



May 25, 2010

Re: *Optima Sonoran Village Alley Abandonment Request (Case 3AB-2010)*

Dear Neighbor:

In conformance with City of Scottsdale requirements we are sending this letter to notify you of our request to abandon a portion of the alley along the southern edge of the Optima Sonoran Village property, the old Orchidtree Apartments, located at the southeast corner of Camelback and 68th Street in Scottsdale. We are making this application only after discussions with the 5 property owners directly south of the alley. The abandonment request does not include the north-south alley that serves the neighborhood to the south.

Optima, the architect and developer of the award winning Optima Camelview Village, is currently working on an application with the City of Scottsdale to create an architecturally significant entry into Downtown and successfully execute its award-winning environmentally sensitive, green building principles and lush landscaping for the redevelopment of the old abandoned Orchidtree Apartments within Downtown.

The proposed development, Optima Sonoran Village will contain 6 acres of open space (on an 8.5-acre site) located around the perimeter and within courtyard areas while respecting the character of the adjacent neighborhoods. As part of the approval process we are requesting abandonment of a portion of the alley along the southern edge of the property as part of our redevelopment of the current site and to provide a larger landscape buffer. As part of the redevelopment Optima will be placing the overhead electrical lines on the south side of the alley underground and creating a significant landscape buffer by not only maintaining the existing oleander hedge on the south side of the alley, but also planting a row of new mature trees along the southern and western edges of the site, and resurfacing the alley with a natural decomposed granite surface, thus maintaining existing service access to the adjacent properties.

Please be advised that a public meeting before the Scottsdale Planning Commission and City Council are planned to review this abandonment request along with the zoning application. You will receive notices from the City regarding any upcoming public meetings.

In the meantime, please feel free to contact Sarah Dorn or Claudia Neal of Technical Solutions who have been meeting with the neighbors at (602) 957-3434 or sdorn@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for this project is Brad Carr who can be reached at (480) 312-7713 or bcarr@scottsdaleaz.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Hovey Jr." with a stylized flourish at the end.

David Hovey Jr., AIA

