. GERALD VANSLYKE	<i>Gerald Van Slyke</i>	7121 5th Ave S-1	ANGEL Wings - other fine things	1-23-03
11. MARCIA COLE-YOCOM	<i>Marcia Cole Yocom</i>	7125 E 5th Ave, Suite 31	Thymeless Cuisine	1/24/03
12. Sue Heros	<i>Sue Heros</i>	6925 E 5th Ave, Ste D	Sinbella Properties	1/24/03
13. FRANK MAGUIRE	<i>Frank Maguire</i>	7121 5th Ave #16	The Events Group	1/24/03
14. Debbie Angulo	<i>Debbie Angulo</i>	7152 Stetson Drive	Changes Hair Salon	1/24/03
15. MASA KUDO	<i>Masa Kudo</i>	7170 E STETSON DR	KYOTO REST.	1/24/03
16. Jim Rowh	<i>Jim Rowh</i>	4400 N Scottsdale Rd #7	Mail Boxes etc	1/24/03
17. Anthony Bailis	<i>Anthony Bailis</i>	4400 N Scottsdale Rd #7	with/with	1-24-03
18. Margaret Williams	<i>Margaret Williams</i>	4400 N Scottsdale	Laci's jewelry	1/24/03
19. Yummy Altman	<i>Yummy Altman</i>	4900 N Scottsdale	Gillette	1/24/03
20. KASHA WASHANI	<i>Kasha Washani</i>	4320 N. SCOTTSDALE	THAKU'S MINSWEAR	1/24/03

↳ P.S. ONLY WANT CONFIRMATION OF SIGN IF IT WILL EFFECT US IN A NEGATIVE MANNER!

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1. NASSAR JAGGAR	<i>N. Jaggar</i>	7142 E. FIFTH AVE	Indian Pueblo	2/6/03
2. LILLIAN SKAGGS	<i>Lillian Skaggs</i>	7144 E. 5TH AVE	H. FRED SKAGGS JEWELRY	2/6/03
3. Peter Vann	<i>Peter Vann</i>	7158 5TH AVE	Cafe Euro	2/6/03
4. KATHY GALE	<i>Kathy Gale</i>	7146 E 5TH AVE	Rock of Ages	2/6/03
5. PETER AKKERT	<i>Peter Akkert</i>	7121 E. 5TH AVE	White Wolf	2-6-03
6. ROBERT L. REYNOLDS	<i>Robert L. Reynolds</i>	7121 E. 5TH AVE AVE	HARRIS TOURS	2-6-03
7. ANN L. MANBY AND	<i>Ann L. Manby and</i>	7121 E FIFTH AVE #20	KIVA Wellness Center	2/6/03
8. STELLA SAMMY TYLER	<i>Stella Sammy Tyler</i>	7125 5TH AVE	Styler's of 5th Ave	2/6/03
9. Kimberly Shields	<i>Kimberly Shields</i>	7125 E 5TH AVE Suite 31	Angelus Cinema	2/6/03
10. Sherry Maguire	<i>Sherry Maguire</i>	7121 E FIFTH AVE #16	The Events Group, Inc	2/6/03
11. Joanne Blorange	<i>Joanne Blorange</i>	7121 "FIFTH"	BACK TO THE RACK	2/6/03
12. Rachelle Hesses	<i>Rachelle Hesses</i>	7121 5TH AVE #19	Jo Boonies Etc.	2/6/03
13. ERNE D. WITTELS	<i>Erne D. Wittels</i>	7121 5TH AVE #22	ERNE D. STAMPER FUNCR	2/6/03
14. Steve Johnson	<i>Steve Johnson</i>	4242 N. CRAFTSMAN CT.	ATELIER	2/6/03
15. Doug Williams	<i>Doug Williams</i>	4224 N Craftsman Ct.	Restaurant	2/6/03
16. Wendy Cashaback	<i>Wendy Cashaback</i>	4225 N Craftsman Ct	Love Bug	2/6/03
17. Joe Johnson	<i>Joe Johnson</i>	3901 N. 85TH ST	Robert Charles	2/6/03
18. RAINER MUEDEKE	<i>Rainer Muedeke</i>	4165 N. CRAFTSMAN CT.	Kent's Place	2/6/03
19. Tim Fetting	<i>Tim Fetting</i>	4245 N. Craftsman CT	ACME	2/6/03
20. JANE TOBIN	<i>Jane Tobin</i>	4228 N. Craftsman Ct	McFarlands Custom Carpet	2/7/03

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1. KATHLEEN DULCY		7100 E. MAIN ST. #4	DULCY-JONES GALLERY	2-5-03
2. KIRSTEN PATERAKIS		4343 Scottsdale Rd	SCOTTSDALE CVB	2/5/03
3. Dawn Blanton		7036 MAIN ST. Scotts.	Andrea Smith Galleries	2/5/03
4. Maria Pieterick	MARIA PIETERICK	7343 Scottsdale Mall	Scottsdale CVB	2/5/03
5. Francie Brunt		7100 E. Main St	Hilde Meyer on Train	2-5-03
6. Clark D. Obon		7040 E. Main	Bonnie David Galleries	2-5-03
7. VICTORIA BOYCE		7130 S. Main	Victoria Boyce Galleries	2-5-03
8. Anita Weldon		7836 E Via De la Entrada	Phoenix Home Garden	2-5-03
9. Ginger Richardson		7178 E. Main St.	Legacy Gallery	2-5-02
10. Leslie Levy		7137 Main St	Leslie Levy Fine Art, Inc	2/5/03
11. BETTY WILDE		4142 N. MARSHALL	WILDE MEYER	2/5/03
12. MAUREN HUSBORG		4425 N. 78th ST #248B	resident	2/5/03
13. Paul RAZZA		3176 E MAIN ST. (work) 8453 N 84th Pl. Home	RAINBOW GALLERY	2/5/03
14. VALERIE RAZZA		8453 N 84th Pl	Rainbow Gallery	2/5/03
15. JENNIFER JAMES		7137 E STETSON	JENNIFER M. JAMES	2/4/03
16. Laurel LUNCH		7137 E Stetson	CUNNINGHAM ASSO.	2/6/02
17. FRANCOIS SIMONTE		7150 E 6th AVE	RESTAURANT BISTRO	2/6/03
18. Spencer McCall		7122 5th Ave #12	ANTIQUITIES	2/6/03
19. Walt Kahn		7122 5th Ave #10	Byrby's	2/6/03
20. ACEN PILE		7122 5th Ave #	FRANCIS SOUP	2/6/03

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1.	Gerald Ebbett		4160 N. Craftsman Ct.	G. Ebbett Antiques	2/7/03
2.	MITCH JONES		" " Ste #102	M. JONES, INC.	2/7/03
3.	Roll Gruller		4161 N. Craftsman Ct.	Framer's Workshop Inc	2/7/03
4.	Genn Onodera		717 E. 3rd Ave	Panic Company	2/7/03
5.	Tracy Lesko		7117 E. 3rd Ave	Cajun House	2/7/03
6.	David Singer		7070 E. 3rd Ave	Diamond Media	2-7-03
7.	Joann Stanwick		451 N. Marshall Way	V & F Fine Arts	2/7/03
8.	Michelle Kupenast		4167 N. MARSHALL WAY	THE MONUMENTARY	2/7/03
9.	Deborah O'Hara		4201 N Marshall Way	Calvin Charles Gallery	2/7/03
10.	ALEX Billingsley		4200 N Marshall Way	Billingsley SALON	2/7/03
11.	Wendy Haas		4200 N. Marshall Way #6	Cervini Haas Gallery	2/7/03
12.	Scott Burdick		4015 N Marshall Way	Wiseman & Gale	2/11/03
13.	Scott Burdick		7141 6th Avenue	Wiseman & Gale Assoc	2/11/03
14.	DUSTIN BOORN		4209 N. CRAFTSMAN CT	DOS GRINGOS	2-11-03 B/C
15.	John Radice		3102 N. Scottsdale Rd	Sugar Daddy's	2-11-03
16.	Elliott Wissel		7117 3rd Ave S.J.	Elliott Wissel	2-11-03 B/C
17.	Julia Nova		3138 6th Ave Suite 20 3138 E. Marshall	Designlink	2-11-03
18.	Mike Kauras		7126 E 5th Ave	5th Ave Gifts	2/11/03
19.	Frank Vultaggio		7150 E. Fifth Ave.	Anthony's Gifts	2-11-03 B/C
20.	Hosam Arif		7121 E. 5th Ave.	Indian Nation	2-11-03

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1. ROBERTA TANG		130 W. Northern Ave	PEARLCO INV. LLC	1/16/03
2. Alan Tang		"	"	"
3. NORMAN TANG		"	"	"
4. CHRISTOPHER VINGBERG		7108 E. STETSON	VANGIER STETSON HOLDING	"
5. GREG THOMPSON		"	Madison's	"
6. MARC OLIVIERI		4248 N. Craftsman Ct	Virtu Investments LLC	2/11/03
7. Julia Andrews		4160 N. Craftsman Ct #104	CATAMM JASPER INTERIORS	2/11/03
8. M.L. TERRI BOYD		4169 N. CRAFTSMAN COURT	CRAFTSMAN COURT CERAMIC CONC.	2/11/03
9. Glen Lineberry		4161 W. Marshall Way	Bentley Gallery	2/11/03
10. Megan Bates		4200 W. Marshall Way	A Little More Red	2/11/03
11. Richard Cea		7164 E. STETSON	CAT EYE LOUNGE	7/11/03
12. ROBERT PLAWSTON		3926 N. SEXTON RD	GILBERT OYSTERS	7/12/03
13. JOE PLACONE		4151 N. MARSHALL #12	JMI ASSOC	2/12/03
14. MIKE GUNKA		4164 N. MARSHALL	EEEE FINE ART	2/12/03
15. DARYL CHILDS		4162 N. MARSHALL	MARSHALL ART GALLERY	2/12/03
16. Lois Payne		4164 N. Marshall	Ferrara's	2/12/03
17. GAYE FERRARA		4164 N. Marshall	Ferrara's	2/12/03
18. Aurora Goldhnie		4211 N. Marshall	Gauthier	2/12/03
19. CATHY BUA		4200 N. Marshall	CATHY'S RUM COKE	2/12/03
20. Don Edwards		7121 E. FALCON #23	The Estate Walk at Javelyn	2/14/03

B/C

'0

B/D

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1. Joani Carras	Joani Carras	7121 E 5th #24	Secret Fountain Skin	2/14
2. LEANNE SIMONSON	Leanne Simonson	7121 E 5th #25	FIESTA SOUTHWEST 61PT	2/14
3. IPENE KELLY	Ipene Kelly	7040 East 3rd Avenue	Spa de Soleil	2.14.03
4. Marie L. Waldburger	Marie L. Waldburger	4175 N. Goldwater Blvd.	Devil's Martini	2/14/03
5. James Valli	James Valli	4175 N Goldwater Blvd	CAFE BLUE	2/14/03
6. [Signature]	NO FARTHINS	4154 N Goldwater	RAY-MARO	2/14/03
7. [Signature]	Mei Lee Jackson	6961 E 5th Ave	VIDOL SASSOON	2/14/03
8. KEN TONEY	Ken Toney	7007 Fifth Ave	SCOTTSDALE STAINED GLASS	2/14/03
9. LUCIA ROYALL	Lucia Royall	7007 E. Fifth Ave	ROYALL PLACE HAIR SALON	2/14/03
10. Debbie Klavace	Debbie Klavace	7007 E. Fifth Ave	NAVIGANT LUXURY VACATIONS	2/14/03
11. Isaac Bell	Isaac Bell	6902 E. 5th Ave	LIQUID CLOTHING	2/14/03
12. SYLVIA ANVAL	Sylvia Anval	6953 E 5th Ave	5th Ave Alterations	2/14/03
13. Julie Goveia	Julie Goveia	6949 E 5th Ave.	Goveias Salon	2/14/03
14. Bryce Klusovsky	Bryce Klusovsky	6941 E. 5th Ave.	Davis Frame + Art	2/14/03
15. Lady Russell	Lady Russell	4110-4130 N. Goldwater	FinStar University	2/14/03
16. CATIE CALHOUN	Catie Calhoun	4130 N Goldwater	ERIC'S	2/14/03
17. Mary Gindler	Mary Gindler	4130 N Goldwater Blvd	MAVE / AMERICA	2-14-02
18. Dawn L. McHaren	Dawn L. McHaren	4130 N. Goldwater Blvd	Harmony Within	2-14-02
19. STADIE STERN	Stadie Stern	4120 N. GOLDWATER BLVD.	ALL SPORT ENTERTAINMENT	2-14-02
20. ANNA SOLAKIAN	Anna Solakian	4147 N GOLDWATER	MARSWA Jewels	2-14-02

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1. Steve Scholz		7045 E. 3rd Ave	Sevenkant Salon	2/18/03
2. JACOB FERRILOT		4741 N. GOLDWATER BLVD.	DESIGN FERRILOT	2/18/03
3. Lauren Mackail		4147 N. Goldwater	InDemand	2/18/03
4. RUSSELL FERRIS		4147 N. GOLDWATER #105	PALMER/HART BLDG.	2/18/03
5. JEREMY PALMER		4147 N GOLDWATER	PALMER ARCHITECTS	2/18/03
6. OMAR SAATI		4147 N. GOLDWATER BLVD	HIGHLANDS@THE RIM	2/18/03
7. JEFF FROUGH		4147 N. GOLDWATER BLVD	VGA INC	2/18/03
8. J. Moore		6947 FIFTH AVE.	WASHINGTON Jewels	2/18/03
9. Mary Joanne Benton		6957 Fifth Ave.	Essentially/Soho	2/18/03
10. Janet Harris		6939 5th Ave	Floyd Investments	2/18/03
11. BEBY HENDRICKS		4130 N. MARSHALL WAY	THE PAPER PLACE	2/24/03
12. Warren M. Silver		4130 N. Marshall Way	Ward on Journal	2/24/03
13. KENY FORSTER		4120 N MARSHALL WAY	ART ONE GALLERY, INC	2.24.03
14. Steve Taylor		4120 N Marshall Way	Deant Church Music	2/24/03
15. Jennifer Manion		7038 E. Indian School Rd.	42 Saint	2/24/03
16. Patti Walter		7030 E. Indian Sch	Iron Factory	
17. ANN ROSSINOW		7000 E. Indian School	Roche Bobois	2/24/03
18. ROBERT FALK		7070 E INDIAN SCHOOL	STUDIO B	2/21/03
19. TEDDY BERNAL		4121 N Marshall way	Frank Lopez all Mexico	2/24/03
20. CORNELIS HOLLANDER		4151 N Marshall way	Cornelis HOLLANDER	2/24/03



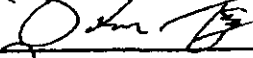


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1. Robert Welsh	<i>R. Welsh</i>	7132 E. 5th Ave	Chocora Trail LLC	3/3/03
2. Barbara Rudolph	<i>Barbara Rudolph</i>	4151 N. Marshall Way #13	Nakool Horse Gallery Scottsdale 42 85251	3-3-03
3. Yvonne Johnson	<i>Yvonne Johnson</i>	7042 E. Indian School Rd	Ryoko of Tokyo	3-3-03
4. Lori Winters	<i>Lori Winters</i>	7050 E. Indian School Rd	Shontru Spa SPA	3/3/03
5. Priscilla Barker	<i>Priscilla Barker</i>	7120 E. Indian School	Elek Helms	3/3/03
6. MARY THOMPSON	<i>Mary Thompson</i>	7120 E Indian Sch	Couture Fabrics	3-3-03
7. KRISTINE RISHER	<i>Kristine Risher</i>	7120 E. Indian School	Indstryo Furniture	3/3/03
8. SUSIE KINGSTON	<i>Susie Kingston</i>	7120 E. Indian School	1st Place Architects	3/3/03
9. WILCLINE	<i>Wilcline</i>	4200 N MARSHALL WAY	CLINE FINE ART	3/3/03
10. Octavio Lamas	<i>Octavio Lamas</i>	7145 E. 1st	Wireless Communications Group	3/3/03
11. Julie Snook	<i>Julie Snook</i>	7146 E 1st	Waxworks Hair Removal	3/6/03
12. Taryn Powell	<i>Taryn Powell</i>	7146 E 1st	VISAGE	3/6/03
13. Katherine M. Lowther	<i>Katherine M. Lowther</i>	7146 E 1st St	Katherine's Bella Mia	3/6/03
14. monica Sanders	<i>Monica Sanders</i>	7146 E. 1st St	VACASSO Salon	3/6/03
15. MARY Ann Fierros	<i>Mary Ann Fierros</i>	7146 E. 1st St	SALON BEAUTY ART	3/6/03
16. MARY Ann Fierros	<i>Mary Ann Fierros</i>	7146 E. 1st St	Salon Del Sol	3/6/03
17. Niame Bonenfant	<i>Niame Bonenfant</i>	7146 E. 1st St.	Texture Salon	3/6/03
18. Angie Andersen	<i>Angie Andersen</i>	" "	Salon Indigo	3/6/03
19. William Teas	<i>William Teas</i>	3623 N. Camelback Rd	BLIND OF BEYOND	3/6/03
20. Bob Parks	<i>Bob Parks</i>	3904 N. Scottsdale Rd	BOB PARKS GALLERY	3/6/03

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1. Peggy Moore	<i>Peggy L. Moore</i>	4151 N Marshall Way	Artistic Expressions	3/11/03
2. Pam Iossi	<i>Pam Iossi</i>	4151 N. MARSHALL	IOSSI GALLERY	3/11/03
3. Vlado Martin	<i>Vlado Martin</i>	4151 N MARSHALL	Vlado's	3/11/03
4. Jose H. Valdez	<i>José H. Valdez</i>	7062 E. Indian Sch. Rd.	Valdy Shoe Repair	3-11-03
5. Michael V. Valdez	<i>Michael V. Valdez</i>	7120 E. Indian School	Michael V. Salon	3/11/2003
6. Caryl Peters	<i>Caryl Peters</i>	7066 E. Indian School	Big Red of the Desert	3/11/2003
7. Lisa Sette	<i>Lisa Sette</i>	4142 N Marshall	LISA SETTE GALLERY	3/11/03
8. Violet M. Wally	<i>Violet M. Wally</i>	7201 E. Camelback #210		4-7-03
9. Jodi Guzzardi	<i>Jodi Guzzardi</i>	7201 E Camelback #240	Indini	4/7/03
10. Julie Smith	<i>Julie Smith</i>	4413 N Scottsdale Rd	AB. Cosmetics Clinic	4/7/03
11. Tim Douglas	<i>Tim Douglas</i>	7216 E. Shoeman Ln.	Buckets	4/7/03
12. KAZZ DESIGN GROUP	<i>Kazz Design</i>	4419 N. SCOTTSDALE #214	ARCHITECTURAL INC	
13. Lou Landis	<i>Lou Landis</i>	4419 N. Scottsdale #214	Art Studio Gallery	4/7/03
14. Mike Mauer	<i>Mike Mauer</i>	" #204	Windsor Capital	4/7/03
15. Jack Mauer	<i>Jack Mauer</i>	" #206	Windsor Enterprises	4/7/03
16. MICHAEL SHEARIN	<i>Michael Shearin</i>	" #250	MICHAEL SHEARIN CONTEMPORARY CONSON	4/7/03
17. Gary Whitman	<i>Gary Whitman</i>	" #122	GARY WHITMAN	4/7/03
18. Bob Van Kempen	<i>Bob Van Kempen</i>	" #116	Bob's TV LLC	4/7/03
19. MARY ANN THOMAS	<i>Mary Ann Thomas</i>	" #114	MARY ANN THOMAS EA INC	4-7-03
20. DONALD F. SMITH	<i>Donald F. Smith</i>	" #106	QUICK COPY PRINTING	4-7-03

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Name	Signature	Address	Legal Description (APN) or Name of Business or Enterprise	Date
1. ROVANA TANG		130 W. Northern Ave	PRANTO INV. LLC	1/16/03
2. Alan Tang		"	"	"
3. NORMAN TANG		"	"	"
4. CHRISTOPHER VINGER		7108 E. STETSON	VINGER STETSON HOLDING	"
5. GREG THOMPSON		"		
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	Name	Signature	Address	Legal Description (APN) or Name of Business or Enterprise	Date
1.	Gerald Ebbett		4160 N. Craftsman Ct.	G. Ebbett Antiques	
2.	MITCH JONES		" " Box #102	M. JONES, INC.	2/7/02
3.	Rolf Gruller		4161 N. Craftsman Ct.	Framer's Workshop Inc	2/7/03
4.	Glen Oudera		717 E. 3rd Ave	Panic Company	2/7/03
5.	Tracy Lesko		7117 E. 3rd Ave	Cajun House	2/7/03
6.	David Singer		7070 E. 3rd Ave	Diamond Media	2-7-03
7.	John Olanow		4151 N. Marshall Way	V & F Fine Arts	2/7/03
8.	Michael Kupenocht		4167 N. Marshall Way	The Conservatory	2/7/03
9.	Deborah O'Hara		4201 N Marshall Way	Calvin Charles Gallery	2/7/03
10.	ALEX Billingsley		4200 N Marshall Way	Billingsley SALON	2/7/03
11.	Wendy Haas		4200 N. Marshall Way #6	Cervini Haas Gallery	2/7/03
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Name	Signature	Address	Legal Description (APN) or Name of Business or Enterprise	Date
1. JUDY LEE AGUIAR		4000 N. Scottsdale Rd.	The European Christmas Market	6-4-03
2. Eric Greenwald		4000 N. Scottsdale Rd	Patey Grimaldi's	6-4-03
3. Teresa Nelson		7135 E 1ST AVE	Nelson Bomun Ltd	6/12/03
4. Ryan Marcinia		7119 E 1ST AVE	SILVACO INTERNATIONAL	6-12-03
5. Dale Silberblatt		7113 E. 1st AVE	GATESTH OPTICAL	6-12-03
6. DENNIS Thompson		7105 E 1st Ave	WhiteHorse Interiors & Flowers	6-12-03
7. Rosemary McBride Cleary		7116 E. 1st Ave	FANTASIA Hair Salon	6-12-03
8. MAKINA RODRIGUEZ		7116 E. 1st Ave 7336 N. 1st Ave	Fantasia Hair Salon	6/12/03
9. JUDY COLEMAN		7116 1st AVE	ASPIRE MARKETING	6-12-03
10. JAMES G. BROWN		7011 E. 1st Ave	COACH HOUSE	6-13-03
11. Jimmy Eriksson		7041 East First Ave	J. ERIKSSON'S	6-14-2003
12. Rita Bojarsky		7037 E 1st Ave #D	Healing Dynamics	6-14-2003
13. Janelle Taylor		7037 E. 1st Ave # B	Touch of Heaven Salon	6/13/03
14. Kelly Roudan		7037 E. 1st Ave 3940 N. Main Street	Arcade Rooms	6/13/03
15. Esther Lynn Johnson		7037 E. 1st Ave 3940 N. Main Street	Est. Johnson Portraits & Photography	6/13/03
16. Janice Kantanen		7025 E. 1st Avenue	HARMONY	6/13/03
17. Carrie Hulbert		7033 E 1st Ave	NIGHT & DAY	6/13/03
18. John Harris		7160 MAIN STREET 85251	JW HARRIS	6/13/03
19. Gary Davis		7160 Main Street 85251	CHIVOC LORO	6/13/03
20. Antonio Mma		7058 E. MAIN ST	CASA de ARTISTAS	6/13/03

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Name	Signature	Address	Legal Description (APN) or Name of Business or Enterprise	Date
1. A.I. NAYERPOUR		4237 N. Scottsdale Rd.	Scottsdale International ^{Fog D Market}	6-3-03
2. MAXINE DAVIS		4346 N. Scottsdale	Antique Shop	6-3-03
3. Jennifer Jurisin		4218 N. Scottsdale	Tony Romas	6-3-03
4. Corey Sield		4251 N Winfield Scott	Gilroy's	6/3/03
5. MIKE GORJE		4251 N. Winfield	M Ware Hair Design	6/3/03
6. Autumn HUSTON		4251 Winfield	Autumn Studio	6/3/03
7. KRISTIE KLEIN		4257 N. Winfield Scott	Kristie Klein	6/3/03
8. Karen Kaye		4249 N Winfield Scott	American Family Dr	6/3/03
9. Paula Springer		4252 N. Brown Ave	SKIN & Manicure Institute	6/3/03
10. J. W. ...		4255 N. Brown	HAIR & NAIL SALON	06-03-03
11. Christopher COFFIN		5101 N. Casa Blanca Dr.	Christopher COFFIN Design	6/3/03
12. Lisa Ebert		4251 N. Brown Ave	Sit Still INC	6/3/03
13. Fran Brennan		4257 N. Brown Ave		6/3/03
14. A.H. Almy		4032 N. Scottsdale Rd		6-4-03
15. LANA SHARP		4020 N. Scottsdale Rd	APT SOURCE	6-4-03
16. Sandy Walden		4020 N. Scott Rd	Computerized Sewing Machine	6-4-03
17. Deborah Kethaver		4020 N. Scotts. Rd	Advanced Laser Clinics	6-4-03
18. Steven Weitz		4020 N. Scottsdale Rd Ste 310	Taylor Tech Sew	6.4.03
19. Al Spector		4020 N. Scottsdale #310	Spector Law Office	6-4-03
20. J.D. Newburg		4020 N. Sc. Rd. #300	Brandon R. E. George	6/4/03

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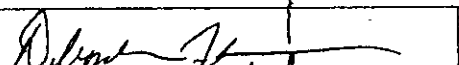

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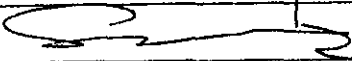
Date

<u>Name</u>	<u>Signature</u>	<u>Address</u>	<u>Phone</u>	<u>Date</u>
1. Deborah Fleischman		6824 E. Montecito Ave	602-510-0792	8-8-03
2. Kirk Wright		6840 E MONTECITO AVE	480 946-9040	8-8-03
3. Mildred Waffinckel	Mildred Waffinckel	6750 E EXETER BLVD	480-994-1268	8-8-03
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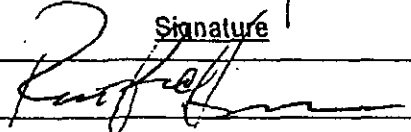
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	Name	Signature	Address	Legal Description (APN) or Name of Business or Enterprise	Date
1.	D. Stoney		7056 E MAIN ST	Christopher Gall	7-3-03
2.	S. SMITH		7042 E. Main St.	David Lee Gallen	7-3-03
3.	Christi Mannelito		7040 E. Main St.	Banner David Galleries	7/3/03
4.	David Wilkinson		7178 E. Main St.	Legacy Gallery	7/8/03
5.	Priscilla Long		7172 Main St.	Long Gallery	7/8/03
6.	Rene Maffetti		7150 E. MAIN ST	S.R. BRIGHT GALLERY	7/8/03
7.	French Thompson		7148 E Main St	French Design - Visual	7/7/03
8.	John Van Itallie		7144 E. Main	Lovena OHL Gallery	7/7/03
9.	Patty Hohn		7140 Main St	Hohn Gallery	7/8/03
10.	Vague Looze		7136 E. MAIN ST	Kain, Kim gallery	7/8/03
11.	Neil Brewster		7132 E. Main St	Brewster Catering	7/8/03
12.	Victoria Boyce		7130 E. MAIN ST	Victoria Boyce Galleries	7/8/03
13.	Henry GOWEX		6925 E Fifth Ave SKE	Gowex Enterprises Ltd	7/18/03
14.	SUSAN DANIELS		6808 E. Fifth Ave.	SAL Meranto Salon	7/18/03
15.	Maurice Casaus		6935 5th Ave	Ranada	7/18/03
16.	Stan Stone		7212 E MAIN ST	Stan's Deli	7/21/03
17.	Frank Ishak		7212 E Main St	A2 Gallery	7/22/03
18.	FRED HAKIMICH		7220 E MAIN ST	OLD TOWN GALERIA	7-22-03
19.	FRED HAKIMICH		7232 E MAIN ST	ELEGANT JEWELRY	7-22-03
20.	SHADI SAYEGH		7228 E. Main St.	DESERT MOON	7-

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1. <i>Scott W. Burdick</i>		4015 N. Marshall Way	Wiseman & Gale	8/19/03
2. <i>Roger Sabat</i>	<i>ROGER SABAT</i>	3965 N. Pe.	Sabat Western STOCKS	8/19/03
3. <i>Anne Gale</i>	<i>ANNE GALE</i>	4015 N. Marshall Way	Wiseman & Gale	8/19/03
4. <i>Anselm Bischoff</i>	<i>ANSELM BISCHOFF</i>	7247 Main St.	Shoes of the West	8 ✓
5. <i>Margaret Dunn</i>	<i>Margaret Dunn</i>	3011 N. 73rd St.	Ollie the Trolley	8/19/03
6. <i>Marilynn Atkinson</i>	<i>M. Atkinson</i>	3957 N. Brown Ave	QITP	5-19-03
7. <i>Jo Ann Handley</i>	<i>Jo Ann Handley</i>	Scottsdale Mall		8-19-03
8. <i>William Lykins</i>	<i>William Lykins</i>	6526 E. Cypress Street <small>7160 MAIN STREET</small>	CHIAROSCURO Gallery <small>7160 MAIN ST.</small>	8-19-03
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Name	Signature	Address	Legal Description (APN) or Name of Business or Enterprise	Date
1. ROBERT PETTYKAW		8620 E. TURNER AVE	ARTECH Council	8.14.03
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Name	Signature	Address	Legal Description (APN) or Name of Business or Enterprise	Date
1. Nicole Beck	<i>Nicole Beck</i>	7238 E. Main St	Rock of Ages	7/21/08
2. William H Moore	<i>W H Moore</i>	7248 E Main St	FLAGG'S OF Scottsdale	7/21/03
3. Mark Lewis	<i>Mark Lewis</i>	8648 E. Palo Verde Ave	Hypa Net Marketing	7/22/03
4. Rosann S. ONG	<i>Rosann Ong</i>	3933 N. Brown Ave	Mexican Import	7/22/03
5. Willig Sarrar	<i>Willig Sarrar</i>	3945 N. Brown Ave	Silver Queen	7/23/03
6. Ahmed Hor Kos	<i>Ahmed Hor Kos</i>	3949 N. Brown Ave	Arizona Jewels & Galleria	7/23/03
7. Ahmed Hor Kos	<i>Ahmed Hor Kos</i>	3941 N. Brown Ave	Arizona Jewels & Galleria	7/23/03
8. JAMIE H. BARBER	<i>Jamie H. Barber</i>	7309 1st Ave	CERTIFIX RE-INSURING	7/23
9. Kelly Wray	<i>Kelly Wray</i>	4009 N. Brown	old town trading	7/30/07
10. Victor Ahumada	<i>Victor Ahumada</i>	7303 E Indian School Rd	Cortez Coffee	7/30/03
11. ZABE JAMES	<i>Zabe James</i>	7303 E Indian School	Jacqueline's	7/30/03
12. Christina Hall	<i>Christina Hall</i>	7330 E Scottsdale Mall	Trailside Galleries	7/30/03
13. CHRIS ESCOBEDO	<i>Chris Escobedo</i>	4116 N. Scottsdale Rd	ELITE TATTOO STUDIO	8/14/03
14. SUM SORBUKHAI	<i>Sum Sorbukai</i>	7141 E. WINDINGCH	Fuddrucker's	8/14/03
15. Janet Snyder	<i>Janet Snyder</i>	4020 N Scottsdale Rd	Mame Wine	8/14/03
16. Kenneth Jasore	<i>Kenneth Jasore</i>	4020 N Scottsdale Rd	Kenneth JASORE HACK	8/14/03
17. RUSSELL KING	<i>Russell King</i>	308 Scottsdale	ART	8/14/03
18. PAUL KING	<i>Paul King</i>	7160 E. 2nd St.	E 2 TATTOO	8/14/03
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1. <i>Linda Sherer</i>	LINDA Sherer	7177 E. Main St	Retail Gallery	7-8-03
2. <i>David Sherer</i>	DAVID SHERER	" " "	" "	7-8-03
3. <i>Julie Eynon</i>	JULIE EYNON	7141 E. MAIN ST.	EXCEPT FOR ACCESS TO TOWN SQ	7-8-03
4. <i>Joan Cawley</i>	<i>Joan Cawley</i>	7135 E. Main St	Joan Cawley Gallery	7-8-03
5. <i>Steven H. Rogge</i>	STEVEN H. ROGGE	7117 MAIN ST	BILLY MADE GALLERY	7-8-03
6. <i>Alston Neal</i>	ALSTON NEAL	7077 E. MAIN ST.	Old Territorial Shop	7-8-03
7. <i>John Paul</i>	John Paul	7077 E MAIN ST	Canyon Ridge Gallery	7-8-03
8. <i>Judy Wolfe</i>	JUDY WOLFE	6830 E 5 th AVE	Sugar Pet Elegance	7/18/03
9. <i>Charbel Bawab</i>	<i>Charbel Bawab</i>	7217 E. Main St	Old Time Parlor	7-22-03
10. <i>Rashida Alkhalil</i>	<i>Rashida Alkhalil</i>	7219 E main st	Royal palace jewelry	7-22-03
11.				
12. <i>Asha Awale</i>	Asha Awale	7269 E. Main St.	Puzzle Dazzle	7-22-03
13. <i>JOHN Isaac</i>	<i>John Isaac</i>	3954 ⁽³⁹⁵⁸⁾ N. BROWN AVE.	Zaman's Gifts	7/23/03
14. <i>NADER ABDI</i>	<i>Nader Abdin</i>	7257 E. 1 st AVE	SILVER STAR	7/23/03
15. <i>Judie Pinch</i>	Judie Pinch	7233 E 1st Ave	CACTUS CATS	7-23-03
16. <i>Edna R. Stoller</i>	Edna R. Stoller	7225 E 1st Ave	LEATHER MAIL	7/23/03
17. <i>Tiffany Shain</i>	Tiffany Shain	7245 E 1st Avenue	CACTUS HUT.	7/30/03
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Name

Signature

Address

Phone

Date

1. Louise Guello	<i>[Signature]</i>	4258 E Camelback	(480) 945-9305	8/20/03
2. Elizabeth B. Meihnsner	Elizabeth Meihnsner	6821 E. LaJayette Blvd	(480) 946-8367	8/26/03
3. Carroll White	<i>[Signature]</i>	6829 E LaJayette Blvd	480 990-1860	9/3/03
4. JOHN TYLEE	<i>[Signature]</i>	4630 N. 68TH #267	480 423-8149	9/3/03
5. MELINDA TYLEE	Melinda Tylee	4630 N. 68TH ST. #267	480-423-8149	9-3-03
6. GLORIA KRAUSER	Gloria Krauser	777 E Palm 85257	480 946 8112	9-3-03
7. BEVERLY KEMME	<i>[Signature]</i>	4600 N. 68th St. #348	480-949-0442	9-3-2003
8. Victoria Neild	<i>[Signature]</i>	7263 E. San Alford Dr.	480-922-4543	9-3-03
9. Don Schaller	Don Schaller	5101 N Casa Blanca	480-945034	9/3
10. Nancy Schaller	<i>[Signature]</i>	" "	" "	" "
11. Robert CERNICK	<i>[Signature]</i>	8993 E. Green Dr.	980 657-9974	✓
12. Joan Wick	<i>[Signature]</i>	1734 E. Basque Dr ⁸⁵²⁶² Tempe	480 838-2044	9-3-03
13. Bob Flaherty	<i>[Signature]</i>	6832 E. MONTECITO AVE	480 947-2690	9/3/03
14. RON BREITFUS	<i>[Signature]</i>	5319 E. VALLE VISTARDO	602-955-9390	
15. RICHARD TURKE	<i>[Signature]</i>	4409 N. 66th St 85251	480-994-4100	9-3-03
16. Stephanie Winn	Stephanie Winn	6431 E. Palm Ln.	480-949-8710	9/3/03
17. BRENON WINN	<i>[Signature]</i>	6431 E. Palm Ln	480 949 8710	9/3/02
18. Lori Dillon	<i>[Signature]</i>	4200 N. 82nd St #1007 Scottsdale AZ 85251	480-947-1679	9/3/02
19. Julie Mains	<i>[Signature]</i>	1263 E. Aster Dr. Scotts	480-703-3230	09/03/03
20. Nick Haver	<i>[Signature]</i>	381 E. Verde Lane Phoenix AZ 602	526-0072	9/3/03

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<u>Name</u>	<u>Signature</u>	<u>Address</u>	<u>Phone</u>	<u>Date</u>
1. Michael Merrill	<i>[Signature]</i>	8713 E. Vermont Ave	480-946-1889	9-3-03
2. ROSEMARY G COOPER	<i>[Signature]</i>	8533 E. McDonald DR	602-625-0581	9/3/03
3. Ellen Anderson	<i>[Signature]</i>	19727 N. 76th St # 2284 SC, AZ 85255		9-3-03
4. MONIKA CATLIN	<i>[Signature]</i>	4426 N. Las Vecinas Dr PHX 85018	480-998-0626	
5. HOWARD OLSON	<i>[Signature]</i>	4426 N. Las Vecinas Dr PHX 85018	480-998-0626	
6. SHERRY NELSON	<i>[Signature]</i>	6812 E. Bonita DR PV 85253	480-991-4239	9/3/03
7. CARL E WHALFY	<i>[Signature]</i>	7879 E. CORONADO CRT 85257	480-874-1571	9/3/03
8. BETH M ROSE	<i>[Signature]</i>	6721 E. Wagon Dr.	480-941-5652	9-3-03
9. Jeannine Martin	<i>[Signature]</i>	2329 N. 114th St. PHX 85006	480-648-5303	9-3-3
10. Kristin Hawer	<i>[Signature]</i>	381 E Verde Lane PHX 85012	602-840-7700	9-3-03
11. PATRICK J. LARKIN	<i>[Signature]</i>	7409 E. Bonita Dr. 85250	480-949-0285	9-3-03
12. Klaus Theres Schneider	<i>[Signature]</i>	14367 W. Shawnee ^{Super} St. 85374	623-546-2422	9-3-03
13. LILLIAN BUCHMAN	<i>[Signature]</i>	7620 E. Camelback DR	480-874-9309	9-3-03
14. DAVID BUCHMAN	<i>[Signature]</i>	" "	" "	" "
15. Harriet Goldenberg	<i>[Signature]</i>	7830 E. Camelback	480-946-1806	9/3/03
16. IRA GOLDENBERG	<i>[Signature]</i>	" " "	" "	" "
17. M. Chipley	<i>[Signature]</i>	8711 E. Pinnacle Pk Rd	480-585-6919	9-3-03
18. Regina Nelms	<i>[Signature]</i>	6925 E. 4th St. #1885	480-874-1154	9/3/03
19. JAN DE DUBIE	<i>[Signature]</i>	7770 E. CAMELBACK RD	480-994-5411	9-3-03
20. Stephen McConnell	<i>[Signature]</i>	6700 E. Solano Dr. PV	480-951-2999	9-3-03

We, the undersigned, support the development of the Scottsdale Waterfront Project located at the corner of Scottsdale and Camelback Roads in a configuration of residential, office, and retail uses, including two 135 feet mid rise condominium buildings, not including mechanical and architectural appurtenances. We believe that this project will revitalize downtown Scottsdale while providing development compatible to existing residential areas, that minimizes noise and traffic impacts on downtown Scottsdale neighborhoods, and maximizes open space.

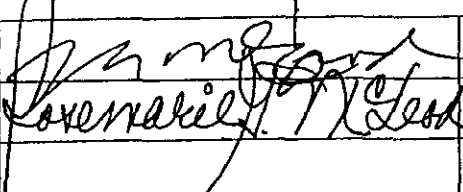
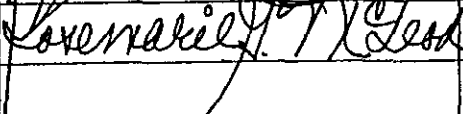
Name

Signature

Address

Phone

Date

Name	Signature	Address	Phone	Date
1. Glen McLeod		8100 E Camelback Rd	(480) 949 5767	9/3/05
2. Rosemarie McLeod		" " "	" "	" "
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4.				
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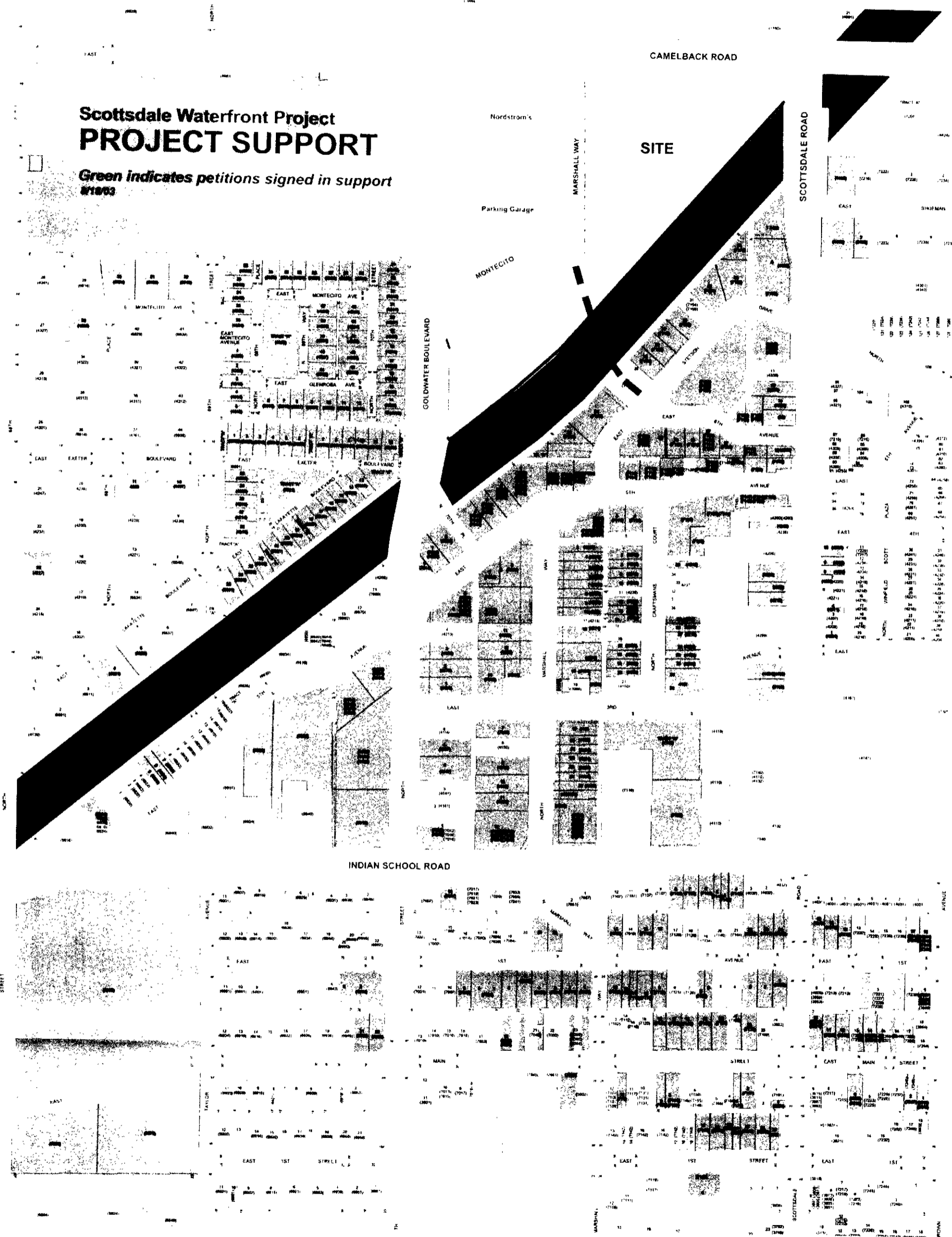
Name	Signature	Address	Phone	Date
1. Jennie Kireopoulos	Jennie Kireopoulos	7761 E. Mountain	947-5247	8-27-03
2. CHRISTOPHER KIROPOULOS	Chris Kireopoulos	7675 E. McDowell	840-0408	8-27-03
3. Steve Kireopoulos	Steve Kireopoulos		947-5247	8-27-03
4. BAKER	Baker	8354 E. SAN SEBASTIAN DR.	609.999.2493	9-3-03
5. DONNA YURIC	Donna Rae Yuric	"	480-556-4690	9-3-03
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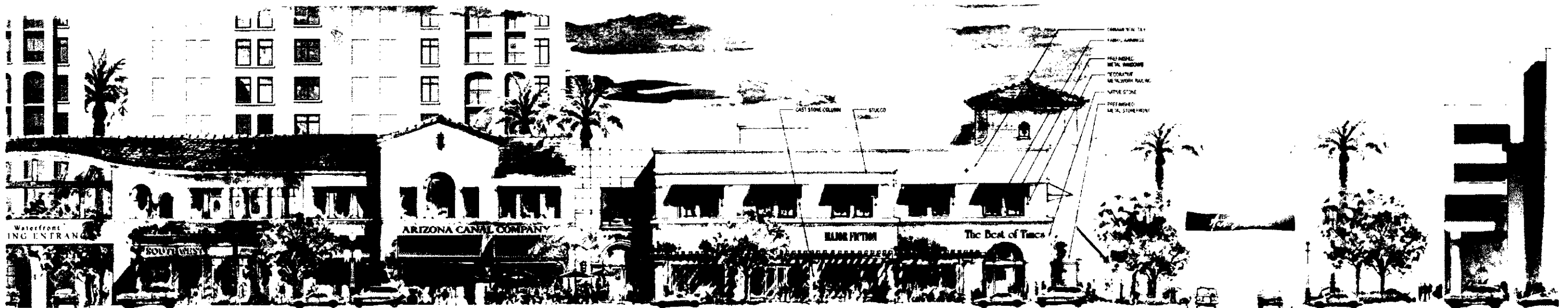
Downtown Vision Principles

- Preserve character & scale of existing specialty districts
- Locate major economic drivers outside specialty districts
- Emphasize unique regulations & guidelines for downtown districts
- Revitalize downtown using strategic infrastructure investment, financial & small business assistance, revised regulations & ordinances
- Take a more direct role in the provision & management of downtown parking, circulation & signage

Scottsdale Waterfront Project PROJECT SUPPORT

Green indicates petitions signed in support
#1003

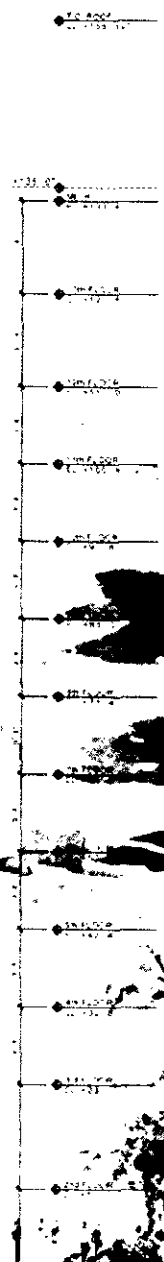




CAMELBACK ROAD ELEVATION (LOOKING SOUTH)
 Scottsdale Waterfront **A3.3**
 Scottsdale Waterfront, L.L.C.



2 8 16



CAST STONE LEANING
 METALWORK RAILING
 NATIVE STONE
 SUBSTRATE OF CLASSIC CARL
 PREFINISHED
 METAL WINDOWS
 STUCCO





EAST SIDE CORNER
 TALL ROOF
 EAST SIDE CORNER
 DECORATIVE METALWORK RAILING
 EAST SIDE CORNER
 NATIVE STONE (BLACK OAK OR PLAIN OAK)
 STEEL
 POLYURETHANE METAL WINDOWS
 EAST SIDE CORNER
 NATIVE STONE (LIGNUM BROWN OR SERRAVALLO)



0 8 16



EAST ELEVATION

WEST ELEVATION



0 8 16

EAST & WEST ELEVATIONS
Scottsdale Waterfront
 Scottsdale Waterfront, L.L.C.





RESIDENTIAL
Scottsdale Waterfront
Scottsdale Waterfront, L.L.C.





SEC CAMELBACK ROAD & MARSHALL WAY
Scottsdale Waterfront
Scottsdale Waterfront, L.L.C.



August 19, 2002

MIDWAY CAMELBACK ROAD
Scottsdale Waterfront
Scottsdale Waterfront, L.L.C.



SWC CAMELBACK ROAD & SCOTTSDALE ROAD
Scottsdale Waterfront
Scottsdale Waterfront, L.L.C.

PLANT MATERIALS

STREETSCAPES

- Primary Street Trees**
 Palo Verde: *Cercidium praecox*
 Mt. Ash: *Pistacia atlantica*
 Shamel Ash: *Fraxinus uhdei*
- Accent Trees:**
 Texas Mountain Laurel: *Sophora secundiflora*
 Yellow Olive: *Thevetia peruviana*
 Palms: *Palmeria variegata*, *Phoenix*, *date palm*, *Washingtonia robusta* or *arborescens*, *Washingtonia*, *Jacaranda*
- Jacaranda**
Jacaranda mimosifolia
- Other Materials:**
 Annuals
Cougarvillea variegata
 Agave
 Nerolus
Lantana montevidensis
 Box wood
Vibiscus tricuspidatus
 Other plant materials

PLAZAS AND PERFORMANCE SPACE

- Trees**
 Jacaranda: *Jacaranda mimosifolia*
 Magnolia: *Magnolia grandiflora*
 Texas Mountain Laurel: *Sophora secundiflora*
 Native Mesquite: *Prosopis juliflora*
 Mexican Bird of Paradise: *Cassipouira arborescens*
 Mt. Ash: *Pistacia atlantica*
 Shamel Ash: *Fraxinus uhdei*
 Citrus varieties
- Shrub/Spice:**
 Bougainvillea: *Bougainvillea variegata*
 Yellow Olive: *Thevetia peruviana*
 Pycnanthus: *Pycnanthus rotundifolius*
 Pittosporum: *Pittosporum tobira*
 Lantana: *Lantana montevidensis*
 Arabian Jasmine: *Jasminum sambac*
 Hibiscus: *Hibiscus rosa-sinensis*
 Annuals
- Grass/evergreen/deciduous:**
 Turf
 Trailing Indigo Bush: *Mitrasacme* and *date grass*
 Yellow Oats: *Woodsia treleasei*
 Penstemon
 Cornus
penstemon sp.
cornus allamanchensis

NOTE: Plant materials are shown to illustrate character and concept. Detailed landscape plans to be approved by staff consistent with the concept plan.

GOLDWATER BOULEVARD STREETSCAPE
 - Compatible with existing materials on Goldwater
 - Create buffer between project and neighborhood to the west

THE GARDEN
 - Theme to be developed, such as:
 - shade
 - desert/early Arizona plant theme
 - sculpture garden
 - sensory garden
 - Scottsdale history/pioneers garden
 - Quiet, a refuge, compatible with residential uses nearby

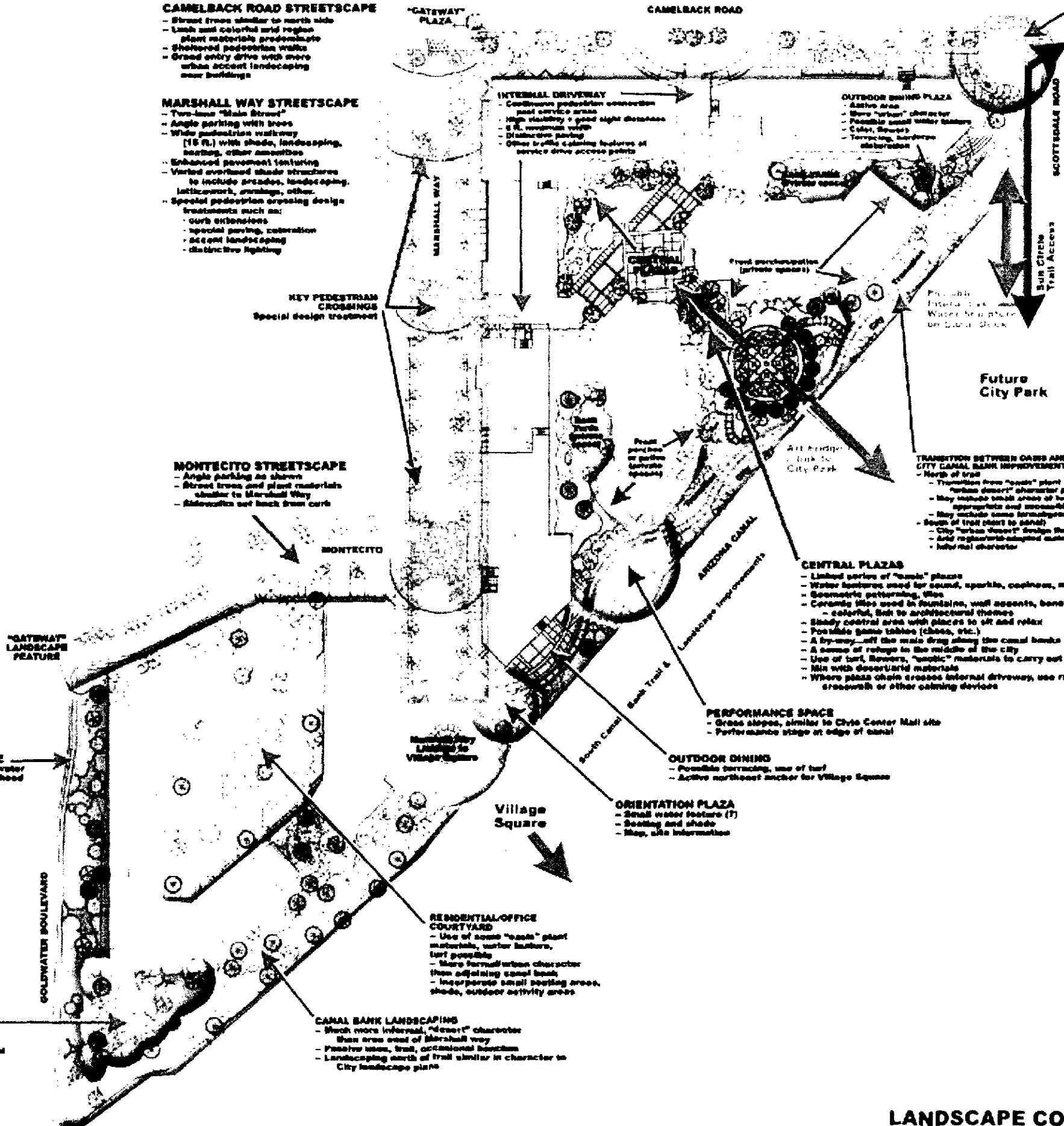
CAMELBACK ROAD STREETSCAPE
 - Street trees similar to north side
 - Lush and colorful arid region plant materials predominate
 - Sheltered pedestrian walks
 - Grand entry drive with more urban accent landscaping near buildings

MARSHALL WAY STREETSCAPE
 - Two-lane "Main Street"
 - Angle parking with trees
 - Wide pedestrian walkway (15 ft.) with shade, landscaping, benches, other amenities
 - Enhanced pavement detailing
 - Vertical overhead shade structures to include awnings, landscaping, latticework, grilles, other
 - Special pedestrian paving design treatments such as:
 - Curb extensions
 - Special paving, coloration
 - Accent landscaping
 - Distinctive lighting

MONTECITO STREETSCAPE
 - Angle parking as shown
 - Street trees and plant materials similar to Marshall Way
 - Sidewalks set back from curb

RESIDENTIAL/OFFICE COURTYARD
 - Use of some "basic" plant materials, water features, turf possible
 - More formalized character than adjoining canal bank
 - Incorporate small seating areas, shade, outdoor activity areas

CANAL BANK LANDSCAPING
 - Much more informal, "desert" character than area east of Marshall way
 - Passive uses, turf, occasional benches
 - Landscaping north of trail similar in character to City landscape plans



CORNER PLAZA
 - Monumental sculpture
 - Scottsdale history theme
 - Symbolic
 - Primary view is from east
 - Entices people toward canal

INTERNAL DRIVEWAY
 - Continuous pedestrian connection
 - Pool service areas
 - High visibility & good sight distances
 - 8 ft. minimum width
 - Distinctive paving
 - Other traffic calming features of service drive access paths

OUTDOOR DINING PLAZA
 - Active area
 - More "urban" character
 - Possible small water feature
 - Color, Benches
 - Terracing, horizontal orientation

Future City Park
 - Possible internal link
 - Water feature on public deck

TRANSITION BETWEEN GARDEN AND CITY CANAL BANK IMPROVEMENT DESIGN
 - North of trail
 - Transition from "basic" plant materials to "urban desert" character per City plans
 - May include small areas of turf where appropriate and accessible to pedestrians
 - May include some formalized geometric elements
 - South of trail (not to detail)
 - City "urban desert" design theme
 - Arid region/adapted materials
 - Informal character

CENTRAL PLAZAS
 - Linked series of "basic" plazas
 - Water features used for sound, sparkle, coolness, movement
 - Geometric patterning, tiles
 - Ceramic tiles used in fountains, wall accents, benches, paving
 - colorful, link to architectural themes
 - Shady central area with places to sit and relax
 - Possible game tables (chess, etc.)
 - A by-way off the main drag along the canal bank
 - A sense of refuge in the middle of the city
 - Use of turf, Benches, "basic" materials to carry out theme
 - Mix with desert/adapted materials
 - Where plaza chain crosses internal driveway, use raised crosswalk or other calming devices

PERFORMANCE SPACE
 - Grass slopes, similar to Civic Center Mall site
 - Performance stage at edge of canal

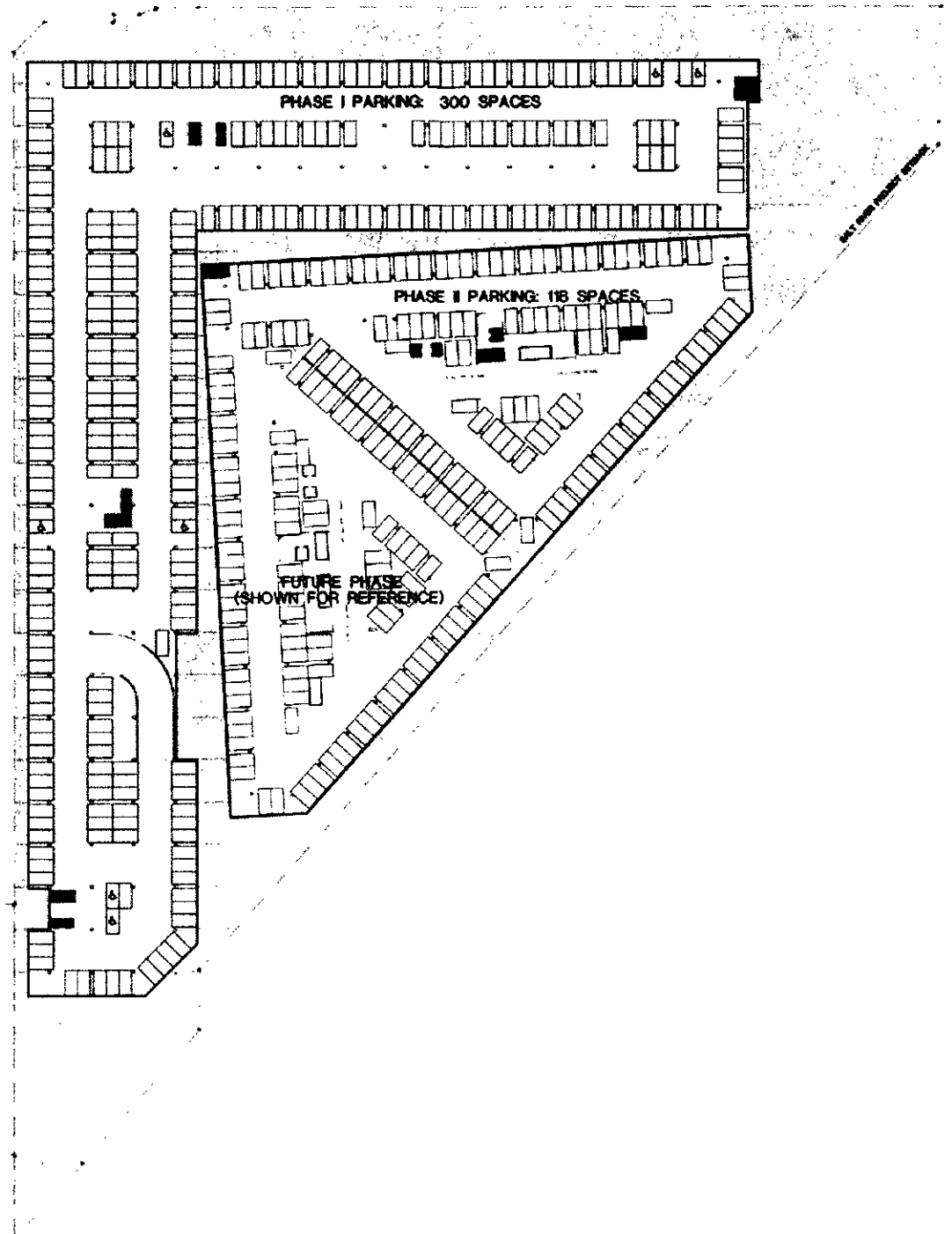
OUTDOOR DINING
 - Possible terracing, use of turf
 - Active northwest anchor for Village Square

ORIENTATION PLAZA
 - Small water feature (?)
 - Seating and shade
 - Map, site information

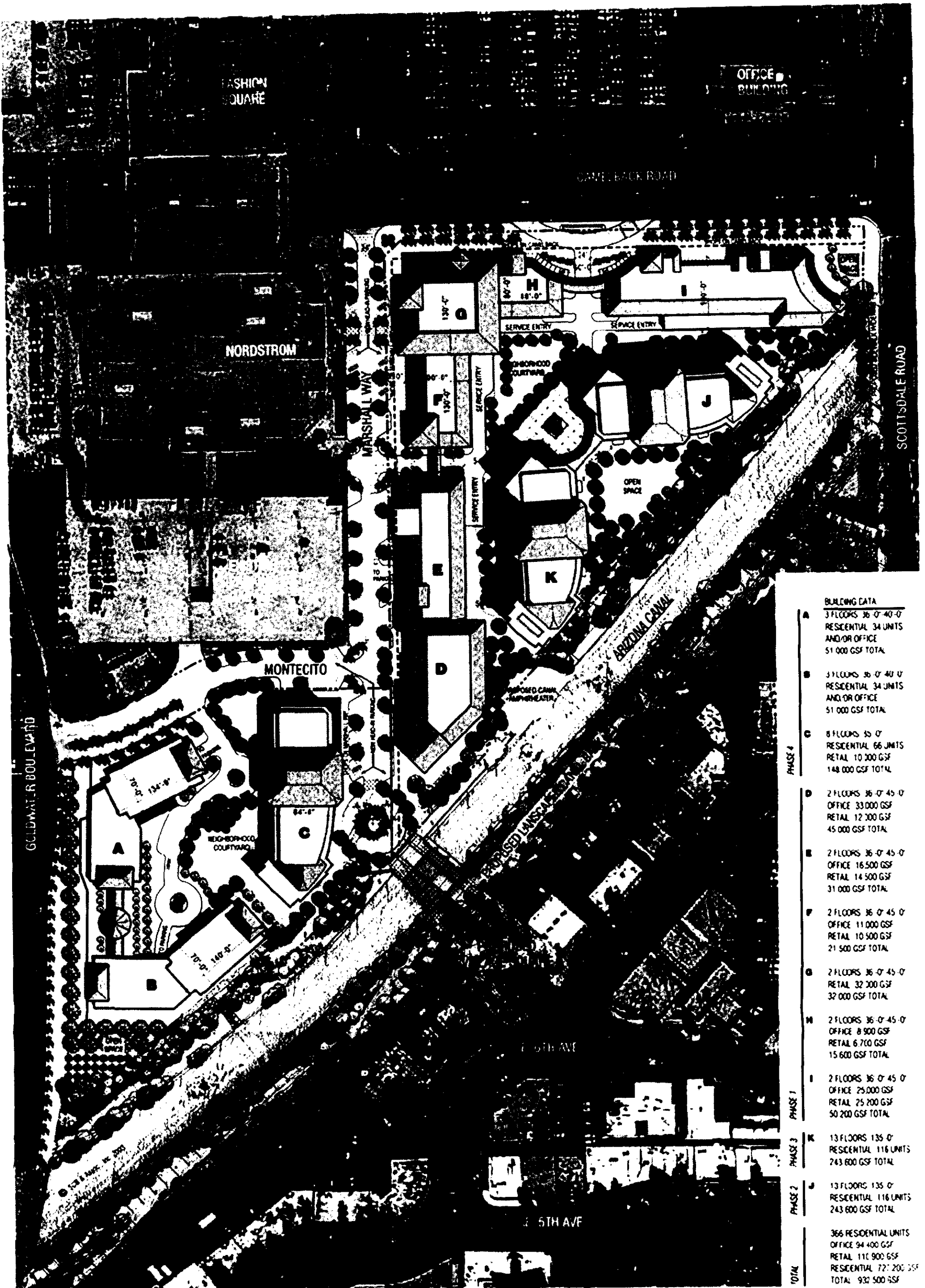
9-05-2003

LANDSCAPE CONCEPT PLAN

Scottsdale Waterfront
 Scottsdale Waterfront, L.L.C.



0' 40' 80'



BUILDING DATA	
A	3 FLOORS 36'-0" 40'-0" RESIDENTIAL 34 UNITS AND/OR OFFICE 51,000 GSF TOTAL
B	3 FLOORS 36'-0" 40'-0" RESIDENTIAL 34 UNITS AND/OR OFFICE 51,000 GSF TOTAL
C	8 FLOORS 45'-0" RESIDENTIAL 66 UNITS RETAIL 10,300 GSF 148,000 GSF TOTAL
D	2 FLOORS 36'-0" 45'-0" OFFICE 33,000 GSF RETAIL 12,300 GSF 45,000 GSF TOTAL
E	2 FLOORS 36'-0" 45'-0" OFFICE 16,500 GSF RETAIL 14,500 GSF 31,000 GSF TOTAL
F	2 FLOORS 36'-0" 45'-0" OFFICE 11,000 GSF RETAIL 10,500 GSF 21,500 GSF TOTAL
G	2 FLOORS 36'-0" 45'-0" RETAIL 32,300 GSF 32,000 GSF TOTAL
H	2 FLOORS 36'-0" 45'-0" OFFICE 8,900 GSF RETAIL 6,700 GSF 15,600 GSF TOTAL
I	2 FLOORS 36'-0" 45'-0" OFFICE 25,000 GSF RETAIL 25,200 GSF 50,200 GSF TOTAL
J	13 FLOORS 135'-0" RESIDENTIAL 116 UNITS 243,600 GSF TOTAL
K	13 FLOORS 135'-0" RESIDENTIAL 116 UNITS 243,600 GSF TOTAL
TOTAL	366 RESIDENTIAL UNITS OFFICE 94,400 GSF RETAIL 110,900 GSF RESIDENTIAL 727,200 GSF TOTAL 932,500 GSF

SITE PLAN
Scottsdale Waterfront
 Scottsdale Waterfront, L.L.C.

08.07.03

0 60'

