

NEIGHBORHOOD INVOLVEMENT REPORT FOR
SAFEWAY AT THE SUMMIT PROPOSED FUEL SERVICES
77-PA-2006

Safeway and Donahue Schriber, owner of The Summit shopping center, undertook a comprehensive community outreach program in preparation for filing a formal application for a Conditional Use Permit for the proposed Safeway fuel services at The Summit. On January 23, 2006, Safeway and their consultants met with Bob Vairo, Linda Whitehead and Judy Wegman of the Coalition of Pinnacle Peak (COPP) to review the fuel services proposal, receive their input and advise COPP that Safeway was going to file for a pre-application meeting with the City of Scottsdale on the Use Permit.

At that initial meeting, COPP representatives acknowledged their understanding of Safeway's desire to provide fuel services and "reinforce" their viability at The Summit. They advised Safeway to meet with surrounding homeowners associations, specifically Terravita and Windfield, to obtain additional neighborhood input. One concern expressed by COPP representatives was related to the size of the kiosk and whether it would be manned and what services/products it would offer, because of a concern relative to the activity it could generate. Other concerns discussed included the hours of operation at the fuel services/kiosk, sensitivity of architecture, screening, lighting, traffic, and the potential for inclusion of a car wash. It was explained that there would not be a car wash. A primary concern was that the fuel services and kiosk should have the same hours of operation as the Safeway grocery store and not be a 24-hour operation.

Subsequently contacts were made by telephone with Louise Harkinson and Mike Fee of the Terravita Community Association, Susan Kuikman of the Windfield Homeowners Association, John Lutich and Al Schmelz of Las Piedras, and representatives of the Solstice Community, to schedule homeowners meetings. The attendance lists for all meetings, including the open house held on-site, are attached to this report.

A meeting with the Terravita Homeowners Association was held on March 7, 2006. At the Terravita meeting, residents expressed concerns about traffic, including potential additional signalization, stacking in the southbound Scottsdale Road median for left turns into Safeway, left turns out of the Safeway driveway, reduction of speed on Scottsdale Road, deceleration lanes and impacts on Terravita residents, particularly with potential U-turns being made at their southern entry gate if cars are not able to turn left out of Safeway. Safeway explained that a traffic study would be submitted as part of the Use Permit application and that site directional signage would be provided to direct fuel service customers and other center shoppers to the traffic signal at Scottsdale Road and Ashler Hills for southbound exit to help avoid the U-turn movement. Other concerns expressed were control of lighting for Terravita residents across Scottsdale Road, noise and hours of operation. A number of Terravita residents said they would not mind having the convenience of fuel services in this location if all the impacts could be addressed. One resident, however, claimed that Donahue Schriber had agreed in writing not to have a service station use, which allegation was later established to be incorrect.

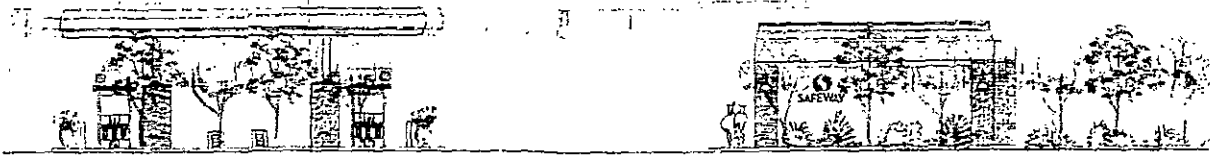
The Las Piedras Homeowners Association meeting was held on March 29, 2006, with attendance by Solstice, Terravita and COPP representatives as well. Although it was acknowledged that "a lot of people" may favor having fuel services at The Summit, the residents at the meeting said that there were outstanding issues that needed to be addressed. The issues discussed were essentially those raised at the previous Terravita and COPP meetings. In response to a question about the number of pumps, it was clarified that there were eight (8) pumps, each of which would have two (2) nozzles for a total of potentially 16 cars being served. The two major issues identified at this meeting were the size of the kiosk and whether it would be a manned walk-in kiosk or limited to walk-up sales only, and the elimination of a 24-hour fuel services use with hours of operation the same as those of the Safeway grocery store. It was again expressed that COPP had worked closely with Safeway for many years and wanted Safeway to succeed, but that it was important to address these issues in light of the surrounding upscale residential neighborhood.

The Windfield Homeowners Association meeting was held on April 6, 2006. It was explained that Safeway, in response to community comments, had addressed the two major concerns previously expressed by making the kiosk a smaller, walk-up facility and agreeing to limit the hours of operation of the fuel services/kiosk to the same hours as the Safeway market. The Windfield residents who attended were generally supportive of Safeway's proposed fuel services. A few of the same screening, lighting and traffic issues were discussed. Responses were provided to questions about signage and signage lighting, internal shopping center circulation, and the size of and type of trees used for screening. Other questions related to whether or not air and water services would be provided, what kind of security would keep people from congregating in the area, and environmental impacts and floodplain considerations for tank installation, were also addressed by Safeway representatives. There was a concern that additional traffic be avoided on Dove Valley and it was asked whether or not the City would consider a traffic signal at Dove Valley.

In addition to the individual HOA meetings, an open house was held at the proposed fuel services site at The Summit on April 11, 2006. The attached open house notice letter was sent to property owners within 1,000 feet of the entire Summit center, not just within 750' of the fuel services site as would have been required. The Affidavit of Mailing is included. The Project Under Consideration sign with all required information was posted on the site as shown on the attached Affidavit of Posting. At the open house meeting, Safeway distributed the attached April 10, 2006 summary of the proposal and explanation of the changes made in response to neighborhood concerns. It was pointed out that the kiosk would not be a walk-in type but rather a walk-up manned kiosk, which had been reduced from 850 square feet to approximately 250 square feet. It was also explained that, at the request of area residents, the fuel services and kiosk would be open during the same hours as the Safeway store and closed for business when the store is closed. Some attendees expressed concerns about pedestrian/vehicular traffic conflicts, ground pollution, site directional signage, trash pickup and containment of car and truck headlights, all of which are being addressed by Safeway and Donahue Schriber. Those in attendance at the open house were also generally supportive of the fuel services proposal as long as screening, lighting, traffic and environmental impacts were addressed.

Safeway has also received approximately eight (8) telephone calls from area residents supporting the provision of fuel services at The Summit, and only one opposed.

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SAFeway AT THE SUMMIT PROPOSED FUEL SERVICES

- The Summit shopping center is zoned C-2, and a service station is allowed by the zoning upon the approval of a Conditional Use Permit application after public hearings by the Scottsdale Planning Commission and City Council. The application and public hearing process is expected to take several months.
- The Safeway fuel services are to be located on the parking lot area immediately south of the existing Safeway driveway (North Summit Driveway) on a site identified for an additional pad tenant on the approved Summit site plan.
- The existing graded pad site will be revegetated to add more desert open space, and substantial landscaping is also proposed to be added to screen the fuel services from Scottsdale Road and neighbors to the west.
- The fuel service facilities, including eight (8) fuel pumps (could service up to 16 cars) and a small walk-up kiosk, will be located over 200 feet from the Scottsdale Road right-of-way behind the existing scenic corridor and retention basin.
- The fuel service islands and kiosk will incorporate the same environmental sensitivity and high quality architectural design of Safeway and The Summit including materials, stacked stone and others, colors and accent features such as the plant pots, to make it compatible with the area.
- The walk-up kiosk has been reduced to approximately 250 S.F. It will offer very limited items for sale and be open and operating during the same hours that Safeway is open (6:00AM to 11:00PM). During the hours the Safeway store is closed for business, the fuel station and kiosk will also be closed for business.
- The fuel service canopies will be limited to 17' 9" in height with recessed lighting and meet all other City requirements.

April 10, 2006

SAFEWAY / Scottsdale Road & Dove Valley

April 11, 2006

PLEASE SIGN IN

Name (please print)	Address / City & State / Zip	Phone
Gil & Helene Lustig	2466 E. Quoin Sage Way Scottsdale, AZ 85262	480-575-9175
Mark McBRAN & Diane	6455 E. Bramble Berry Ln Scottsdale, AZ 85262	
Bob Vairo	10040 E. Happy Valley Rd. #451 Scottsdale, AZ 85258	
Rick Thinel	6521 CRESTED SAGUARO SCOTTSDALE AZ 85262	480 595 8874
Paul Adam	6574 E. CRESTED SAGUARO SCOTTSDALE, AZ 85262	
Bill Annan	2059 E. SHOOTING STAR WAY SCOTTSDALE AZ 85262	
Toni Gruener	6868 E. Nightingale Star Cr. Scottsdale az 85262	
Martha & Steve Goode	7533 E. Camino Solida Del Sol Scottsdale, AZ 85262	
Keith Wanner	7136 E. BURNSIDE TRAIL SCOTTSDALE AZ 85262	
ALEX KLEIN	7355 E. EAGLE FEATHER RD SCOTTSDALE, AZ 85262	480-595-3976

April 11, 2006

Name (please print) _____

Address / City & State / Zip

Phone

34522 N. SCOTTSDALE
RD. SCOTTSDALE AZ

480-488 -
0087

Glen Ford

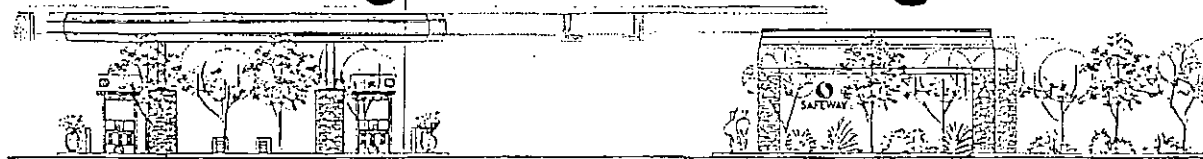
32015 N. 71ST STREET,
SCOTTSDALE, AZ 85262

KAREN FORD

32015 N. 71ST STREET
SCOTTSDALE, AZ 85262

Bob London

7042 E Shooting Star Way
Scottsdale, AZ 85262



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April 10, 2006

SAFEWAY / Scottsdale Road & Dove Valley
WINFIELD HOMEOWNERS ASSOCIATION

April 6, 2006

PLEASE SIGN IN

Name	Address / City & State / Zip	Phone
GLORIA + DAVID TALBERT	1963 E. Evening Glow Dr Scottsdale AZ 85262	
Jaret Giannini	7439 Sunset Sky Cir Scottsdale 85262	
Harlan - Betty Wolf	33269 N. 78th Pl Scottsdale, AZ 85262	
Robert & Lynn McAlhany	7277 E. COMMAN SKY Scottsdale 85262	
Beverly & George Ribar	7489 E. Soaring Eagle Scottsdale 85262	
Stanley and Renee Balit	7455 E. Sunset Sky Circle Scottsdale, AZ 85262	
Ronald Kober Suzanne Kober	33580 N. 78th PLACE SCOTTSDALE AZ 85262-4250	
Marie Doherty	7344 E. Evening Glow Dr Scottsdale, AZ 85262	
L. K. MELNICK HELENA MELNICK	7979 E. Evening Glow Dr SCOTTSDALE, AZ 85262	
Wes Stock	33597 N. 79th St. Scottsdale, 85262	

SAFEWAY / Scottsdale Road & Dove Valley
WINFIELD HOMEOWNERS ASSOCIATION

April 6, 2006

PLEASE SIGN IN

Name	Address / City & State / Zip	Phone
<i>Wm. J. Hubbs</i>	<i>7675 E. Springlight Way Scottsdale AZ 85262</i>	
Martell Hilmar & Paula	7312 E Soaring Eagle Way Scotts, AZ 85262	
Nina & Bill Leiser	33625 N. 79th St. Scottsdale, AZ 85262	
Stan & Roberta Marks	33118 N. 74th Place Scottsdale, AZ 85262	
<i>B. Hanelman</i>	<i>7667 Shooting Star Way Scottsdale</i>	
NEIL & BONNIE COFFEY	7423 E. SUNSET DR CIR 85262	
IRA CRIDER	33094 N. 74th Pl. Scottsdale, AZ 85262	480 595 6823
Betty Zempfer	7267 E. Sunset Sky Circle Scottsdale AZ 85262	
Stu Klein	7338 E Sunset Sky Drive Scottsdale AZ 85262	
Joe Kelly	7344 E. Soaring Eagle Way Scottsdale, AZ 85262	

SAFEWAY / Scottsdale Road & Dove Valley
WINFIELD HOMEOWNERS ASSOCIATION

April 6, 2006

PLEASE SIGN IN

Name	Address / City & State / Zip	Phone
Bill Krasner	7396 E. Cameron St Scottsdale AZ 85262	
Barbara King	7315 E. SUNSET SKY DR, SCOTTSDALE, AZ, 85262	
IRA FERTIK	33624 N 78 TH PLACE SCOTTSDALE, AZ 85262	
ROBERT T. MC NEECE	7614 E. SHOOTING STAR WAY SCOTTSDALE, AZ 85262	
BOB MCGINNIS	7443 E. EVENING GLOW DR. SCOTTSDALE, AZ 85262	
JIM & KATHY DAY	7718 E. EVENING GLOW DR SCOTTSDALE, AZ 85262	
JACK GARDNER	7805 E. SHOOTING STAR	
KE COOK	7739 Evening Glow Dr	
P. P. POOW	7459 G. QUELSE	
W. T. O'NEILL	33144 N. 72 ND WAY	

3/7/06
Veronica

BRUCE DARTFELD 6227 E. AMBER SUN DR.

LEN WOLIN

6719 E. AMBER SUN DR.

JAM FRANK

33863 N. 70th WAY

Stanley Tutman

6087 E. EVENING GLOW DR.

PAUL SCHARR 6574 E. CROSSED

SAGUARO LN.

JERRY GONTO 6528 E. WHISPER MESQUITE TR

Bill Gruener

6868 E. NIGHTINGALE STAR CIR

MATTHEW BEEL 6816 E. EAGLE FEATHER RD

Olga Geryak 7040 E. Eagle Feather Rd.

John Geryak 7040 E. Eagle Feather Rd.

Oscar Hawley 7011 E. Canyon Wren Circle

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Jane + John GUILD 33052 N. 71st Street

Garis Sneyers 7125 E. Hickman Way

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KEN LAVER 7007 E. THIRSTY CACTUS LN

Lynn Laver 7007 E. Thirsty Cactus Ln

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Michael DeAngelis " " "

David + Janet Bell 30425 N. Miller Rd

IAN GJR 7180 E. BAAO DR.

ART WINTER 7066 E. SHOOTING STAR WAY

Bill MATTHIAS 7044 E. CANYON WREN CIR

JAMES + JOSEPHINE BONANNO - 6808 E. AMBER SUN DR.

George Stuchin 32723 N. 70th ST.

DeLores Blackman 6749 E. NIGHTINGALE STAR

Judith Wiegman 9730 E. Adobe Dr - 85255

Pete Fredrickson 7607 E. Mary Sharon Scottsdale 85262

3-29-06

Safeway / Scottsdale & Deer Valley

Las Piedras / Salstice

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Wynn P. Aohett 32874 W 74th Way Scottsdale 480-773 1493

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Lee Englund 6519 E. Amber Sun Dr.

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