

Correspondence
Project Tracking Sheets
Comment Cards



June 7, 2011

Dear Neighbor:

We are pleased to inform you that demolition on the existing vacant Orchidtree Apartments and construction of the eastern most building of the project will begin this summer. We know that you will be as pleased as we are to see these empty buildings removed.

In an ongoing effort to minimize any impact the removal of these buildings might have on our neighbors, we have hired Burns Pest Elimination who are experts in pest and rodent control.

Please see the attached letter detailing Burn's continuing efforts and also providing their contact information should you have any question or concerns.

Sincerely,

A handwritten signature in black ink that reads "D. Hovey, Jr." The signature is written in a cursive style.

David Hovey, Jr., AIA
Vice President



- Pests
- Termites
- Birds
- Weeds
- Bed Bugs

2620 W. Grovers Avenue - Phoenix, AZ 85053 - 877.971.4782

Dear Neighbor;

As you may be aware, demolition of the vacant Orchidtree Apartment complex at the Southeast corner of 68th Street and Camelback Road is scheduled to begin this summer. Prior to the start of demolition and continuing throughout the process, Burns Pest Elimination will be providing pest control services on the property. These services are designed to minimize the impact any pest issues will have on the neighboring communities.

Burns Pest Elimination is a 28 year old family owned and operated local company. Burns has pest control programs with hundreds of customers including residential homes, hospitals, food processing plants, and apartment communities valley wide.

Burns has installed 24 tamper resistant rodent stations on the site in an attempt to eliminate any existing rodent population. These stations will be monitored weekly for rodent activity and will remain in place up to, throughout, and after the demolition process. Burns also is spraying the site for insects every 2 weeks.

If during this demolition process you feel your property has been impacted by rodent issues please contact our offices at 602-971-4782 and advise our customer service department that you are a neighbor near the 68th street and Camelback construction project. Burns Pest Elimination will be happy to schedule your home or business with services to eliminate your pest challenge. As a neighbor to this project the developer has agreed to pay for these services.

As mentioned, it is the desire of Burns Pest Elimination and Optima Sonoran Village to minimize impacts on the neighbors as a result of this project. Should you have any questions on any part of the procedures outlined in this letter please call our main office at 602-971-4782 and ask for myself, Larry Aldrich.

Sincerely;

Larry Aldrich
Senior Account Executive
Burns Pest Elimination
P: 602-971-4782
F: 602-395-6240
www.burnspestelimination.com

TRANSMITTED VIA MESSENGER

April 12 2010

Brad Carr, AICP
Senior Planner
7447 E Indian School Road, Ste. 105
Scottsdale, AZ 85251

RE: 1-ZN-2010 & 1-GP-2010
Optima Sonoran Village
2nd Review Comments Response
U:\5130\1F\7-1\D\Submittals\Re-Zoning\10_0407 DRAFT RESPONSE.LTR.doc

Dear Mr. Carr:

Below are our responses to the City of Scottsdale's 2nd Review Comments dated April 4, 2010. Pursuant to your letter we have responded before the 4/16/10 date to maintain the 12-10 Track.

If you have any questions, or need further assistance please contact me at 480-385-2753 or at mh@berrydamore.com.

Sincerely,

Michele Hammond
Principal Planner
Berry and Damore

- 1. Per Section 1.305.C.2.b. of the Zoning Ordinance, the citizen review report must be provided to city staff prior to notice of the first public hearing for the project. Please submit a revised Citizen Review Report and Neighborhood Involvement Report that includes any input and subsequent modifications to the proposed site as a result of the two open houses being held for the project.***

The revised Citizen Review Report / Neighborhood Involvement Report is attached. (See Tab 1)

- 2. Per Section 5.3060.I.3. of the Zoning Ordinance, maximum floor to area ratio (FAR) shall not exceed 1.8 times the net lot area. Please revise the combined gross floor area of the proposed buildings for the site to meet this requirement.***

1-ZN-2010
3rd: 4/15/10

We have submitted documentation to abandon the right-of-ways of Camelback Road, 68th Street and the alley along the southern boundary of the property thereby establishing a net lot area equal to 429,718 square feet (9.8 acres). The submitted Site Plan reflects this information and identifies an FAR that does not exceed 1.8. (See Tab 2)

3. *Staff is in receipt and currently reviewing the applicant's 03/31/10 analysis of proposed improvements to qualify for the Special Public Improvements FAR bonus.*

Acknowledged.

4. *The latest site plan for the site indicates that the abandonment of the existing alley at the southern boundary of the site. Please submit an application to abandon that alley as soon as possible.*

The latest Site Plan reflects the abandonment of the right-of-ways of Camelback Road, 68th Street and the alley along the southern boundary of the property. Documentation to abandon these right-of-ways was submitted on April 15th, 2010.

5. *Please submit a Cultural Improvements Program including descriptions of artworks, cultural facilities and cultural programs to be included in the project and any involvement from the Scottsdale Cultural Council.*

A Cultural Improvements Program is attached (see attached Tab 5), consistent with Sec 5.3083 meeting our required "percent for art" obligation of \$40,000. The Program was developed through meetings with the Art Program staff and includes information on the selection process of artwork to be provided and preliminary locations for artwork.

6. *The Zoning Ordinance requirement for height buffers adjacent to single-family residences continues to be a major point of concern amongst residents surrounding the Downtown boundary and the Downtown Task Force. Please revise the site plan and elevations to mitigate the proposed building height within three hundred (300) feet of an R-1 district.*

Please see the updated Neighborhood Involvement Report (see tab 1) and information regarding general neighborhood support. At the request of the neighbors, we have removed the south facing units on the fourth floor of 6875 E Camelback Road ("6875") (see building addresses as shown on the Site Plan included in attached Tab 6). See Tab 6 for revised Level 4 and Level 5 floor plans, South Elevation and North-South Section. At grade 6875 is set back forty-three feet more than required by the Zoning Ordinance. The height of occupied portions of 6875 does not exceed 30-feet on the south side and 38-feet on the north side which is equal to or less than what is allowed by ordinance. Despite being allowed by ordinance, there are no encroachments into the stepped inclined setback line along the southern border of the property. 6815 and 6895 E Camelback Road are setback over 96-feet from the southern property line. The interest of Section 5.3061.C.1 is to mitigate the impact of developments in downtown districts on neighboring single-family residential districts. As noted above the proposed building height mitigation has been met by the design as proposed. Therefore, the applicant recommends the development standard be revised and the steps taken thus far to mitigate the height impact on neighboring properties be approved by the City Council.

7. *Please revise the site plan to remove the proposed "drop off" area along Camelback Road. Please consider instead a small on-site parking lot or circular driveway.*

Optima has reviewed the "small on-site parking lot" and "circular driveway" alternatives to the "drop off" proposed along Camelback. The drop-off provides the minimum requirement of paving of the three options. The curb cuts in Camelback are required to provide staging area for buses stopped at the bus stop. The length of the curb cut extended to provide additional area for a drop-off is no more than the curb cut that would be required to provide a deceleration lane for any parking lot or circular driveway entrance. Minimizing impervious paving and maximizing pervious landscaping is preferred. Optima is going to great expense to locate all parking and loading below grade to maximize landscaping on the site. Paving reflects and absorbs heat, which ultimately increases the temperature of the air surrounding the development; thus, the parking lot and circular drive have a negative effect on the environment surrounding the development. Therefore, the applicant recommends the drop-off as proposed be approved by the City Council.

8. *Please revise the proposed SFD pad at the southeast corner of the site to a size of fifty (50) by twenty-four (24) feet.*

We have enlarged the SFD pad at the southwest corner of the site to a size of fifty (50) by twenty-four (24) feet on the Site Plan, Landscape Plan and Grade Level Floor Plan. (see attached Tab 8).

9. *Please revise the ALTA survey to remove the dedication of the ten (10) foot alley at the southern boundary of the site from the site's boundaries and revise the net lot area as a result.*

We have submitted documentation to abandon the right-of-ways of Camelback Road, 68th Street and the alley along the southern boundary of the property. Enclosed is the revised ALTA survey reflecting the revision requested. (see attached Tab 9)

1-ZN-2010
3rd: 4/15/10



04/06/2010

John Berry
Berry & Damore
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 1-ZN-2010 & 1-GP-2010
Optima Sonoran Village

Dear Mr. Berry:

The Planning and Development Services Department has completed the review of the above referenced submittal dated 03/12/2010. The following **2nd Review Comments** represent the review performed on the project by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application type.

Ordinance Related Issues

The following ordinance related issues have been identified in this first review of the project and will need to be addressed in a re-submittal prior to scheduling a hearing. Please address the following:

Citizen Review:

1. Per Section 1.305.C.2.b. of the Zoning Ordinance, the citizen review report must be provided to city staff prior to notice of the first public hearing for the project. Please submit a revised Citizen Review Report and Neighborhood Involvement Report that includes any input and subsequent modifications to the proposed site as a result of the two open houses being held for the project.

Zoning:

2. Per Section 5.3060.1.3. of the Zoning Ordinance, maximum floor to area ratio (FAR) shall not exceed 1.8 times the net lot area. Please revise the combined gross floor area of the proposed buildings for the site to meet this requirement.
3. Staff is in receipt and currently reviewing the applicant's 03/31/10 analysis of proposed improvements to qualify for the Special Public Improvements FAR bonus.
4. The latest site plan for the site indicates that the abandonment of the existing alley at the southern boundary of the site. Please submit an application to abandon that alley as soon as possible.
5. Please submit a Cultural Improvements Program including descriptions of artworks, cultural facilities and cultural programs to be included in the project and any involvement from the Scottsdale Cultural Council.

Policy Related Issues

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible. Please address the following:

Design:

6. The Zoning Ordinance requirement for height buffers adjacent to single-family residences continues to be a major point of concern amongst residents surrounding the Downtown boundary and the Downtown Task Force. Please revise the site plan and elevations to mitigate the proposed building height within three hundred (300) feet of an R-1 district.

Circulation/Transportation

7. Please revise the site plan to remove the proposed "drop off" area along Camelback Road. Please consider instead a small on-site parking lot or circular driveway.

Technical Corrections

The following technical corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect the final plans submittal (construction set) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Fire:

8. Please revise the proposed SFD pad at the southeast corner of the site to a size of fifty (50) by twenty-four (24) feet.

Other:

9. Please revise the ALTA survey to remove the dedication of the ten (10) foot alley at the southern boundary of the site from the site's boundaries and revise the net lot area as a result.

Please resubmit the revised plans and a written summary response addressing the comments/corrections identified above as soon as possible for further review (**Please see Attachment A, Resubmittal Checklist, for a consolidated list of information to be resubmitted**). The City will then review the revisions to determine if it is ready to be scheduled for a hearing date.

In an effort to get this development request to Development Review Board (for amended standards recommendation) and Planning Commission hearings, City staff has identified the following potential schedules (read schedule left to right):

| Track | Response/resubmittal by applicant (complete set of revisions) | Potential DRB Hearing Date | Potential PC Hearing Date | Potential CC Hearing Date |
|-------|--|-------------------------------|------------------------------|------------------------------|
| 12-10 | No later than 04/16/2010 | 05/06/2010 | 05/26/2010 | 07/06/2010 |
| 13-10 | No later than 04/30/2010 | 05/20/2010 | 06/23/2010 | 08/30/2010 |
| 14-10 | No later than 05/14/2010 | 06/03/2010 | 07/14/2010 | 08/30/2010 |

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING OR THE ABOVE MEETING SCHEDULE MAY BE AFFECTED. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS.

This schedule is based on the original submittal track and relies on a timely, complete and accurate response/resubmittal to the items addressed in this letter. Please be advised that the **2nd Review Comments** are valid for a period of 45 days from the date on this letter. While the case will remain active, failure to resubmit within the 45 days will require the project to begin a new "First Review" track to refresh the review. Failure to resubmit within 190 days may cause the project to be considered inactive.

If you have any questions, or need further assistance please contact me at 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr". The signature is fluid and cursive, with the first name "Brad" and last name "Carr" clearly distinguishable.

Brad Carr, AICP
Senior Planner

cc: David Hovey, Jr.

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 1-ZN-2010 & 1-GP-2010

Please provide the following documents, in the quantities indicated, with the first submittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER- Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (PDF format)
- One copy: Revised Project Data Sheet (to reflect changes to site plan, if any)
- One copy: Revised Narrative for Project (to reflect changes to site plan, if any)
- 3 copies of the Revised Traffic Impact Study
- 2 copies of the Revised ALTA Survey

Revised Site Plan:

| | | | | | |
|-----------|-----------|----------|-----------|----------|------------|
| <u>10</u> | 24" x 36" | <u>2</u> | 11" x 17" | <u>2</u> | 8 ½" x 11" |
|-----------|-----------|----------|-----------|----------|------------|

Revised Landscape Plan:

| | | | | | |
|----------|-----------|----------|-----------|----------|------------|
| <u>2</u> | 24" x 36" | <u>2</u> | 11" x 17" | <u>2</u> | 8 ½" x 11" |
|----------|-----------|----------|-----------|----------|------------|

Revised Floor Plans (each level):

| | | | | | |
|----------|-----------|----------|-----------|----------|------------|
| <u>1</u> | 24" x 36" | <u>1</u> | 11" x 17" | <u>1</u> | 8 ½" x 11" |
|----------|-----------|----------|-----------|----------|------------|

Revised Elevations:

| | | | | | |
|----------|-----------|----------|-----------|----------|------------|
| <u>2</u> | 24" x 36" | <u>2</u> | 11" x 17" | <u>2</u> | 8 ½" x 11" |
|----------|-----------|----------|-----------|----------|------------|

Revised Sections:

| | | | | | |
|----------|-----------|----------|-----------|----------|------------|
| <u>1</u> | 24" x 36" | <u>1</u> | 11" x 17" | <u>1</u> | 8 ½" x 11" |
|----------|-----------|----------|-----------|----------|------------|

Other Supplemental Materials:

Citizen Review Report for both Rezoning and Non-Major General Plan Amendment

03/12/2010

Brad Carr, AICP
Senior Planner
7447 E Indian School Road, Ste. 105
Scottsdale, AZ 85251

RE: 1-ZN-2010 & 1-GP-2010
Optima Sonoran Village
1st Review Comments Response

Dear Mr. Carr:

The 1st Review Comments of the above referenced submittal dated 02/02/2010 is responded to below as seen in **BLUE** text.

If you have any questions, or need further assistance please contact me at 480-385-2753 or at mh@berrydamore.com.

Sincerely,

Michelle Hammond
Principal Planner
Berry and Damore

Non-Major General Plan Amendment Request

Policy Related Issues

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible. Please address the following:

Citizen Review:

1. Please provide evidence of the required public involvement regarding the Non-Major General Plan Amendment request. Please provide date of first public involvement and review for request. There is a minimum three (3) month review period required prior to a hearing for the case.

The above requested information has been added to the report (see Tab 1).

2. Please submit a completed Neighborhood Involvement Report for the project, including a description of any issues with respect to the Non-Major General Plan Amendment request that have been identified by the surrounding neighborhoods through the public involvement process. Please include a discussion of any adjustments or refinements that have been made to the project in response to identified issues.

The above requested information has been added to the report (see Tab 1).

Submittal Requirements:

3. As required in item #7 of the General Plan Amendment Application Checklist, the following graphics must be submitted for the application, but were missing or incomplete from the 1st submittal: existing transportation, character, and open space designations for the subject property and all surrounding properties and the proposed General Plan designation for the

subject site (graphic should include total acreage of the General Plan designation being proposed). Graphics should be on 8.5"x11" paper and at a scale that ensures the project site is discernable.

The above requested information has been added (see Tab 3).

4. Please provide an analysis as described in item #10 of the General Plan Amendment Application Checklist. The City's Advanced Planning Department should have provided you with an analysis based on specifics of your request. Please provide an analysis describing each point, ensuring that the site specifics are the same as those used in the Advanced Planning analysis.

Analysis as described in item #10 has been added (see Tab 4).

Project Analysis:

5. The narrative provided for the Non-Major General Plan Amendment portion of the project describes the project in relation to the Downtown Plan. An analysis of the project's relation to the General Plan is also required. Please provide a narrative description, analysis and justification of how the proposed Non-Major General Plan Amendment would support, or change, the approved plans, goals, and/or policies contained in the General Plan guiding principles and goals that are listed in item #8 of the General Plan Amendment Application Checklist.

Original GPA Narrative included with note on front cover indicating analysis for C.O.S. Downtown plan and new GPA Narrative added with note on front cover indicating analysis for C.O.S. General Plan (see tab 5).

6. In relation to item #9 on the General Plan Amendment Application Checklist, please provide a discussion of how the proposed amendment contributes to achieving the city's goals regarding housing diversity, economic diversity, and transportation accessibility and modes other than automobile traffic

Discussion of how the proposed amendment contributes to achieving the city's goals as requested on Item #9 of the GPA checklist has been added. (See tab 6).

Rezoning Request

Ordinance Related Issues

The following ordinance related issues have been identified in this first review of the project and will need to be addressed in a re-submittal prior to scheduling a hearing. Please address the following:

Zoning:

7. Section 5.3082.D. (*Allowable modifications to use regulations and development standards*) of the PBD portion of the Zoning Ordinance, is specific in the areas of the Downtown zoning provisions that are allowed for modification. Definitions within the Downtown zoning provisions, including the definition of floor area ratio (FAR) and planned curb line, are not permitted to be amended. Please revise the submitted legislative draft of Section 5.3000 to remove changes to the definition section. See related policy issues under "Design" category (#28 - #34).

Modifications to the development standards have been revised consistent with this direction (see Tab 7).

8. The existing alley along the southern property line is shown to be eliminated on the site plan. This alley is currently being used for access by several of the single-family properties to the south of the site as well as for trash pick-up for those properties. Therefore, the alley must remain at its current ten (10) foot width along those properties. A portion of the alley at its western end may be abandoned where it is no longer being used for access. If that

portion is chosen for abandonment, please submit the appropriate application and supporting documents with the next submittal.

The existing alley has been added back into the site plan and the appropriate design and dimensions for Fire Department access and Waste Removal have been reviewed and approved by the City of Scottsdale Fire Department and Waste Department. The abandonment application document is being submitted.

9. Please provide the net site acreage on the site plan. The net acreage for the site should exclude any existing right-of-way dedications around the site, including the ten (10) foot alley along the southern boundary of the site. The square footage of any right-of-ways to be abandoned should be included in the net lot area.

The applicant will be submitting applications for abandonment and dedication of Camelback Road, 68th Street and the southern alley. Site area prior to dedication is equal to 429,718 square feet (9.8 acres). Net site area after dedication is equal to 366,340 square feet (8.4 acres). This information is shown on the Site Plan (see Tab 9).

10. Please revise the site plan to include all required/allowable and provided Zoning Ordinance district Property Development Standards information. All calculations must be provided on the site plan.

The site plan has been revised to include all required/allowable and provided Zoning Ordinance district Property Development Standards information in graphic and/or statistical form (see Tab 9.)

11. Please submit a Cultural Improvements Program including descriptions of artworks, cultural facilities and cultural programs to be included in the project and any involvement from the Scottsdale Cultural Council.

A Cultural Improvements Program is being prepared for Sonoran Village that is expected to include one or more artworks and, potentially, related cultural programs. The Cultural Improvements Program is being prepared by Drake & Associates, working closely with Valerie Vadela-Homer, of Scottsdale Cultural Council's Public Art Program, and David Hovey.

The southeast corner of Camelback Road and 68th Street is an important gateway to Downtown Scottsdale and an opportunity to create a significant artistic statement to mark that gateway. This may take the form of one or more works of art and include the corner area, street frontages and landscape in which the art is situated. This gateway will be designed to be both clearly legible for motorists driving by and a signature amenity for Sonoran Village residents.

12. Per subsections (d) and (e) of Section 5.3082.E.2. of the Zoning Ordinance, please provide a comparison between the requested Downtown Regional Commercial/Office, Type-2 zoning district requirements and development standards and any proposed modifications to those requirements and development standards and a statement of reason for each proposed modification. The analysis should include a review of impacts as a result of the project's proposed modifications and a description of the proposed means of mitigating any adverse effects.

Modifications to the development standards have been revised consistent with this direction (see the Tab 7). A statement justifying each of the modifications is also attached (see Tab 12).

13. Per subsection (f) of Section 5.3082.E.2. of the Zoning Ordinance, please provide a three-dimensional model, photo-montage, or computer-generated perspective drawings depicting the relationship between proposed buildings and existing buildings within three hundred (300) feet of the proposed PBD district boundaries.

The context aerial plan has been revised to delineated proposed and existing buildings within 300-feet of the property (see Tab 13).

14. Per Section 5.3090.C.4. of the Zoning Ordinance Please submit a Special Public Improvements analysis showing what special public improvements are proposed or the amount to be contributed to a special downtown improvement fund. If special improvements are proposed as part of the site development in excess of those required of similarly situated properties, a cost analysis for the improvements and the per square foot value of the land.

A Special Public Improvements analysis is being prepared with the objective of receiving a .2 FAR bonus for Sonoran Village pursuant to the provisions of Sec. 5.3090.C.4 of the Zoning Ordinance. Special public improvements are expected to be approximately valued at 20% of land value. Among public improvements being considered, in addition to those required as part of the Cultural Improvements Program, are: creation of a Downtown Gateway at the 68th Street/Camelback Road corner, potential off-site improvements such as streetscape along Camelback and an improved pedestrian crossing at 68th Street/Camelback to increase neighborhood connectivity. The Gateway may include a signature work of public art, additional art and "environmental" installations, changing and/or interpretive exhibits, a performance space, an outdoor "room" that invites the public to stop off on their walk to Downtown and enjoy the art, have a cup of coffee and take a break. Emphasis will be placed on creating improvements that benefit the public, both pedestrians from adjoining offices and neighborhoods and motorists entering the Downtown along Camelback Road and 68th Street.

15. Please provide the required Citizen Review Report with the next submittal.

The above requested information has been added to the report (see Tab 1).

Policy Related Issues

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible. Please address the following:

207 Waiver:

16. A copy of a Proposition 207 Waiver Wavier will be provided in advance of or shortly after the Planning Commission Meeting. Please have the property owner sign the Proposition 207 Waiver form and return it to me one week after the Planning Commission hearing.

Acknowledged.

Zoning:

17. To avoid the retention of a small, remnant parcel of the old zoning adjacent to the site, please include the existing Arcadia Water parcel as part of the rezoning and Non-Major General Plan Amendment request with the next submittal.

See attached letter regarding AWC parcel (see Tab 17).

18. There has not, at this time, been any indication of any public open house meetings regarding this project. Please verify that the open house meetings will occur prior a scheduled public hearing date on the proposed project.

The above requested information has been added to the report (see Tab 1).

Site Design:

19. To account for residential guest parking, please modify the provided parking for the project to provide a minimum of thirty (30) additional unsecured parking on the 1st level of underground parking.

30 guest parking spaces have been provided on Lower Level One (see Site Plan, Tab 9 and parking level plans Tab 19).

20. The site plan shows an access route extending from the northern terminus of the existing north/south route of the alley to the south of the site. With the alley remaining open to 69th Street, alley access to 68th Street is not needed. Please revise the site plan to remove this access point.

The site plan has been updated to accommodate the above statement as well as the specific requests from the City of Scottsdale Fire Department and Solid Waste Department. (see tab 9)

21. Please indicate any intent to bury existing power lines that run in the alley to the south of the site or any other portion of the site.

The above requested information has been added to the report (see Tab 1).

Our intent is that power lines in the alleyway south of the proposed project will be undergrounded at the developer's expense.

Circulation/Transportation:

22. The developer will be required to dedicate additional right-of-way or easements along both Camelback Road and 68th Street to extend over sidewalk and Scottsdale Fire Department pads/deceleration lanes. The areas should be dedicated as right-of-way or combination of non-motorized public access easements and emergency access easements.

Optima acknowledges the above statement and will grant additional right of way and/or easements as required.

23. The developer will be required to dedicate a transit easement for the transit shelter and pad located on Camelback Road just east of 68th Street.

Optima acknowledges the above statement and will grant a transit easement located on Camelback Road east of 68th Street.

24. The developer will be required to provide transit stop improvements on Camelback Road just east of 68th Street. These improvements may be combined with western deceleration lane/fire access pad on Camelback Road. The improvements will include a bench and shelter. The developer may design the shelter to reflect site building architecture or use City standard. The shelter should be located at the back of the sidewalk.

Optima acknowledges the above statement and will provide transit stop improvements as required.

25. Please describe how and where refuse will be picked up for the development.

Residents of the project dispose of trash and recycling materials in dedicated trash/recycling room(s) located on of each floor of the development. Each trash/recycling room contains trash/recycling shoots that lead down and are collected 3 yard plastic containers. These collection areas and containers are located in serviceable areas for property maintenance staff to cart (daily) to the main refuse collection area located on northeast side of property where it is picked up by trucks and removed from the development.

26. Please revise the site plan to show an upgrade to the sidewalk along Camelback frontage to minimum ten (10) foot width and located at the back of curb.

The width of sidewalks along Camelback have been increased to 10-feet (see Site Pan, Tab 9, Grade Level Floor Plan, Tab 26 and Grade Level Landscape Plan, Tab 26)

27. Please revise the site plan to show an upgrade to the sidewalk along 68th Street to a minimum eight (8) foot width. The sidewalk should be located separated from the back of

curb, except at right turn deceleration lanes and fire pull outs. When separated from the curb, the sidewalk should maintain a minimum five (5) foot separation.

The width of sidewalks along 68th Street have been increased to 8-feet (see Site Pan, Tab 9, Grade Level Floor Plan, Tab 26 and Grade Level Landscape Plan, Tab 26)

28. Please provide a right turn deceleration lane on 68th Street at site entrance. The deceleration lane length may be minimized from typical City standards to reduce impact to property owner to the south.

A deceleration lane has been added at the 68th Street entrance (see Site Pan, Tab 9).

Design:

29. The Zoning Ordinance requirement for large walls, both horizontal and vertical, is designed to encourage building stepbacks and undulations of each side of the building plane. Please provide justification for the project's proposed major modification to the horizontal and vertical large wall provisions of the Zoning Ordinance.

Section 5.3061.F.2:

The standard requires that a vertical façade wall in excess of thirty-eight feet be set back two feet for every foot of additional height, but not less than ten feet. The applicant proposes this requirement be deleted in its entirety. The five buildings comprising Optima Sonoran Village are composed of vertically stacked courtyard homes. This unique design creates a series of fifteen foot wide "bay-window" like elements separated by deep recesses varying between fifteen and thirty feet wide. Each level of the stacked units has a landscaped terrace that helps define the courtyard and provides a livable outdoor landscaped space for each home. The landscaped terraces are interconnected and arranged in an asymmetrical composition on the façade. The terraces provided ten to thirty foot offsets in the façade although not in a prescribed ziggurat manner, but in a dynamic, vibrant composition of shades, deep shadows and rich textures. Since the terraces are all landscaped, the building façade becomes a living vertical garden with an ever-changing array of plant life, vines and flowers.

Section 5.3061.F.3:

The standard requires that vertical façades between sixteen feet and one hundred feet of a front setback be stepped in a similar way as Section 5.3061.F.2 above except for multifamily dwellings less than 50,000 square feet. The applicant proposes to increase the exemption to buildings less than 200,000 square feet. Please see the statements associated with Section 5.3061.F.2 above for justification for this modification.

30. The Zoning Ordinance requirement for height buffers adjacent to single-family residences continues to be a major point of concern amongst residents surrounding the Downtown boundary. Please provide justification for your request to modify this requirement to your proposed dimension of one hundred (100) feet.

A justification for limiting the 38-foot height limit to 100-feet from any R-1 district is included with the response to Item 12 above (see Tab 12, Section 5.3061.C).

31. Per Section 5.3061.J. of the Zoning Ordinance, the inclined stepback plane adjacent to an R-1 district shall be a 1:1 ration from a point ten (10) feet above the setback line. Please revise the building sections to show the correct inclined stepback line for the southern property line. Please ensure the setback line starts at the edge of the existing ten (10) foot alley at the southern portion of the site.

The inclined plan stepback adjacent to the R-1 district has been modified as directed (see Site Sections, Tab 31).

32. Please indicate any encroachments into the inclined stepback plane with a graphic. A maximum vertical encroachment of fifteen (15) feet is permitted on a maximum twenty-five (25) percent of the building elevation.

The only encroachments into the inclined stepback occur on the north elevation. Drawings confirming that the encroachments are in conformance with Scottsdale's Development Standards (see North Elevation Encroachment, Tab 32).

33. Please provide justification for the proposed amendment to the building lines development standards, which requires a minimum twenty-five (25) percent of the first floor street-side elevation to be located on the setback line.

A justification for deleting the requirement that 25% of the first floor street-side elevation be located on the setback line is included with the response to Item 12 above (see Tab 12, Section 5.3060.Schedule B.III.8).

34. There are currently no dimensions on the building elevations that were submitted for the project. Please dimension each building elevation from the finished floor to the top of the parapet.

Dimensions have been added to the elevations (see Building Elevations, Tab 34).

35. Please provide overall building height calculations, based on the provisions within Section 3.100 of the Zoning Ordinance and the anticipated finished floor heights, on the site plan and/or building elevations.

Building Height calculations have been provided in accordance with Section 3.100 (see Building Height Calculation, Tab 35). First floor finish elevations have been provided on the Grade Level Floor Plan and the Building Elevations (see Grade Level Floor Plan Tab 26 & Building Elevations Tab 34).

Drainage:

36. Plan Check #478-10. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to the One-Stop Shop.

(2) Copies of the revised Drainage Report and the original redlined copy are submitted to the One Stop Shop.

37. The preliminary drainage report needs to explain how the criteria for underground storm water storage design will be met.

The revised report addresses the following issues:

-underground storage has been relocated and is not located under buildings or parking structures

-a drainage easement will be dedicated and has been added to the plan

-the tank is not located within 5-feet of a property line

-Kimley-Horn is working with Storm Trap to design a precast system which will be outfitted with a Stormceptor (or equivalent) Oil and Sand Remover (water quality protection unit) at the tank's entry location

-access manholes have been provided as shown on the plan

-an overflow grated manhole is located at the southeast corner of the system to allow for emergency overflow to the site's ultimate outfall at the southeast corner (per historic conditions)

-an Operations and Maintenance Manual will be prepared as part of the final engineering plans

-appropriate location signage for the underground tank will be located onsite, per City requirements

-the system will gravity drain to existing storm drainage infrastructure in 69th Street via a bleed off pipe. Bleed off flows will be controlled via an orifice plate designed for the tank outlet

Water and Waste Water:

38. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to the One-Stop Shop

Three revised copies of the Water & Wastewater Design Report will be submitted as requested.

39. Basis of Design Reports for water and sewer must be approved by the Water Resources Department with the zoning case. Analysis of the impact to the downstream sewer is required since significant density increases are proposed.

Kimley-Horn has been working in coordination with Doug Mann in the City of Scottsdale Water Resources Department to develop a design which provides adequate service to the subject property while avoiding impact to the downstream users. An analysis of the 2035 max day/dry condition flows demonstrates that the offsite sewer capacity appears to be sufficient for the increased density of this project. A schematic of this analysis is available from the Water Resources Department. Additionally, the subject site agrees to utilize a grease interceptor for any restaurant uses and agrees to release commercial waste to the sewer infrastructure within Camelback Road to avoid commercial waste from entering the residential sewers located south of the project.

Technical Corrections

The following technical corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect the final plans submittal (construction set) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

40. Per Section 5.3060.B.III.9. a private outdoor living space is to be provided for each unit. There is a minimum dimension of ten (10) feet for ground floor units and a minimum dimension of six (6) feet with a minimum size of sixty (60) square feet for units on upper floors. Please provide calculations on the site plan demonstrating compliance with this requirement.

Calculations for outdoor living space have been provided on the Site Plan (see Tab 9).

41. Per Section 5.3062.D. of the Zoning Ordinance, removal of existing on-site mature trees shall be reviewed by the Development Review Board. Please submit an inventory of existing mature trees on site as well as a plan for replacement of any mature tree that is to be removed as a result of the new construction.

Native Plant Assessment/Survey has been added to the submittal package per Section 5.3062.D. of the Zoning Ordinance (see separate package for drawing and report).

42. Fifty percent (50%) of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance.

Optima acknowledges the above requirement and will be in compliance of Article III of the Zoning Ordinance.

43. Revise the site plan to include the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.

Bike racks have been shown on the Grade Level Plan and Lower Level One Floor Plan (see Grade Level Plan Tab 26 & Lower Level One Floor Plan Tab 19).

44. Based on the site's current parking demand, a total of thirty-eight (38) accessible parking spaces are required. Currently only twenty-three (23) are provided. Please revise the site plan and site plan data to meet this requirement.

Accessible parking spaces have been provided at the rate of four percent of the required commercial and visitor parking spaces or 7 accessible spaces total in accordance with Section 9.105.A. The applicant is requesting that the City Manager approve a rate of two percent of the required residential parking spaces or 17 accessible spaces total in accordance with Section 9.105.B. The number of residential parking spaces exceeds 300 in accordance with Section 9.105.A.1. Residential parking spaces have a very low volume of daily use in accordance with Section 9.105.A.2. All residential parking spaces are assigned to residents and therefore not available for visitors in accordance with Section 9.105.A.3. Residential parking is secured and assigned parking not available to the public and is typically provided at the rate of two percent throughout the United States in accordance with the Fair Housing Act. The development includes 24 accessible parking spaces as shown on the Site Plan and parking level drawings (see Tab 9 & Tab 19).

45. Based on the site's current parking demand, a total of five (5) of the required accessible parking spaces must be van-accessible spaces. Please revise the site plan and site plan data to meet this requirement.

We have confirmed that only 24 accessible spaces are required for the development (see Site Plan, Tab 9). Therefore 4 van-accessible spaces have been provided on Lower Level One in accordance with Table 9.4 (see Lower Level One Floor Plan Tab 19).

46. There are currently 1,049 parking spaces being shown on the lower level plans for the site, but only 937 spaces are listed as provided on the site plan. Please revise the site plan to provide an accurate number of provided parking spaces for the site.

There are 967 parking spaces provided and the parking level plans have been revised to graphically show 967 parking spaces (see parking level plans, Tab 19).

47. Please provide setback dimensions on the site plan with the next submittal.

The setback dimensions have been indicated on the Site Plan (see Tab 9).

48. Please indicate the square footage of open space provided by the project on the site plan with the next submittal.

The square footage of open space has been indicated on the Site Plan (see Tab 9).

49. Please provide more detail regarding the Scottsdale Fire Department pad in the southeast corner of the site. Please indicate if there will be a gate on 69th Street at this location.

In response to the request of the neighbors, along with Issue #8 on this list, the site plan has been updated and the alley on the south side of the project is now incorporated into the grade level plan and Fire Department access and staging requirements have also been revised per C.O.S Fire department recommendations.

Fire:

50. Please indicate how the existing waterline at the 69th Street alignment will be handled.

The waterline location that ran North/South on the East side of the project along 69th street has been changed and now runs East/West along the south side of the project.

51. Please detail the exact size and location of emergency vehicle pullouts with the next submittal.

The size and location of the emergency vehicle pullouts have been shown on the Site Plan and Grade Level Floor Plan (see Tab 9 & 26).

52. Due to no onsite emergency vehicle access, alternative fire suppression requirements will apply.

Optima acknowledges the above statement and will be in compliance.

Drainage:

53. Demonstrate that the proposed finished floor elevations comply with City Code Chapter 37-42(f)(5). Please revise the finished floor on heights on the Proposed Grading Exhibit within the drainage report as needed.

Finished floor elevation has been revised for the commercial component along Camelback Road. All finished floors are located above the site's ultimate outfall, which is located at the southeast corner.

54. The underground stormwater storage system will have to be within a drainage easement.

A drainage easement will be dedicated and has been added to the plan.

55. The underground stormwater storage system is not allowed under any structures.

Underground storage has been relocated and is not located under buildings or parking structures

56. Additional detail is needed to determine if underground stormwater storage outlet will drain by gravity and is not in conflict with existing utilities.

A detail has been added to the Grading Plan. Discussion of this has also been added to the revised Drainage Report.

57. Please consider using NOAA 14 rainfall data for stormwater design.

NOAA 14 rainfall data has been used in the revised report.

Water and Waste Water:

58. Existing water line along east side of property will be in conflict with the drive ramp and will need to be relocated. A 20-foot wide water line easement (centered on water line) is required to be dedicated.

The existing 6" water main along the east side of the property will be relocated to run along the south side of the property, within the alley. The 6" main will be upsized to an 8" main for increased pressure and flow conditions.

59. Existing meters will need to be abandoned and shut off at the corporation valve on the main.

Optima acknowledges the above statement and will be in compliance.

60. Existing fire hydrants along the center-east and south-east side of the lot will need to be removed, but the Fire Department may require some type of "access" along the south and east side of this property and may include the need for hydrants. Please verify with the Fire Department for requirement.

Optima has reviewed all fire access requirements with the City of Scottsdale Fire Department and the site plan has been updated to reflect all requirements and requests.

61. If the commercial component is to include food preparation, please show a proposed location for the grease interceptor.

All Architectural and Civil Drawings have been updated to reflect the requirement above. The subject site agrees to utilize a grease interceptor for any restaurant uses and agrees to release commercial waste to the sewer infrastructure within Camelback Road to avoid commercial waste from entering the residential sewers located south of the project.

62. All proposed water meters to the site will require reduced pressure backflow prevention and shall be located as close to the meter as practical and aesthetically screened.

Civil Drawings have been updated to reflect the above statement. Proposed domestic and landscape meters (one each) will have RP backflow assemblies and will be accessible via the alley to the south. Fire backflow assemblies (2 total) are located in the alley and at the northeast corner near the service entry. Dense landscape screening will be used around water equipment.

63. Trees trunks to be a minimum of 7-feet offset from water line.

Trees will be planted 3 feet minimum north of the alley edge to meet the 7 foot separation requirement from the water main based on the following: the 8" water main will be placed within alley improvements- 9 feet north of the existing sewer line and 4 feet south of the alley edge. Low lying shrubs and grasses will be utilized where trees are prohibited.

64. Fountain will require approval from the Water Conservation group. Contact Christina Klien at 480-312-5473.

Christina Klien has been contacted and the required documents have been added to the submittal (see tab 64).

Please resubmit the revised legal requirements, Drainage Report, Water and Waste Water Design Report(s), revised plans, and a written summary response addressing the comments/corrections identified above as soon as possible for further review (**Please see Attachment A, Resubmittal Checklist, for a consolidated list of information to be resubmitted**). The City will then review the revisions to determine if it is ready to be scheduled for a hearing date.

In an effort to get this development request to Development Review Board (for amended standards recommendation) and Planning Commission hearings, City staff has identified the following potential schedules (read schedule left to right):

| Track | Response/resubmittal by applicant (complete set of revisions) | Potential DRB Hearing Date | Potential PC Hearing Date | Potential CC Hearing Date |
|--------------|--|-------------------------------|------------------------------|------------------------------|
| 11-10 | No later than 03/12/2010 | 04/15/2010 | 05/12/2010 | 06/15/2010 |
| 12-10 | No later than 04/02/2010 | 05/06/2010 | 05/26/2010 | 07/06/2010 |
| 13-10 | No later than 04/16/2010 | 05/20/2010 | 06/23/2010 | 08/30/2010 |

Please note the above re-submittal date and project "Track 11-10".

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 1-ZN-2010 & 1-GP-2010

Please provide the following documents, in the quantities indicated, with the first submittal (all plans larger than 8 1/2 x11 shall be folded):

- One copy:** **COVER LETTER-** Respond to all the issues identified in the first review comment letter. – *In Binder*
- One copy:** **Revised CD of submittal (PDF format) – In Binder**
- One copy:** **Revised Project Data Sheet – See Site Plan Tab 9 and submittal package**
- One copy:** **Revised Narrative for Project – See Narrative Tab 5**
- 3 copies of the Revised Traffic Impact Study – *Enclosed with 24x36 submittal package*
- 2 copies of the Revised ALTA Survey - *See Tab 36 and 24x36 package*

- Revised Site Plan:**
- 10 24" x 36" 2 11" x 17" 2 8 1/2" x 11"

- Revised Landscape Plan:**
- 2 24" x 36" 2 11" x 17" 2 8 1/2" x 11"

- Revised Floor Plans (each level):**
- 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

- Revised Elevations:**
- 2 24" x 36" 2 11" x 17" 2 8 1/2" x 11"

- Revised Sections:**
- 1 24" x 36" 1 11" x 17" 1 8 1/2" x 11"

- Other Supplemental Materials:**
 Citizen Review Report for both Rezoning and Non-Major General Plan Amendment –
 See tab 1 and another copy with separate package

- 3-D perspectives of site from multiple angles

Technical Reports:

- | | | |
|---|----------------|-------------------|
| <input checked="" type="checkbox"/> 2 copies of Revised Drainage Report: | Plan Check No. | <u> 478-10 </u> |
| <input checked="" type="checkbox"/> <u> 3 </u> copies of Water Design Report: | Plan Check No. | <u> TBD </u> |
| <input checked="" type="checkbox"/> <u> 3 </u> copies of Waste Water Design Report: | Plan Check No. | <u> TBD </u> |

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to the One-Stop Shop (Permit Services Counter) with any prior City mark-up documents; these are not to be submitted to the Project Coordinator, Planner or Engineer. The report(s) and/or waiver(s) must be logged in by our Permit Services Counter representatives at the One Stop Shop. The Project Coordinators, Planners and Engineers cannot accept the documents or log them into City's case review system.

Your Project Coordinator will verify that the applicable report(s) and/or waiver(s) have been resubmitted at the resubmittal meeting. If these report(s) and/or waiver(s) have not been resubmitted, your resubmittal of this application may be declined.

To assist City Staff, and to facilitate your resubmittal process, please have your engineer prepare the resubmittal of the Drainage Report, Water and Waste Water Reports and/or Storm Water Waiver application with the following information on the cover page:

Name of Project: Optima Sonoran Village

Contact: **Applicant/Agent or Engineer-- (telephone number) and (email address)**

Report Type: **(Drainage Report, Water and Waste Water Reports and/or Storm Water Waiver application)**

Case Number: 2-ZN-2010

Plan Check Number: 478-10

If you do not print the information above on the corresponding report, please bring a copy of the information with you so that the Permit Services Representative can enter the correct data and accept your submittal for processing. Without the basic information identified, the resubmittal cannot accept for review.



03/05/2010

John Berry
Berry & Damore
6750 E Camelback Rd Ste 100
Scottsdale, AZ 85251

RE: 1-ZN-2010 & 1-GP-2010
Optima Sonoran Village

Dear Mr. Berry:

The Planning and Development Services Department has completed the review of the above referenced submittal dated 02/02/2010. The following **1st Review Comments** represent the review performed on the project by our team, and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application type.

Non-Major General Plan Amendment Request

Policy Related Issues

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible. Please address the following:

Citizen Review:

1. Please provide evidence of the required public involvement regarding the Non-Major General Plan Amendment request. Please provide date of first public involvement and review for request. There is a minimum three (3) month review period required prior to a hearing for the case.
2. Please submit a completed Neighborhood Involvement Report for the project, including a description of any issues with respect to the Non-Major General Plan Amendment request that have been identified by the surrounding neighborhoods through the public involvement process. Please include a discussion of any adjustments or refinements that have been made to the project in response to identified issues.

Submittal Requirements:

3. As required in item #7 of the General Plan Amendment Application Checklist, the following graphics must be submitted for the application, but were missing or incomplete from the 1st submittal: existing transportation, character, and open space designations for the subject property and all surrounding properties and the proposed General Plan designation for the

subject site (graphic should include total acreage of the General Plan designation being proposed). Graphics should be on 8.5"x11" paper and at a scale that ensures the project site is discernable.

4. Please provide an analysis as described in item #10 of the General Plan Amendment Application Checklist. The City's Advanced Planning Department should have provided you with an analysis based on specifics of your request. Please provide an analysis describing each point, ensuring that the site specifics are the same as those used in the Advanced Planning analysis.

Project Analysis:

5. The narrative provided for the Non-Major General Plan Amendment portion of the project describes the project in relation to the Downtown Plan. An analysis of the project's relation to the General Plan is also required. Please provide a narrative description, analysis and justification of how the proposed Non-Major General Plan Amendment would support, or change, the approved plans, goals, and/or policies contained in the General Plan guiding principles and goals that are listed in item #8 of the General Plan Amendment Application Checklist.
6. In relation to item #9 on the General Plan Amendment Application Checklist, please provide a discussion of how the proposed amendment contributes to achieving the city's goals regarding housing diversity, economic diversity, and transportation accessibility and modes other than automobile traffic

Rezoning Request

Ordinance Related Issues

The following ordinance related issues have been identified in this first review of the project and will need to be addressed in a re-submittal prior to scheduling a hearing. Please address the following:

Zoning:

7. Section 5.3082.D. (*Allowable modifications to use regulations and development standards*) of the PBD portion of the Zoning Ordinance, is specific in the areas of the Downtown zoning provisions that are allowed for modification. Definitions within the Downtown zoning provisions, including the definition of floor area ratio (FAR) and planned curb line, are not permitted to be amended. Please revise the submitted legislative draft of Section 5.3000 to remove changes to the definition section. See related policy issues under "Design" category (#28 - #34).
8. The existing alley along the southern property line is shown to be eliminated on the site plan. This alley is currently being used for access by several of the single-family properties to the south of the site as well as for trash pick-up for those properties. Therefore, the alley must remain at its current ten (10) foot width along those properties. A portion of the alley at its western end may be abandoned where it is no longer being used for access. If that portion is chosen for abandonment, please submit the appropriate application and supporting documents with the next submittal.
9. Please provide the net site acreage on the site plan. The net acreage for the site should exclude any existing right-of-way dedications around the site, including the ten (10) foot alley along the southern boundary of the site. The square footage of any right-of-ways to be abandoned should be included in the net lot area.
10. Please revise the site plan to include all required/allowable and provided Zoning Ordinance district Property Development Standards information. All calculations must be provided on the site plan.

11. Please submit a Cultural Improvements Program including descriptions of artworks, cultural facilities and cultural programs to be included in the project and any involvement from the Scottsdale Cultural Council.
12. Per subsections (d) and (e) of Section 5.3082.E.2. of the Zoning Ordinance, please provide a comparison between the requested Downtown Regional Commercial/Office, Type-2 zoning district requirements and development standards and any proposed modifications to those requirements and development standards and a statement of reason for each proposed modification. The analysis should include a review of impacts as a result of the project's proposed modifications and a description of the proposed means of mitigating any adverse effects.
13. Per subsection (f) of Section 5.3082.E.2. of the Zoning Ordinance, please provide a three-dimensional model, photo-montage, or computer-generated perspective drawings depicting the relationship between proposed buildings and existing buildings within three hundred (300) feet of the proposed PBD district boundaries.
14. Per Section 5.3090.C.4. of the Zoning Ordinance Please submit a Special Public Improvements analysis showing what special public improvements are proposed or the amount to be contributed to a special downtown improvement fund. If special improvements are proposed as part of the site development in excess of those required of similarly situated properties, a cost analysis for the improvements and the per square foot value of the land.
15. Please provide the required Citizen Review Report with the next submittal.

Policy Related Issues

The following policy related issues have been identified in the first review of the project. While these issues are not as critical to scheduling the case for public hearing, they may affect the City Staff's recommendation for support of this project and should be addressed as soon as possible. Please address the following:

207 Waiver:

16. A copy of a Proposition 207 Waiver Wavier will be provided in advance of or shortly after the Planning Commission Meeting. Please have the property owner sign the Proposition 207 Waiver form and return it to me one week after the Planning Commission hearing.

Zoning:

17. To avoid the retention of a small, remnant parcel of the old zoning adjacent to the site, please include the existing Arcadia Water parcel as part of the rezoning and Non-Major General Plan Amendment request with the next submittal.
18. There has not, at this time, been any indication of any public open house meetings regarding this project. Please verify that the open house meetings will occur prior a scheduled public hearing date on the proposed project.

Site Design:

19. To account for residential guest parking, please modify the provided parking for the project to provide a minimum of thirty (30) additional unsecured parking on the 1st level of underground parking.
20. The site plan shows an access route extending from the northern terminus of the existing north/south route of the alley to the south of the site. With the alley remaining open to 69th Street, alley access to 68th Street is not needed. Please revise the site plan to remove this access point.
21. Please indicate any intent to bury existing power lines that run in the alley to the south of the site or any other portion of the site.

Circulation/Transportation:

22. The developer will be required to dedicate additional right-of-way or easements along both Camelback Road and 68th Street to extend over sidewalk and Scottsdale Fire Department pads/deceleration lanes. The areas should be dedicated as right-of-way or combination of non-motorized public access easements and emergency access easements.
23. The developer will be required to dedicate a transit easement for the transit shelter and pad located on Camelback Road just east of 68th Street.
24. The developer will be required to provide transit stop improvements on Camelback Road just east of 68th Street. These improvements may be combined with western deceleration lane/fire access pad on Camelback Road. The improvements will include a bench and shelter. The developer may design the shelter to reflect site building architecture or use City standard. The shelter should be located at the back of the sidewalk.
25. Please describe how and where refuse will be picked up for the development.
26. Please revise the site plan to show an upgrade to the sidewalk along Camelback frontage to minimum ten (10) foot width and located at the back of curb.
27. Please revise the site plan to show an upgrade to the sidewalk along 68th Street to a minimum eight (8) foot width. The sidewalk should be located separated from the back of curb, except at right turn deceleration lanes and fire pull outs. When separated from the curb, the sidewalk should maintain a minimum five (5) foot separation.
28. Please provide a right turn deceleration lane on 68th Street at site entrance. The deceleration lane length may be minimized from typical City standards to reduce impact to property owner to the south.

Design:

29. The Zoning Ordinance requirement for large walls, both horizontal and vertical, is designed to encourage building stepbacks and undulations of each side of the building plane. Please provide justification for the project's proposed major modification to the horizontal and vertical large wall provisions of the Zoning Ordinance.
30. The Zoning Ordinance requirement for height buffers adjacent to single-family residences continues to be a major point of concern amongst residents surrounding the Downtown boundary. Please provide justification for your request to modify this requirement to your proposed dimension of one hundred (100) feet.
31. Per Section 5.3061.J. of the Zoning Ordinance, the inclined stepback plane adjacent to an R-1 district shall be a 1:1 ration from a point ten (10) feet above the setback line. Please revise the building sections to show the correct inclined stepback line for the southern property line. Please ensure the setback line starts at the edge of the existing ten (10) foot alley at the southern portion of the site.
32. Please indicate any encroachments into the inclined stepback plane with a graphic. A maximum vertical encroachment of fifteen (15) feet is permitted on a maximum twenty-five (25) percent of the building elevation.
33. Please provide justification for the proposed amendment to the building lines development standards, which requires a minimum twenty-five (25) percent of the first floor street-side elevation to be located on the setback line.
34. There are currently no dimensions on the building elevations that were submitted for the project. Please dimension each building elevation from the finished floor to the top of the parapet.
35. Please provide overall building height calculations, based on the provisions within Section 3.100 of the Zoning Ordinance and the anticipated finished floor heights, on the site plan and/or building elevations.

Drainage:

36. Plan Check #478-10. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to the One-Stop Shop.
37. The preliminary drainage report needs to explain how the criteria for underground stormwater storage design will be met.

Water and Waste Water:

38. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to the One-Stop Shop
39. Basis of Design Reports for water and sewer must be approved by the Water Resources Department with the zoning case. Analysis of the impact to the downstream sewer is required since significant density increases are proposed.

Technical Corrections

The following technical corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect the final plans submittal (construction set) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

40. Per Section 5.3060.B.III.9. a private outdoor living space is to be provided for each unit. There is a minimum dimension of ten (10) feet for ground floor units and a minimum dimension of six (6) feet with a minimum size of sixty (60) square feet for units on upper floors. Please provide calculations on the site plan demonstrating compliance with this requirement.
41. Per Section 5.3062.D. of the Zoning Ordinance, removal of existing on-site mature trees shall be reviewed by the Development Review Board. Please submit an inventory of existing mature trees on site as well as a plan for replacement of any mature tree that is to be removed as a result of the new construction.
42. Fifty percent (50%) of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance.
43. Revise the site plan to include the bike rack locations in accordance with section 9.106.C.2.b of the Zoning Ordinance.
44. Based on the site's current parking demand, a total of thirty-eight (38) accessible parking spaces are required. Currently only twenty-three (23) are provided. Please revise the site plan and site plan data to meet this requirement.
45. Based on the site's current parking demand, a total of five (5) of the required accessible parking spaces must be van-accessible spaces. Please revise the site plan and site plan data to meet this requirement.
46. There are currently 1,049 parking spaces being shown on the lower level plans for the site, but only 937 spaces are listed as provided on the site plan. Please revise the site plan to provide an accurate number of provided parking spaces for the site.
47. Please provide setback dimensions on the site plan with the next submittal.
48. Please indicate the square footage of open space provided by the project on the site plan with the next submittal.
49. Please provide more detail regarding the Scottsdale Fire Department pad in the southeast corner of the site. Please indicate if there will be a gate on 69th Street at this location.

Fire:

50. Please indicate how the existing waterline at the 69th Street alignment will be handled.
51. Please detail the exact size and location of emergency vehicle pullouts with the next submittal.
52. Due to no onsite emergency vehicle access, alternative fire suppression requirements will apply.

Drainage:

53. Demonstrate that the proposed finished floor elevations comply with City Code Chapter 37-42(f)(5). Please revise the finished floor on heights on the Proposed Grading Exhibit within the drainage report as needed.
54. The underground stormwater storage system will have to be within a drainage easement.
55. The underground stormwater storage system is not allowed under any structures.
56. Additional detail is needed to determine if underground stormwater storage outlet will drain by gravity and is not in conflict with existing utilities.
57. Please consider using NOAA 14 rainfall data for stormwater design.

Water and Waste Water:

58. Existing water line along east side of property will be in conflict with the drive ramp and will need to be relocated. A 20-foot wide water line easement (centered on water line) is required to be dedicated.
59. Existing meters will need to be abandoned and shut off at the corporation valve on the main.
60. Existing fire hydrants along the center-east and south-east side of the lot will need to be removed, but the Fire Department may require some type of "access" along the south and east side of this property and may include the need for hydrants. Please verify with the Fire Department for requirement.
61. If the commercial component is to include food preparation, please show a proposed location for the grease interceptor.
62. All proposed water meters to the site will require reduced pressure backflow prevention and shall be located as close to the meter as practical and aesthetically screened.
63. Trees trunks to be a minimum of 7-feet offset from water line.
64. Fountain will require approval from the Water Conservation group. Contact Christina Klien at 480-312-5473.

Please resubmit the revised legal requirements, Drainage Report, Water and Waste Water Design Report(s), revised plans, and a written summary response addressing the comments/corrections identified above as soon as possible for further review (**Please see Attachment A, Resubmittal Checklist, for a consolidated list of information to be resubmitted**). The City will then review the revisions to determine if it is ready to be scheduled for a hearing date.

In an effort to get this development request to Development Review Board (for amended standards recommendation) and Planning Commission hearings, City staff has identified the following potential schedules (read schedule left to right):

| Track | Response/resubmittal by applicant (complete set of revisions) | Potential DRB Hearing Date | Potential PC Hearing Date | Potential CC Hearing Date |
|-------|--|-------------------------------|------------------------------|------------------------------|
| 11-10 | No later than 03/12/2010 | 04/15/2010 | 05/12/2010 | 06/15/2010 |
| 12-10 | No later than 04/02/2010 | 05/06/2010 | 05/26/2010 | 07/06/2010 |
| 13-10 | No later than 04/16/2010 | 05/20/2010 | 06/23/2010 | 08/30/2010 |

PLEASE CALL 480-312-7713 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING OR THE ABOVE MEETING SCHEDULE MAY BE AFFECTED. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS.

This schedule is based on the original submittal track and relies on a timely, complete and accurate response/resubmittal to the items addressed in this letter. Please be advised that the **1st Review Comments** are valid for a period of 45 days from the date on this letter. While the case will remain active, failure to resubmit within the 45 days will require the project to begin a new "First Review" track to refresh the review. Failure to resubmit within 190 days may cause the project to be considered inactive.

If you have any questions, or need further assistance please contact me at 480-312-7713 or at bcarr@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Carr".

Brad Carr, AICP
Senior Planner

cc: David Hovey, Jr.

**ATTACHMENT A
Resubmittal Checklist**

Case Number: 1-ZN-2010 & 1-GP-2010

Please provide the following documents, in the quantities indicated, with the first submittal (all plans larger than 8 ½ x11 shall be folded):

- One copy: COVER LETTER- Respond to all the issues identified in the first review comment letter.
- One copy: Revised CD of submittal (PDF format)
- One copy: Revised Project Data Sheet
- One copy: Revised Narrative for Project
- 3 copies of the Revised Traffic Impact Study
- 2 copies of the Revised ALTA Survey

Revised Site Plan:

10 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Revised Landscape Plan:

2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Revised Floor Plans (each level):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Revised Elevations:

2 24" x 36" 2 11" x 17" 2 8 ½" x 11"

Revised Sections:

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

Other Supplemental Materials:

Citizen Review Report for both Rezoning and Non-Major General Plan Amendment

3-D perspectives of site from multiple angles

Technical Reports:

- 2 copies of Revised Drainage Report: Plan Check No. 478-10
- 3 copies of Water Design Report: Plan Check No. TBD
- 3 copies of Waste Water Design Report: Plan Check No. TBD

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to the One-Stop Shop (Permit Services Counter) with any prior City mark-up documents; these are *not to be submitted to the Project Coordinator, Planner or Engineer.* The report(s) and/or waiver(s) must be logged in by our Permit Services Counter representatives at the One Stop Shop. The Project Coordinators, Planners and Engineers cannot accept the documents or log them into City's case review system.

Your Project Coordinator will verify that the applicable report(s) and/or waiver(s) have been resubmitted at the resubmittal meeting. If these report(s) and/or waiver(s) have not been resubmitted, your resubmittal of this application may be declined.

To assist City Staff, and to facilitate your resubmittal process, please have your engineer prepare the resubmittal of the Drainage Report, Water and Waste Water Reports and/or Storm Water Waiver application with the following information on the cover page:

Name of Project: Optima Sonoran Village

Contact: **Applicant/Agent or Engineer-- (telephone number) and
(email address)**

Report Type: **(Drainage Report, Water and Waste Water Reports and/or
Storm Water Waiver application)**

Case Number: 2-ZN-2010

Plan Check Number: 478-10

If you do not print the information above on the corresponding report, please bring a copy of the information with you so that the Permit Services Representative can enter the correct data and accept your submittal for processing. Without the basic information identified, the resubmittal cannot accept for review.

Our Client No.: 00044.0003

May 3, 2010

Via Email

Brad Carr, AICP
Senior Planner
City of Scottsdale
7447 E. Indian School Road, Suite 105
Scottsdale, Arizona 85251

**Re: Optima – Sonoran Village / 1-ZN-2010
DRB Continuance**

Dear Mr. Carr:

After discussion with City Staff, we respectfully request a continuance of case 1-ZN-2010, Optima Sonoran Village to the May 20, 2010 Development Review Board hearing. Please do not hesitate to call me if you have any questions regarding this request.

Very truly yours,



Michele Hammond, AICP
Principal Planner

Those of us who will be affected by the Optima project, would like to advise you of our concerns prior to the May 6 meeting.

We would like to have the buildings conform to code and step back from the property lines and the adjacent neighborhoods. We do not favor an amendment to the current development standards.

We would like to have the power lines removed and buried along the block between 68 St and Goldwater.

We would like the large Cottonwood tree at the dead end of 69 Street be left as a buffer to noise and some modicum of privacy. We would like landscaping to buffer our view of the buildings and their balconies.

We would like assurances that the garbage collection area for the complex not be up against residential property lines with beeping trucks and banging compactors.

We would like to be advised in advance of the demolition so as to *batten the hatches* for dust and vermin that will spill from the site.

Thank you for your attention to these matters.

Name ANNETTE SIMMS
& Address 6915 E. GLENROSA SCOTTSDALE 85251

nger, Erik; Petkunas, Jay; Ottman,

ge development, I would like

ledge, their Optima Camelview
posed Sonoran Village to the
arrant an

...hoods both to the South and the
The massive size and relatively small setbacks of Sonoran Village will literally overshadow our homes at Pavoreal. The towering 65 foot height would severely impede our view to the East and could block the morning sun. The reflection of the afternoon sun into our homes could make them unbearable to live in. The traffic will unquestionably increase, making all of our lives more difficult and more dangerous.

Another difference is that a large portion of Camelview Village is below grade, making it appear less obtrusive. As far as I know, all of Sonoran Village will be above grade, exacerbating the effect of its mammoth size.

We are in favor of having the Orchidtree site redeveloped, but we're against a behemoth such as this. As proposed, it's simply too large and too dense! Please make it smaller and more in scale with the existing, established neighborhoods.

Thank you.

--
Tom Levitt
6711 E. Camelback Rd.
#54
Scottsdale, AZ 85251
tilevitt@gmail.com
(602) 418-9200

Carr, Brad

From: Ruenger, Jeffrey
Sent: Tuesday, May 25, 2010 4:43 PM
To: Carr, Brad; Lebovitz, Brandon
Subject: FW: Case Number: 1-GP-2010, 1-ZN-2010, and 3-AB-2010, Attention Mr. Brad Carr

-----Original Message-----

From: jmoore4232@cox.net [mailto:jmoore4232@cox.net]
Sent: Tuesday, May 25, 2010 7:41 AM
To: Projectinput
Subject: Case Number: 1-GP-2010, 1-ZN-2010, and 3-AB-2010, Attention Mr. Brad Carr

Dear Mr. Carr

In the initial notification regarding the sale of the Orchid Tree Apartments, there was no mention of the specific plans, and because the property has been a nuisance to the community for quite sometime, I thought the proposed use would be an improvement. Had I know that the developer's plans would be in violation of the current building restrictions, I would have been as opposed then to the developer's plan as I now am. Building at an increased height, nearer to the property line, will obstruct my view to Camelback mountain from both the downstairs patio and the upstairs deck of my property at 4348 N. 69th Place, in Villa Adrian, thus devaluating my property, and I do not think the changes should be approved.

Since the developer purchased the property knowing the current building restrictions, and the zoning restrictions in an Urban Neighborhood, he must have believed those designations would allow him to develop the property as he wished within those restrictions, should not now be allowed to change those restrictions to the detriment and devaluation of the property adjacent to his recent purchase, therefore I am opposed to the changes he is requesting.

Sincerely,

Elizabeth Moore

Carr, Brad

From: john shafer [jcshafer@webtv.net]
Sent: Sunday, May 23, 2010 2:25 PM
To: Carr, Brad
Subject: Concerns regarding Optima Sonoran Village

Dear Mr. Carr,

I am an 18 year resident of the Village of Pavoreal, located at the southwest corner of 68th St. and Camelback Rd. Please note that my home will be directly across 68th St. from this new development.

Although I support the Optima Sonoran Village project (located at the SE corner of 68th St. & Camelback), I believe that the height of 65 feet is too massive and that 50 feet/5 stories-with adequate setback- would be more than sufficient based on the character of the surrounding neighborhoods.

I am also concerned about the increase a project of this magnitude will have on 68th Street traffic, and recommend that the Optima Sonoran Village 68th St. entrance be a right-turn only entrance and exit for safety purposes.

Thank you for considering my concerns in this matter.

Sincerely,

Constance L. Shafer
6711 E. Camelback Rd. Unit 49
Scottsdale, AZ 85251

Carr, Brad

From: HSchwartzAZ@aol.com
Sent: Thursday, May 20, 2010 9:36 AM
To: Carr, Brad
Subject: Optima zoning and plans

Dear Mr. Carr:

We are residents in Pavoreal and are looking forward to the new Optima project with just a few concerns which are:

1. Traffic patterns relating to their exit onto 68th Street. The plans reveal their driveway is almost directly across from our 68th Street gate where we enter and exit our property. We hope Scottsdale will run a traffic study.
2. Setbacks on 68th Street. We hope they do not build any closer to the street than the Orchid Tree buildings were built.
3. Height on 68th Street - It will seem overpowering if 7 stories are approved on 68th Street.

Thank you for your time.

Brenda Schwartz
7611 E. Camelback Rd. #22
Scottsdale, Az. 85251

Carr, Brad

From: Cjpavo@aol.com
Sent: Monday, May 10, 2010 4:01 PM
To: Carr, Brad
Subject: optima sonorán village

Mr. Carr I reside in the Village of Pavoreal located at the south west corner of 68th St. & Camelback. I have concerns about the proposed development of the optima sonorán development. First, the proposal is too massive for the area which in large measure is residential --one & two story homes. Second the impact on traffic on 68th street poses significant safety issues. These issues could be substantially eliminated by having ingress/egress to the optima project on 68th st be by right turn only.

Thank you for your consideration of my concerns Charlie Donnelly 6711 E.Camelback Rd.unit 41

Lebovitz, Brandon

From: Curtis, Nicole D
Sent: Thursday, May 06, 2010 1:17 PM
To: Carr, Brad
Cc: Lebovitz, Brandon; Cookson, Frances
Subject: FW: optima sonoran village #1gp2010/1zn2010

fyi

-----Original Message-----

From: cjpavo@aol.com [mailto:cjpavo@aol.com]
Sent: Wednesday, May 05, 2010 12:35 PM
To: Projectinput
Subject: optima sonoran village #1gp2010/1zn2010

I own property and reside in the village of pavoreal located at the southeast corner of 68th st & camelback. While we welcome the redevelopment of the subject property we do have two modifications for your consideration. First the project is too massive(65ft) for essentially a residential area. Second to avoid traffic congestion on 68th street, we request that ingress and egress from and to the project be right hand turns only.

Charles Donnelly
480 945 5433
cjpavo@aol.com

This message was feedback from the following web page:
<http://www.scottsdaleaz.gov/boards/pc.asp>
5/5/2010 12:34:52 PM

68.3.138.179 Mozilla/4.0 (compatible; MSIE 7.0; AOL 9.0; Windows NT 6.0; WOW64; Trident/4.0; GTB6.4; SLCC1; .NET CLR 2.0.50727; Media Center PC 5.0; eSobiSubscriber 2.0.4.16; .NET CLR 3.5.30729; .NET CLR 3.0.30729)
sessionID: 0

Sarah Dorn

From: hampton25@cox.net
Sent: Wednesday, May 05, 2010 2:37 PM
To: Sarah Dorn
Cc: OWNER OF THIS PHONE Hampton, Wells
Subject: Orchidtree property

Dear Sarah:

With regard to the petition which has been circulated in our neighborhood, I would like to clarify to the City of Scottsdale that we have met with Technical Solutions to discuss all of the concerns in the petition.

At this time, a majority of those concerns have been addressed. We will continue to work with Technical Solutions to resolve any outstanding issues.

We are not opposed to this project and do not want to be on record as opposing it.

We are very pleased with the helpful approach which Technical Solutions has taken in this matter.

Sincerely,

Wells Hampton

Sent from my Verizon Wireless BlackBerry

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.5.437 / Virus Database: 271.1.1/2855 - Release Date: 05/05/10 06:26:00

Brad Carr,

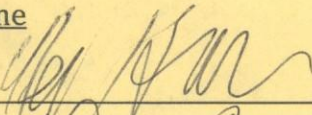
May 4, 2010

I think we are all relieved to see some progress on the Orchid Tree site at 68 St and Camelback. It has been a problem area for many years.

Those of us who will be affected by the Optima project, would like to advise you of our concerns prior to the May 6 meeting.

- We would like to have the buildings conform to code and step back from the property lines and the adjacent neighborhoods. We do not favor amendments to the current development standards.
- We would like to have the power lines removed and buried along the block between 68 St and Goldwater.
- We would like the large Cottonwood tree at the dead end of 69 Street be left as a buffer to noise and some modicum of privacy. We would like landscaping to buffer our view of the buildings and their balconies as well as provide us some privacy in our yards.
- We would like assurances that the garbage collection area for the complex not be up against residential property lines with beeping trucks and banging compactors.
- We would like to be advised in advance of the demolition so as to *batten the hatches* for dust and vermin that will spill from the site.

Thank you for your attention to these matters.

| <u>Name</u> | <u>Scottsdale Address 85251</u> |
|--|---------------------------------|
| 1.  | 4353 N. 70 th St. |
| 2. Louise M. Hanks | 4339 N. 69 th Way |
| 3. Michael Jeffery | 4310 N 69 th Pl |
| 4. Joley Pollack | 4333 N. 70 St. |
| 5. Pat Penn | 4334 N. 70 th St |
| 6. Sandy Lewis | 6930 E Glenrosa |
| 7. Nancy Stein | 4330 N. 70 th St |
| 8. Mary Carlson | 6933E Glenrosa |

- | | | |
|-----|----------------------------|--------------------------------------|
| 9. | <u>Michael Smith</u> | <u>6939 E GLENROSA AVE</u> |
| 10. | <u>Catherine Wellerice</u> | <u>6944 E. Montecito ave</u> |
| 11. | <u>Nepan Toy</u> | <u>6921 E Menroza Ave</u> |
| 12. | <u>Connie Crossin</u> | <u>4326 N. 69 Place</u> |
| 13. | <u>Ruth Hampton</u> | <u>4353 N. 69th Place</u> |
| 14. | <u>Linda Shapiro</u> | <u>6938 E. Montecito</u> |
| 15. | <u>Maureen Dowd</u> | <u>6914 E. Montecito</u> |
| 16. | <u>Billy L. Gault</u> | <u>4334 N 69th Place</u> |
| 17. | <u>Dora Johnson</u> | <u>4338 N. 69th Place</u> |
| 18. | _____ | _____ |
| 19. | _____ | _____ |
| 20. | _____ | _____ |

Brad Carr, Coordinator
 City of Scottsdale
 7447 E Indian School Road # 105
 480 312-7000
bcarr@scottsdaleaz.gov

Carr, Brad

From: dlord@arausa.com
Sent: Wednesday, April 28, 2010 7:47 AM
To: Carr, Brad
Subject: Optima
Importance: High

City of Scottsdale Email

Mr. Barr, I am in the real estate business and have no issues with new development done properly within reasonable guidelines. I look forward to the removal of the eye sore Orchidtree however do not want to see a 65 foot tower without setbacks if that is the request. I live in Villa Adrian along the alley and would prefer lower heights along the boundry reasonable setbacks and okay with 65 feet in the center of the project. Thanks for your time



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Tom Frenkel
6716 E Montecito
Scottsdale, AZ 85250

July 6, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

I strongly urge you to approve the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. Clearly, this area has been in need of a redevelopment effort for some time now.

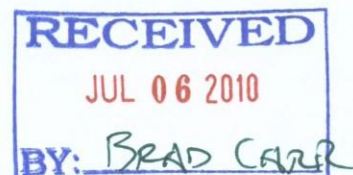
We should consider ourselves fortunate that the Hovey's have taken on this project to add to their proven track record of building high quality projects. The plan has generous setbacks and is sensitive to impact on the surrounding neighborhoods.

Most of you know me and know that I own numerous properties in the area. In this case, I also happen to live very nearby. I am looking forward to having such a high quality project near my home. That is why I hope you will approve this project.

Sincerely,



Tom Frenkel



The Mulholland
6711 E. Camelback Rd. Unit #35
Scottsdale, AZ 85251

June 23, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

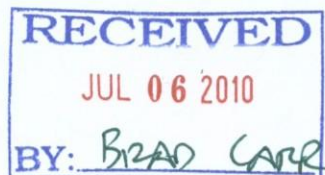
I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. As a resident of a surrounding neighborhood I am happy to see a quality development proposed at this location. The developer Optima has a track record of building high quality projects and their proposal for Sonoran Village will be no different. The plan has generous setbacks and is sensitive to impact on the surrounding neighborhoods.

Please vote to approve this project.

Sincerely,

Deborah Mulholland
J. A. Mulholland

Parcel #35



Jim Scannell
6711 E. Camelback Road #8
Scottsdale, AZ 85251

June 16, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

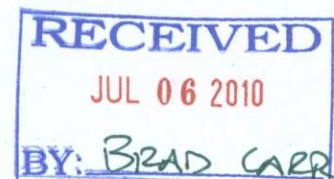
I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. As a resident of a surrounding neighborhood I am happy to see a quality development proposed at this location. The developer Optima has a track record of building high quality projects and their proposal for Sonoran Village will be no different. The plan is sensitive to the concerns of the surrounding neighborhoods and will revitalize what should be the entrance to downtown Scottsdale.

I encourage you to move forward in approving this project as soon as possible.

Sincerely,



Jim Scannell
6711 E. Camelback Road #8
Scottsdale AZ 85251
(602) 692-8523



Wells Hampton, Jr.
4352 N. 69th Place
Scottsdale, AZ 85251

June 9, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

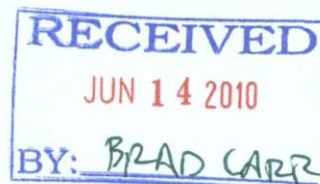
Dear Mayor Lane and City Council,

I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. As a resident of one of the surrounding neighborhoods I am happy to see a quality development proposed at this location. The developer Optima has a track record of building high quality projects and their proposal for Sonoran Village will be no different. The plan is sensitive to the concerns of the surrounding neighborhoods and will revitalize what should be the entrance to downtown Scottsdale.

I encourage you to move forward in approving this plan as soon as possible.

Sincerely,

Wells Hampton Jr.



Ruth Hampton
4352 N. 69th Place
Scottsdale, AZ 85251

June 9, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

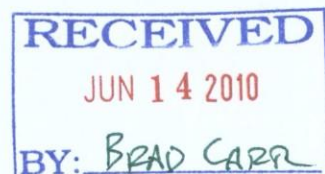
Dear Mayor Lane and City Council,

I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. As a resident of one of the surrounding neighborhoods I am happy to see a quality development proposed at this location. The developer Optima has a track record of building high quality projects and their proposal for Sonoran Village will be no different. The plan is sensitive to the concerns of the surrounding neighborhoods and will revitalize what should be the entrance to downtown Scottsdale

I encourage you to move forward in approving this plan as soon as possible.

Sincerely,

Ruth Hampton



Carr, Brad

From: Charles Jepson [chuckjepson@yahoo.com]
Sent: Monday, June 07, 2010 11:54 AM
To: Lane, Jim; Borowsky, Lisa M; Ecton, Wayne; Klapp, Suzanne; Littlefield, Robert; McCullagh, Ron
Cc: 'Charles Jepson'; Carr, Brad
Subject: Hello Scottsdale Leadership team

My name is Charles Jepson, I sent this email to David Hovey, Jr. last week regarding the Sonora Village project @ 68th Street and Camelback

Best regards,

Charles Jepson

480-626-8336

It was good to meet with you and Paul Smith this morning to review the latest plans for Sonoran Village.

The issues I raised are: planning for the demolition and construction phases need to include plans to minimize rodent and insect infiltration into Witwood and the 69th Street condo properties. The construction phase needs to use all available technologies to minimize dust and dirt into Witwood and the Condos on 69th Street. You assured me that the demolition phase will be completed at the same time. You assured me Optima will take extraordinary measures to minimize inconvenience to the adjoining neighborhoods

The utility service lines along the south side of the project will be moved to underground service and the costs to the residents will be paid by Optima

Existing screening plants swill be retained and additional Rosewood trees in 6 feet square containers will be planted to proved screening for the neighborhood

Access into the Sonoran project will not be possible at 69th street. Scottsdale fire and public safety will have a gate there to provide access in an emergency basis only.

David agreed to speak with Laura Hartley to insure that her questions are answered.

The buildings, with the screening plants, setbacks and staggering of the elevations look great to me

I support Optima's plan as it exists today, and encourage the planning commission and the city council move forward with a sense of urgency to resolve the future of our neighborhood's newest neighbors

Best regards

Charles Jepson
480-626-8336

May 25th, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

As a resident of the Whitworth neighborhood and a homeowner directly to the south of the existing abandoned Orchitree Apartments I am writing this letter to inform you that I am in support of the proposed Optima Sonoran Village development as currently designed (see attached Site Plan dated 5/20/10). Optima has appropriately addressed my concerns regarding height and proximity to my property and I am pleased that Optima is the Developer and Architect of this site and that they will be developing this project with their traditional high quality architecture and generous landscaping.

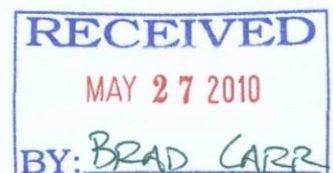
I am looking forward to seeing this project constructed and I feel that the residential use of this site, the character of the architecture, and the overall development plan will help revitalize this corner and have a positive overall impact on our entire community.

Sincerely,



5/25/10

Brad Henrich
6814 E. Montecito Ave.
Scottsdale, AZ 85251



Lori Watts
6824 E. Montecito Avenue
Scottsdale, AZ 85251

May 21, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

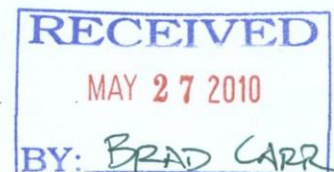
Dear Mayor Lane and City Council,

I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. As a resident of the neighborhood directly south of the project and the owner of an adjacent property, I encourage you to support this project as currently proposed. The proposed Sonoran Village will revitalize a key corner in Scottsdale as well as bring a high quality development to our neighborhood.

I have personally met with representatives of Optima and I appreciate the accommodations they have made to minimize the impact on my property and neighborhood. I look forward to continuing to work with them as the project moves forward to make this development a positive addition to our neighborhood.

Please do not delay in approving Sonoran Village.

Sincerely,



May 17, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. As a resident of The Village of Pavoreal I am happy to see a quality development proposed at this location. The developer Optima has a track record of building high quality projects and their proposal for Sonoran Village will be no different. The plan is sensitive to the concerns of the surrounding neighborhoods and will revitalize what should be one of the main entrances to downtown Scottsdale.

I encourage you to move forward in approving this plan as soon as possible.

Sincerely,

Howard & Lois Wall
Alida Lois Wall

Howard & Lois Wall
6711 E. Camelback Road
Unit 59
Scottsdale, AZ 85251

May 17, 2010

Mayor Lane and City Council
City of Scottsdale
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Dear Mayor Lane and City Council,

I am writing in regards to the proposed development on the south east corner of Camelback and 68th Street, the former Orchid Tree apartments. As a resident of The Village of Pavoreal I am happy to see a quality development proposed at this location. The developer Optima has a track record of building high quality projects and their proposal for Sonoran Village will be no different. The plan is sensitive to the concerns of the surrounding neighborhoods and will revitalize what should be one of the main entrances to downtown Scottsdale.

I encourage you to move forward in approving this plan as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "John Sconza". The signature is fluid and cursive, written over a light blue circular stamp that is partially obscured.

John Sconza
6711 E. Camelback Road
Unit 53
Scottsdale, AZ 85251

May 3, 2010

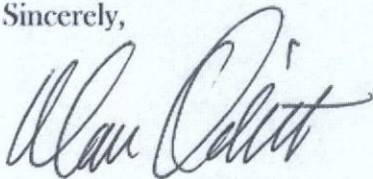
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I encourage you to move forward in approving this plan as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Oditt". The signature is fluid and cursive, with a large initial "D" and "O".

Dan Oditt
6711 E. Camelback Road #58
Scottsdale, AZ 85251

May 3, 2010

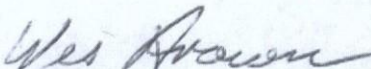
Mayor Lane and City Council
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Scottsdale, AZ 85251

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I encourage you to move forward in approving this plan as soon as possible.

Sincerely,



Wes Brown
6711 E. Camelback Road
Scottsdale, AZ 85251

Optima, Inc.
www.optimaweb.com

7147 E. Rancho Vista Dr., #104 480-874-9900
Scottsdale, AZ 85262 480-874-9910 fax

March 10, 2010

City of Scottsdale
Attn: Planning Department
9312 N 94th Street
Scottsdale, AZ 85258

Re: Issue #17 - To avoid the retention of a small, remnant parcel of the old zoning adjacent to the site, please include the existing Arcadia Water parcel as part of the rezoning and Non-Major General Plan Amendment request with the next submittal.

Dear City of Scottsdale:

Optima, Inc. (the "Developer") contacted Arcadia Water Company ("AWC") inquiring about the Arcadia Water Parcel adjacent to the property. Lou Kissling, the Head of AWC's Board of Real Estate Committee, notified Optima, Inc. that AWC is not interested in selling or combining the parcel at this time and they intend to hold it for potential future use. Optima, Inc. is proceeding forward with the development designed without combining the parcels.

Thank you,

David Hovey, Jr.
Optima, Inc.
7147 East Rancho Vista Dr., Suite 104
Scottsdale, AZ 85251
480.874.9900 of.
480.285.7320 m.
hoveydr@optimaweb.com

March 10, 2010

City of Scottsdale
Attn: Christina Klien
Water Conservation Coordinator
9312 N 94th Street
Scottsdale, AZ 85258

Re: Sec. 49-242. Limitation on water features for commercial users, new industrial users and common areas of residential developments.

Dear Ms. Klein:

Pursuant to our conversation the purpose of this letter is to state for record that Optima, Inc. (the "Developer") agrees to comply with all sections of the water conservation ordinance for its proposed development, Sonoran Village, located on the Southwest Corner of 69th Street and Camelback Road.

Number: 1-ZN-2010 & 1-GP-2010

Property Address: 6801 East Camelback Road, Scottsdale, AZ 85251

The sections of the water conservation ordinance (Sec. 49-242) are listed below:

- (a) No person shall place into operation after February 1, 1991, any water feature that either sprays water into the air in a fine mist or sprays or drops water into the air in excess of six (6) feet in vertical height.
- (b) Water features shall be:
 - (1) Outside of city right-of-way, not visible from the street unless approved by the water conservation office.
 - (2) Designed with a potable water make up. This make up shall include a reduced pressure principle backflow prevention assembly installed as per the current standard detail adopted by the City of Scottsdale Standards and Specification Committee. No water shall be used to supply any water feature from a landscape irrigation system.
 - (3) Designed with catch basins that will maximize the amount of water recycled and minimize make up water. Outdoor water features that may over-spray shall be equipped with wind shut-off valves.
 - (4) Designed using equipment that will minimize leakage throughout the life of the water feature.

(5) Equipped with a recirculating pump. Filtered backwash shall be reused in a beneficial manner to surrounding plant material and landscaped areas. Discharge of water into street and alleys is prohibited.

(6) Separately metered if using more than one thousand (1,000) gallons of water per day.

(c) In addition to the provisions above, nonresidential water features shall be:

(1) Operational only during normal business hours.

(2) Sited to allow significant environmental enhancement to on-site users and used to cool surrounding area and mask objectionable noises. Allowable examples: Courtyards and restaurant seating areas not visible from the street.

(d) Any person installing a water feature must provide a water feature plan to the city and obtain a permit before commencing construction.

(e) Exclusions:

(1) Any system that injects or drops water into the air solely for the purpose of cooling a confined air space.

(2) Water parks.

(3) Single-family residential properties.

(Ord. No. 2318, § 2, 12-17-90; Ord. No. 3161, § 2, 6-15-98; Ord. No. 3409, 11-26-01; Ord. No. 3621, § 1A, 7-5-05)

Thank you,

David Hovey, Jr.

Optima, Inc.

7147 East Rancho Vista Dr., Suite 104

Scottsdale, AZ 85251

480.874.9900 of.

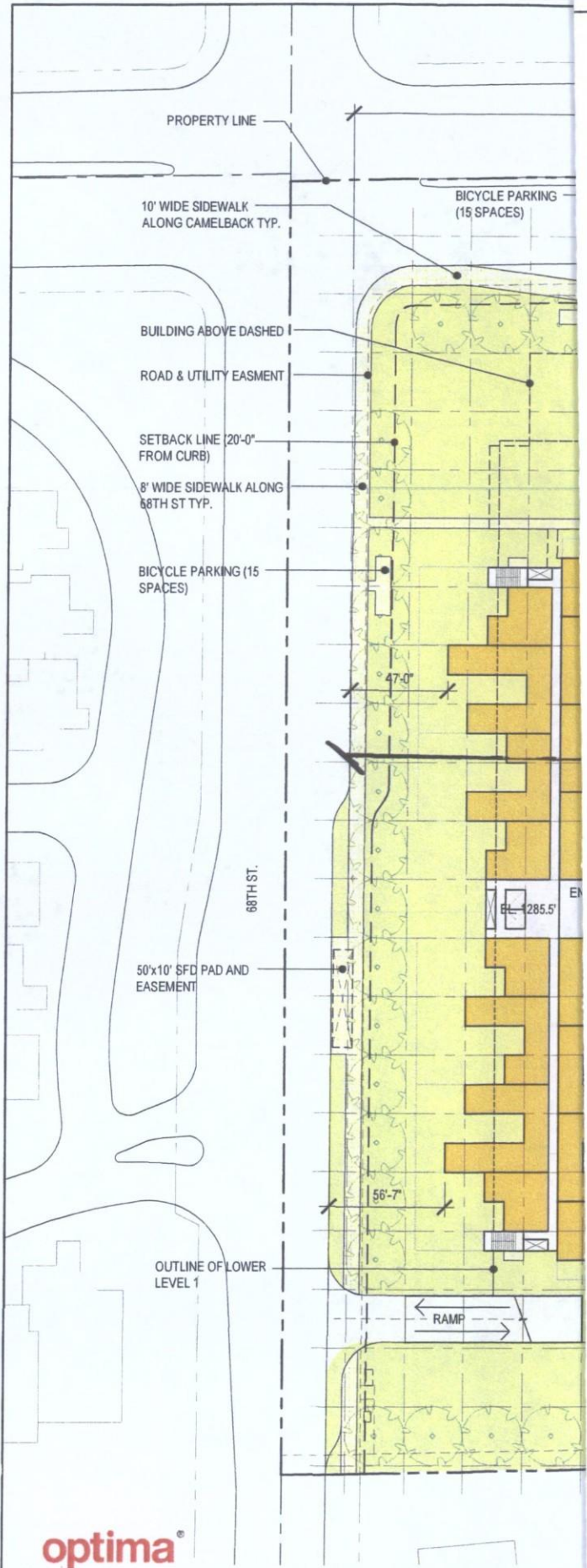
480.285.7320 m.

hoveydr@optimaweb.com

Attached:

1) 11 x 17 copy of site plan showing location of water feature on the property in relation to the streets

2) 8.5 x 11 or 11 x 17 drawing, picture or rendering of the water feature that includes dimensions



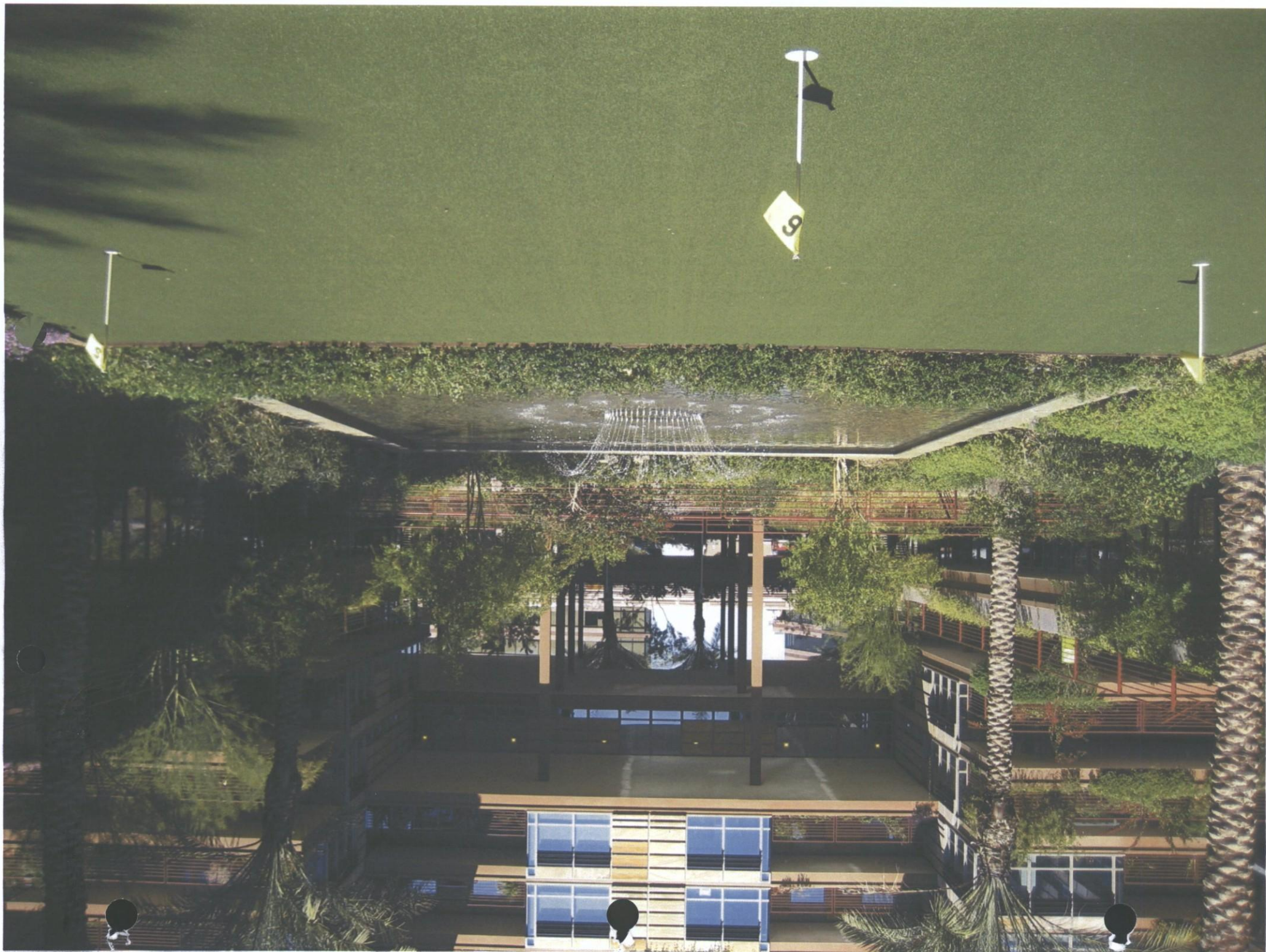
optima®

03.12.10



OPTIMA SONORAN VILLAGE

147 EAST RANCHO VISTA DRIVE, SUITE 104 SCOTTSDALE, AZ. 85251







Planning, Neighborhood & Transportation

Connie Padian, Chief Planning Officer
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

PHONE: 480-312-2664

FAX: 480-312-7080

EMAIL: cpadian@ScottsdaleAZ.gov

October 30, 2009

Michele Hammond
Principal Planner
Berry and Damore
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

Dear Ms. Hammond,

I have received your request to determine if the proposed redevelopment of the Orchidtree site requires a General Plan Amendment, and if so, if a major or non-major amendment is necessary. The subject property is located at the southeast corner of 68th Street and Camelback Road, and is currently designated as "Urban Neighborhood" per the Scottsdale General Plan Land Use Element. Recently, the subject property was incorporated into the Downtown Character Area, in June of 2009. The proposed project is a mixed use development with residential and/or a hotel use supplemented with supporting retail uses. The appropriate General Plan Land Use designation for such a proposal is "Mixed Use Neighborhood".

My determination is that the proposal, as stated in your October 21, 2009 letter, will require a non-major General Plan amendment. The basis of my decision is that the concept of incorporating the property into the Downtown Character Area with a Mixed Use Neighborhood designation was generally supported by the community during the extensive Downtown Plan update public outreach process. In addition, the boundary of the Downtown Character Area was modified to include this property, as well as two other properties, through City Council's adoption of the Downtown Plan and with the understanding that these areas would be developing consistent with the General Plan Mixed Use Neighborhood designation associated with all downtown properties.

The General Plan notes that the Downtown area, as delineated in the Downtown Character Area Plan, is one of the city's most suitable regions for mixed use developments. Consequently, the proposed General Plan Mixed Use Neighborhood designation will also align the subject property with the Downtown Character Area Plan's Land Use goal #2 (LU#2) that promotes the development of the Downtown as a collection of mixed use neighborhoods.

The proposed residential and hotel uses are compatible transitional uses to the adjacent single family residential neighborhoods. The proposed rezoning to D/RCO-2 PBD (Downtown/Regional Commercial Office with Type 2 standards and a Planned Block Development Overlay) requires further assessment in terms of how the proposed development will transition to the adjacent neighborhoods, and the appropriate size and location of the retail component. The Downtown Character Area Plan's Character and Design Goal #2 (CD#2) outlines the expectation that development should sensitively transition in scale, height and intensity at the Downtown boundary.

Please feel free to contact me at 480-312-2664 with any questions regarding this determination.

Sincerely,

A handwritten signature in cursive script that reads "Connie Padian".

Connie Padian
Chief Planning Officer

1-ZN-2010
1st: 2/02/10

REC'D OCT 21 2009

Michele Hammond
(480) 385-2753 Direct
(602) 463-4081 Mobile
mh@berrydamore.com

Our Client No.: 00044.0003

October 21, 2009

Via Email and Hand Delivery

David Richert
Executive Director
Planning, Neighborhood and Transportation
City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ 85251

Re: Optima/ SEC of 68th Street & Camelback

Dear Mr. Richert:

We look forward to the opportunity to revitalize the Orchidtree site located at the southeast corner of 68th Street and Camelback Road (the "Property") in Downtown Scottsdale. On behalf of our client, Optima, Inc., we would like to confirm the City process involved for the proposed mixed use development which, at this point in time, will include primarily residential and/or hotel land uses with minor supporting retail commercial land uses. We currently intend to develop the Property by rezoning to D/RCO- 2 PBD.

The purpose of this letter is to confirm our discussion with City Staff regarding the General Plan Amendment (GPA) process. It is our understanding based on the proposed mix of uses that the GPA will be deemed a non-major amendment to the General Plan. As stated in the General Plan the Chief Planning Officer, or position equivalent, can make the determination of a major or non-major amendment for a specific development. Therefore, we respectfully request a response letter from the City's "Chief Planning Officer" confirming the non-major GPA process for the Property based on the proposed mix of land uses.

Please do not hesitate to contact me should you have any questions or concerns.

Very truly yours,



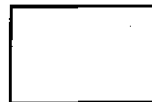
Michele Hammond
Principal Planner

cc: David Hovey
David Hovey, Jr.
T. J. Lenick

1-ZN-2010
1st: 2/02/10



REQUEST TO SPEAK



Request to Speak cards must be submitted to the Clerk **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time *MAY* be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) CHARLES JEPSON MEETING DATE JUNE 9/10

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6832 E. MONTECITO AVE ZIP 85251

HOME PHONE 480 626-8336 WORK PHONE 480-278-9200

E-MAIL ADDRESS (optional) CHUCK JEPSON @ YAHOO.COM

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Clerk. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Council may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

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HOW TO ADDRESS THE COUNCIL:

- The Mayor will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak are encouraged to select a spokesperson to represent the views of the group.
- Public testimony is limited to three minutes per speaker. (At the Chair's discretion, speakers representing two or more persons may be granted additional time.)
- A timer light, located at the podium, will help you to time your comments.
 - A green light indicates the timer has been activated.
 - A yellow light indicates there is one minute remaining.
 - A red light indicates the comment period has ended.

WRITTEN COMMENTS: Citizens who do not wish to address the Council in person may submit written comments by completing a yellow Written Comments card. Written Comments cards are available throughout the Kiva Forum and at the Clerk's table.



SPEAKER/CITIZEN COMMENT CARD

23

This card is for providing comments when attending City Council and other public meetings, whether or not you wish to speak.

Cards must be submitted BEFORE public testimony has begun on the item. Testimony is limited to 3 minutes per speaker. Additional time MAY be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

PLEASE PRINT NAME Brod Herrich MEETING DATE 5-6-10

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT _____

ADDRESS 6814 E. Montecito Ave ZIP 85251

HOME PHONE 577-9905 WORK PHONE _____

YES, I WISH TO SPEAK REGARDING ITEM # 23

NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

I AM IN FAVOR OF AGENDA ITEM # _____ I AM OPPOSED TO AGENDA ITEM # _____

I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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Comments are limited to 3 minutes.

Speakers representing two or more persons may be granted additional time

A green light will appear when you begin your comments

A yellow light will appear when you have one minute remaining

A red light will appear when your 3 minutes are up

Comments

I am against reduced setbacks
on the Opting development where it borders
the Whitwood housing development

Also seven stories is too tall.



SPLAKER/CITIZEN COMMENT CARD

This card is for providing comments when attending City Council and other public meetings, whether or not you wish to speak.

Cards must be submitted BEFORE public testimony has begun on the item. Testimony is limited to 3 minutes per speaker. Additional time MAY be granted to speakers representing two or more persons. Cards for designated speakers and the persons they represent must be submitted together.

18

PLEASE PRINT NAME Barbara Henward MEETING DATE 5.20.10

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT _____

ADDRESS 6711 E Camelback Rd. - S'dale ZIP 85251

HOME PHONE 480 945-4454 WORK PHONE _____

YES, I WISH TO SPEAK REGARDING ITEM # 18

NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

I AM IN FAVOR OF AGENDA ITEM # _____ I AM OPPOSED TO AGENDA ITEM # _____

I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING height & traffic on 68th St.

see back for comments.

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A yellow light will appear when you have one minute remaining

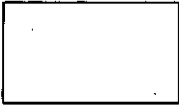
A red light will appear when your 3 minutes are up

Comments: The homeowners of Pavoreal - located on 68th + Camelback
express concern about: ① Traffic on 68th St - the 68th exit
of Pavoreal + Optima is close proximity / potential traffic hazard.
② Height of bldg on 68th - too high.
③ Is the plan being presented today consistent w/
the plan which was presented to homeowners in April?
We are not opposed to the plan — just the height of
buildings on 68th!



SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME DAN ODITT MEETING DATE 6-9-10

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT _____

ADDRESS 6711 E. CAMELBACK RD #58 SCOTTSDALE AZ ZIP 85257

HOME PHONE 480-818-1414 WORK PHONE 480-818-1414

YES, I WISH TO SPEAK REGARDING ITEM # SONORAN VILLAGE

NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

I AM IN FAVOR OF AGENDA ITEM # _____ I AM OPPOSED TO AGENDA ITEM # _____

I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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A red light will appear when your 3 minutes are up

Comments _____



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PLEASE PRINT NAME RICK ROBERTSON MEETING DATE _____

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT WITTWOOD OWNERS ASSOCIATION

ADDRESS 4321 N. 68th PLACE SCOTTSDALE ZIP 85251

HOME PHONE 480-941-0028 WORK PHONE 602-954-3748

YES, I WISH TO SPEAK REGARDING ITEM # OPTIMA

NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

I AM IN FAVOR OF AGENDA ITEM # _____ I AM OPPOSED TO AGENDA ITEM # _____

I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING OPTIMA

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A red light will appear when your 3 minutes are up

Comments _____



SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME Connie Shafer MEETING DATE 6/09/10

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT _____

ADDRESS 6711 E. Camelback Rd., Unit 49 ZIP 85251

HOME PHONE _____ WORK PHONE _____

YES, I WISH TO SPEAK REGARDING ITEM # _____

NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

I AM IN FAVOR OF AGENDA ITEM # _____ I AM OPPOSED TO AGENDA ITEM # _____

^{may} WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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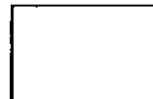
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Comments _____



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NAME (print) Coreen Young MEETING DATE 6-9-10

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7131 E. Rancho Vista Dr. #4001 ZIP 85251

HOME PHONE 480 ~~480~~ 250 7496 WORK PHONE _____

E-MAIL ADDRESS (optional) CoreenYoung@cox.net

I WISH TO SPEAK ON AGENDA ITEM # 2 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Clerk. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Council may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME C W CRAVENS MEETING DATE 5.20.10

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT _____

ADDRESS 4326 N. 69 PL ZIP 85251

HOME PHONE n/a WORK PHONE _____

YES, I WISH TO SPEAK REGARDING ITEM # Optima # 18

NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

I AM IN FAVOR OF AGENDA ITEM # _____ I AM OPPOSED TO AGENDA ITEM # see back

I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING _____

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A green light will appear when you begin your comments

A yellow light will appear when you have one minute remaining

A red light will appear when your 3 minutes are up

Comments

I like high density - I'd like to see it respect
the older residential neighborhoods: not too close or
abrupt a rise.
I question amendments to the current code.