

**Neighborhood Notification**  
**Open House Information**  
**Citizen Comments**  
**Affidavit of Posting**  
**Site Sign**  
**Legal Protest**



## **CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**

**Southeast Corner of McDowell and Scottsdale Road**

**SkySong**

September 3<sup>rd</sup>, 2014

### **Overview**

This citizen outreach and neighborhood involvement report is being performed in association with a request to amend the existing zoning requirements to allow for a reallocation of permitted square footage of approximately 38.27+/- gross acres located at the southeast corner of McDowell and Scottsdale Road. The request is to reallocate the approved 1.29 million square feet of the PCD site by increasing building heights from 60' up to a possible 90' as well as increasing open space. As part of the request, this citizen review and neighborhood involvement report has been prepared and will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process.

### **Community Involvement**

Outreach into the community via phone calls, emails, and personal meetings has been ongoing since March and will continue throughout the process. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the request and will be contactable via telephone and email to answer any questions as well.

Surrounding property owners and other interested parties were noticed via first class mail regarding the zoning request. This notification contained information about the request, contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding a Neighborhood Open House that took place on Tuesday, August 19<sup>th</sup>, 2014 for anyone who wished to learn more about the request. This Open House was held at the the

current SkySong site (1475 N. Scottsdale Road) from 5:00 p.m. to 6:00 p.m. 9 interested parties attended the Open House and all of them were supportive of the project.

Prior to the Open House, members of the outreach team met with the Board of Directors of the Scottsdale Gateway Alliance to gather input and suggestions regarding the proposal. Board members were supportive of the proposed plan and pleased about the potential positive impact it would have on activation of McDowell Road.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the request.

Attachments:

Notification letter  
Notification list  
Sign-in sheets  
Comment Cards  
Affidavit of posting



August 8, 2014

Dear Neighbor:

We are excited to tell you about an upcoming request to the City of Scottsdale that will provide opportunities for the continuing success of SkySong, located at the southeast corner of Scottsdale and McDowell Roads. SkySong is proposing to amend the existing zoning requirements on the site to allow for the reallocation of their permitted square footage. This request does not ask to increase their existing approved allocation of 1.29 million square feet. In addition, we are requesting an increase in building height on a portion of the site to allow building height of 90', rather than the current permitted height of 60'. These changes will allow for additional flexibility to attract and accommodate new and exciting tenants and to be responsive to the changing technology market demands, as well as to add more open space to the site.

We are pleased to invite you to attend an open house to discuss our proposal. The open house will be held on Tuesday, August 19, 2014 from 5 p.m. to 6 p.m. in Room SS1 249 – the Imagination Room – of SkySong , located at 1475 N. Scottsdale Road.

If you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434 or [info@technicalolutionsaz.com](mailto:info@technicalolutionsaz.com). The City of Scottsdale Project Coordinator for the project is Greg Bloomberg, who can be reached at 480-312-4306.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon Harper". The signature is fluid and cursive, written in a professional style.

Sharon Harper  
President & CEO  
Plaza Companies  
Master Developer for SkySong

SkySong  
Neighborhood Input Card

PRINT NAME MARC VALENZUELA  
ADDRESS 4707 E. McDowell RD CITY Phoenix ZIP 85008  
PHONE 480-867-1759 EMAIL valenzuela.marc.90@gmail.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

SkySong has been great at bringing  
a new feel and life to South Scottsdale. They  
are vital to the future success of the area  
~~and~~ A little extra light might  
would help the development look good.

Technical Solutions • 4350 E Camelback Rd, Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

SkySong  
Neighborhood Input Card

PRINT NAME TERI JOHNSON  
ADDRESS 42370 W. Hillman CITY Maricopa ZIP 85138  
PHONE 4808841870 EMAIL \_\_\_\_\_

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Sky Song development has been  
beautifully designed & constructed  
to-date & plans for future  
will enhance & provide  
for needed growth/maturity.

Technical Solutions • 4350 E Camelback Rd, Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**SkySong  
Neighborhood Input Card**

PRINT NAME KELLY SANDIN  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE (602) 516-2565 EMAIL \_\_\_\_\_

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

I THINK THE RENDERINGS OF THE TALLER  
BUILDINGS ARE BEAUTIFUL. IT WILL MAKE FOR  
A MORE DYNAMIC CAMPUS OF BUILDINGS.

Technical Solutions • 4350 E Camelback Rd , Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**SkySong  
Neighborhood Input Card**

PRINT NAME Kristie Foushee (work in the area)  
ADDRESS 373A E Encanto St CITY Mesa ZIP 85205  
PHONE 602 692 2404 EMAIL kfoushee@psi.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

The neighborhood has transformed with the development  
of the apartments and the demographic profile. I  
think adding services that can complement the  
profile & meet their needs will propel the neighborhood  
further & make the area more desirable to live &  
therefore ultimately work.

Technical Solutions • 4350 E Camelback Rd , Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

SkySong

Neighborhood Input Card

PRINT NAME

Lebbie Jones

ADDRESS

6500 Greenville Suite 600

CITY

Dallas

ZIP

75206

PHONE

214-890-5000

EMAIL

djones@lpsi.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Beautiful Building! Extremely well done.  
I never wanted SkySong. Best thing that  
happened to our neighborhood.

4

SkySong

Neighborhood Input Card

PRINT NAME

ASHLEY METCALF

ADDRESS

1301 N Scottsdale Rd

CITY

Scottsdale

ZIP

85257

PHONE

480.421.0121

EMAIL

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

I think the proposed projects  
is a great enhancement for  
the area. I'm happy to see new  
development

**SkySong**  
**Neighborhood Input Card**

PRINT NAME Kristyn Ramsey  
ADDRESS 1301 N. Scottsdale CITY Scottsdale ZIP 85257  
PHONE 480-421-0121 EMAIL Kramsey@lpsi.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

The project is a great addition to the neighborhood  
and a nice welcome. Anything that can help  
increase the positive perception that currently  
exists is appreciated and welcome.



PLAZA  
COMPANIES 

**ASU** Foundation  
*for a NEW AMERICAN UNIVERSITY*  
ARIZONA STATE UNIVERSITY

**SKYSONG**  
SCOTTSDALE ROAD & SKYSONG BLVD.  
SCOTTSDALE, ARIZONA



**Bd**  
**co**  
Builder Design Group, Inc.  
ARCHITECT & PLANNER



# Affidavit of Posting

**Required: Signed, Notarized originals.**

Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: TBD

Project Name: Sky Song

Location: SEC Scottsdale Road & McDowell Road

Site Posting Date: 8/8/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

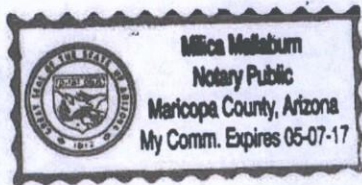
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Stephanie Fisher  
Applicant Signature

8-8-14  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 8th day of August 2014



Mica Melburn  
Notary Public

My commission expires: 05-07-2017

## City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting

Date: 08/19/2014

Time: 5:00 – 6:00 PM

Location: ASU Sky Song, 1475 N. Scottsdale Rd., SS1 249 Imagination

Site Address: SEC Scottsdale Rd & McDowell Rd

### Project Overview:

- Description of Request: Amend the existing zoning entitlements to allow for relocation of square footage and an increase in building height.

- Site Acreage: 38.27 +/-
- Site Zoning: PCD

Applicants Contact: John Berry  
Phone number: 480-385-2727

City Contacts: Greg Bloomberg  
Phone number: 480-312-4306

Case Number #: TBD

After submittal, project information is available at: [www.scottsdaleaz.gov/projects/ProjectsInProcess](http://www.scottsdaleaz.gov/projects/ProjectsInProcess)

Posting Date: 08/08/2014 –Penalty for removing or defacing sign prior to date of last hearing  
–Applicant Responsible for Sign Removal

08/08/2014 11:03







Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNTRY	APN
1215SR LLC	22214 N LA SENDA DR	SCOTTSDALE	AZ	85255	USA	13138012
74TH AND MCDOWELL APARTMENTS LLC	6623 N SCOTTSDALE RD	SCOTTSDALE	AZ	85250	USA	13117017
ANDREW WALTER HOLDINGS LLC	PO BOX 72882	PHOENIX	AZ	85050	USA	13118007
ARIZONA WHOLESALE PROPERTY CONNECTION LLC	4350 E CAMELBACK SUITE E120	PHOENIX	AZ	85018	USA	13138010C
ASUF SCOTTSDALE LLC (LEASE)	PO BOX 2260	TEMPE	AZ	85280	USA	13117014H
AUTOZONE DEVELOPMENT CORPORATION	123 S FRONT ST DEPT 8088	MEMPHIS	TN	38103	USA	13117018
AZ BEHAVIORAL HEALTH CORPORATION	1406 N 2ND ST	PHOENIX	AZ	85004	USA	13138008D
BEHARI KESHAV M	7056 E WILLET TA ST	SCOTTSDALE	AZ	85257	USA	12912056
BELL CARLTON E	7235 E CORONADO	SCOTTSDALE	AZ	85257	USA	13118009
BERKWITT ELLIOT/LORI	10242 W VILLA CHULA	PEORIA	AZ	85383	USA	12912052
BERT B MALOUF LLC/WILLIAM B MALOUF LLC	7025 E MCDOWELL RD 6	SCOTTSDALE	AZ	85257	USA	12912001Y
BIRD STEPHEN/PARKS CYNTHIA	1313 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912048
BOBS RESTAURANT OF AZ LEASE	539 N ARIZONA AVE	CHANDLER	AZ	85224	USA	12933020C
BOLEN ERIC W	1338 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912025
BROOKS BUILDINGS INC	7229 E 1ST AVE #201	SCOTTSDALE	AZ	85251	USA	12912001N
CHAPMAN MCDOWELL LLC	7455 W ORCHID LN	CHANDLER	AZ	85226	USA	12933019A
CITY OF SCOTTSDALE	7447 E INDIAN SCHOOL RD SUITE 100	SCOTTSDALE	AZ	85251	USA	13138009B
COLLINWOOD ARVIN/CAMIE JO	1331 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912051
CUCITRO CHRISTEL TR	7068 E WILLET TA ST	SCOTTSDALE	AZ	85257	USA	12912054
DAUWALDER PROPERTIES LLC	1800 N SCOTTSDALE RD	SCOTTSDALE	AZ	85257	USA	12933021
DEWAN MAHESH/KETAN	6831 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	USA	13118015
DHALIWAL GIAN S/JASBINDER K	2042 N ALMOND GROVE	MESA	AZ	85213	USA	13118090B
DOYLE MEGAN	1302 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912002
ENTERPRISE LEASING COMPANY	1444 W AUTO DR	TEMPE	AZ	85284	USA	13118087E
FILER C DON/SALLIE L	PO BOX 5783	CAREFREE	AZ	85377	USA	13118091G
GAVIN RYAN/MARY GRACE	1325 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912050
GITZLAFF ERIC R/MIRANDA GILBERT	7049 E LOMA LAND DR	SCOTTSDALE	AZ	85257	USA	12912074
GOODWIN KENNETH N & ELIZABETH ANNE	7055 E WILLET TA ST	SCOTTSDALE	AZ	85257	USA	12912024
GORDEN CHARLES DARWIN TR	4151 RICHEY RD	UKIAH	CA	95482	USA	13138004B
HILL CHRISTOPHER N	1301 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912046
INGRAHM NICHOLAS L	7327 E ALMERIA RD	SCOTTSDALE	AZ	85257	USA	13118022
JOHNSTON MARGARET/SCHAFFERT MARILYN/WALLACE G	1308 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912045
KOSCIOLEK ADAM/MIRELLA D	1826 W CALLE ESCUDA	PHOENIX	AZ	85085	USA	13138005A

LAMB ROBERT A/DONNA MARIE	412 GOLD LAKE CT	DANVILLE	CA	94506	USA	12912055
LANOUAR RIDHA/ANNE R	1702 N 73RD ST	SCOTTSDALE	AZ	85257	USA	13118016
LOVETT RYAN M/MAESTAS KELLI L	1714 N 73RD ST	SCOTTSDALE	AZ	85257	USA	13118014
MANITOU PROPERTIES L L C	1311 E BELL RD	PHOENIX	AZ	85022	USA	12913006H
MARCHBANKS JAMES L TR	7227 E CORONADO RD	SCOTTSDALE	AZ	85257	USA	13118008
MARTINEZ JOSEPH/FLORES ELIZABETH	7408 E BELLEVIEW ST	SCOTTSDALE	AZ	85257	USA	13136002
MCLEMORE WILLIAM T	7050 E CULVER ST	SCOTTSDALE	AZ	85257	USA	12912028
MCSHERRY DEE ANN	2736 E MINTON ST	MESA	AZ	85213	USA	13118010
MOLBREAK ZACHARY R	7255 E CORONADO RD	SCOTTSDALE	AZ	85257	USA	13118013
MORRISON JOANNA J	1319 N 71ST ST	SCOTTSDALE	AZ	852570000	USA	12912049
MOSS RICHARD W/HENRETTA	4431 E BERYL LN	PHOENIX	AZ	85028	USA	12913006G
MURRIETA ARNULFO N/MARY D TR	7049 E CULVER ST	SCOTTSDALE	AZ	85257	USA	12912043
NEUFELD MICHAEL	1332 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912026
NIETO JOSE/ANGELICA	7320 E ALMERIA	SCOTTSDALE	AZ	85257	USA	13118030
OSBORN ADELINE C	7044 E LOMA LAND DR	SCOTTSDALE	AZ	85257	USA	12912075
PERAZA MANNY	7323 E ALMERIA RD	SCOTTSDALE	AZ	85257	USA	13118021
PEREZ CELIA/CHAVARRIA CAROLINA	7306 E BELLVIEW ST #D	SCOTTSDALE	AZ	85257	USA	13138004A
PLANETA PROPERTIES LIMITED PARTNERSHIP AL	PO BOX 2118	SCOTTSDALE	AZ	85252	USA	13121137D
PRUETT TOBY R	1343 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912053
R&S GARDNER PROPERTIES LLC	5230 E WHITTON AVE	PHOENIX	AZ	85018	USA	13118031
RAMOS FERNANDO	7307 E ALMERIA RD	SCOTTSDALE	AZ	85257	USA	13118018
REINKE WESLEY C/KALI R	1225 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12913064
RITCHIE JONATHAN	1307 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912047
ROBISON GEORGE RYAN	447 BLYTHWOOD RD	TORONTO	ON	M4N1A8	CANADA	13138005B
RODRIGUEZ ARTURO	1326 N 71ST ST	SCOTTSDALE	AZ	85257	USA	12912027
ROSE GEORGE R/MICHELLE R	7308 E ALMERIA RD	SCOTTSDALE	AZ	85257	USA	13118032
SBI LEASING INC	1312 N SCOTTSDALE RD	SCOTTSDALE	AZ	85257	USA	12912001W
SEVENTY TWO FORTY LLC	PO BOX 87341	PHOENIX	AZ	850807341	USA	13138006A
SHERIDAN BILLY & ALICE M	7333 E ALMERIA	SCOTTSDALE	AZ	85257	USA	13118023
SHIPP LTD	PO BOX 356	SCOTTSDALE	AZ	85252	USA	13118091C
SILVER ERIC	7317 E ALMERIA	SCOTTSDALE	AZ	85257	USA	13118020
SKYSONG 2 LLC (SUBLEASE)	PO BOX 2260	TEMPE	AZ	85280	USA	13117014G
STEIMKE LUKE	7313 E ALMERIA RD	SCOTTSDALE	AZ	85257	USA	13118019
SWITZER RALPH V	PO BOX 27146	TEMPE	AZ	85285	USA	13138007A

SWITZER RALPH VINCENT III	12933 E TURQUOISE AVE	SCOTTSDALE	AZ	85259	USA	13138006B
TOLAND GORDON R	39071 N JACKSON	SPRING GROVE	IL	60081	USA	13138175
TRACY K KELLER REVOCABLE TRUST	1850 N 78TH ST	SCOTTSDALE	AZ	85257	USA	13136001
UNITED STATES POSTAL SERVICE	160 INVERNESS DR W #400	INGLEWOOD	CO	801125005	USA	12933001T
VALLEY NATL BK OF ARIZ	ERNST & YOUNG LLP P O BOX 1919	WICHITA FALLS	TX	76307	USA	13117003
WAFFLE SCOTTSDALE LLC	7340 E MCDOWELL RD	SCOTTSDALE	AZ	85257	USA	13118090A
WEHNER JAMES J	40 SPRU CIR	SCOTTSDALE	AZ	85251	USA	13118011
WELL DUNN LLC	9617 N 83RD WAY	SCOTTSDALE	AZ	85258	USA	13118091F
WENDT CHRISTOPHER A/SUSAN E	4306 E MORNING VISTA LN	CAVE CREEK	AZ	85331	USA	13118017
WILSON RONALD C/MARY L	4589 DRY CREEK RD	NAPA	CA	94558	USA	12912044
WOODRUFF BENJAMIN E/DIERDRE S	7249 E CORONADO RD	SCOTTSDALE	AZ	85257	USA	13118012
YEE WILLIE M/JANE TR	PO BOX 10358	PHOENIX	AZ	850640358	USA	12912001K



August 8, 2014

Dear Neighbor:

We are excited to tell you about an upcoming request to the City of Scottsdale that will provide opportunities for the continuing success of SkySong, located at the southeast corner of Scottsdale and McDowell Roads. SkySong is proposing to amend the existing zoning requirements on the site to allow for the reallocation of their permitted square footage. This request does not ask to increase their existing approved allocation of 1.29 million square feet. In addition, we are requesting an increase in building height on a portion of the site to allow building height of 90', rather than the current permitted height of 60'. These changes will allow for additional flexibility to attract and accommodate new and exciting tenants and to be responsive to the changing technology market demands, as well as to add more open space to the site.

We are pleased to invite you to attend an open house to discuss our proposal. The open house will be held on Tuesday, August 19, 2014 from 5 p.m. to 6 p.m. in Room SS1 249 – the Imagination Room – of SkySong, located at 1475 N. Scottsdale Road.

If you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434 or [info@technicalolutionsaz.com](mailto:info@technicalolutionsaz.com). The City of Scottsdale Project Coordinator for the project is Greg Bloomberg, who can be reached at 480-312-4306.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon Harper". The signature is fluid and cursive, written in a professional style.

Sharon Harper  
President & CEO  
Plaza Companies  
Master Developer for SkySong



McDOWELL ROAD

INDIAN BEND WASH

SCOTTSDALE ROAD

  
SKYSONG

76th STREET

PLAZA COMPANIES 

**ASU** Foundation  
for A NEW AMERICAN UNIVERSITY  
ARIZONA STATE UNIVERSITY

**SKYSONG**  
SCOTTSDALE ROAD & SKYSONG BLVD.  
SCOTTSDALE, ARIZONA



**B** *ad*  
total  
Butler Design Group, Inc.  
architects & planners



**AFFIDAVIT OF POSTING  
OFFICE OF THE CITY CLERK**

STATE OF ARIZONA            )  
  ) SS  
COUNTY OF MARICOPA        )

I, Steve Ferone, being first duly sworn, depose and say:

That on Feb. 4, 2015, I posted notification poster(s) for the property indicated below. The notification was posted on the property site and that said notices remained posted until after said meeting to the best of my knowledge.

Site(s) must be posted on or before:            February 11, 2015

*Posting is for the February 19, 2015 Development Review Board hearing*

<u>Case(s) # to be Posted:</u>	<u># of Signs</u>	<u>Date Posted:</u>
26-ZN-2004#2	1	<u>2-4-15</u>

By: Steve Ferone

Acknowledged this 4<sup>th</sup> day of February, 2015

My Commission expires 1/14/18

Karen P. Fitzpatrick  
Notary Public



# PUBLIC HEARING NOTICE

**REQUEST:** For a zoning map amendment to the original zoning case (26-ZN-2004), including an amendment to the Planned Community District (PCD) Development Plan and amendments to the comparable zoning districts; specifically, increasing the allowed building height from 60 feet (exclusive of rooftop appurtenances) to 90 feet (exclusive of rooftop appurtenances), amending the Permitted Uses for the comparable zoning districts, and eliminating the Regional Shopping Center (C-5) district from the list of comparable zoning districts.

**CASE#:** 26-ZN-2004#2

**DATE:** February 5, 2015

HEARING DATE SUBJECT TO CHANGE  
PLEASE CHECK YOUR WEBSITE FOR LATEST  
INFORMATION

UNLESS OTHERWISE NOTICED, ALL  
PUBLIC HEARINGS ARE HELD AT:

CITY HALL  
2000 W. SPRINGMATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST  
CAN BE MADE EITHER TO US AT THE ABOVE  
PUBLIC HEARING



PHONE: 480.312.7000

**480-312-7000**

**1:00 P.M.**

Development Review Board

**2-4-2015**

[www.scottsdaleaz.gov/projects](http://www.scottsdaleaz.gov/projects)