

**Correspondence Between
Staff and Applicant
Approval Letter**



Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 8-28-14
Contact Name: Irene Clary
Firm name: Catclaw Investments LLC
Address: 16621 N. 91st St. #101
City, State Zip: Scottsdale, AZ 85260

RE: Application Accepted for Review.

Dear Ms. Clary:

It has been determined that your Development Application for Bahia Work, Live, Play has been accepted for review.

Upon completion of the Staff's review of the application material, you will be informed in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Greg Blumenthal
Title: Senior Planner
Phone number: 480-312-4306
Email address: _____

6-GP-2014
8/28/2014

Item # 4+5
Bahia



"Taking Retail Technology to the Next Level"

Tuesday, November 11, 2014

Michael Zajas
Catclar Investments, LLC
16621 N 91st. Street
Suite 101,
Scottsdale, AZ 85260

Subject: Bahia Live, Work, Play Project

Dear Michael,

Back in August, I received the initial notification letter from the city regarding the Bahia Live, Work, Play Project. At that time, I expressed concern over the amount of traffic, and excessive parking on 92nd Street, south of Bahia, and how the project would impact, and be impacted by the issue of traffic and parking. Since then, I know you have worked with the school (Scottsdale Prep) and the city to make changes to alleviate part of that issue. It is my understanding that the school put in place a staggered start time for their students, which has reduced the morning and afternoon backup of traffic substantially. This is a great development, and certainly eases my mind about the project.

At this point, the only obstacle I see is the parking along both sides of 92nd Street south of Bahia. I am hoping that the city will enforce a no parking zone along at least one side of the street, and limit parking on the other side to specific times of the day. Employees complain about the dangers of pulling out of our parking lots today with so many cars parked on both sides. There have been several close calls over the past few months.

Please let me know if you have any questions.

Thank you,

A handwritten signature in blue ink, appearing to be "Brett Bennett", with a long horizontal line extending to the right.

Brett Bennett
CEO
POSitive Technology
480-295-4259
brett@ptpos.com

Castro, Lorraine

Subject: FW: Bahia Live Work Play Project

From: Roger Corbin [<mailto:rcorbin@att.net>]
Sent: Wednesday, November 12, 2014 7:56 AM
To: Bloemberg, Greg
Subject: Bahia Live Work Play Project

Dear Greg,

Thank you for talking the time to speak with me yesterday regarding the Bahia Live, Work, Play development project. To follow up on our telephone conversation, I have some very significant concerns about the Bahia Live, Work, Play development project.

My major issues are:

1. I believe that the proximity to the Airpark and West World activities are a significant problem at this site for the location of a residential development. Other existing residential developments have significant problems with West World events due to event noise levels and I do not see how things could be different at Bahia especially given the selling point of roof top patios for the lofts.
2. There is insufficient parking for storefront and restaurants that may be located at the facility. A typical pack and ship facility like Fedex can easily consume 10-15 parking spaces plus additional traffic from delivery vehicles at prime times.
3. Building heights will block and interfere with view of the McDowell Mountains from my property at 9096 E. Bahia and will be a significantly taller than other building heights in the area.
4. There is an over reliance in the plan on customers walking and biking to the facility given the lack of proximity to other residential areas within walking distance to the facility. Unless there are large numbers of people bicycling to work in the Bahia area now, I don't see how they will be bicycling to use the new facilities at the development.
5. The glass and steel "Industrial" design of the development is not in keeping with the more organic materials and subdued designs used by other developments in the area.
6. The density of the structures on the parcel, minimal building setbacks and lack of open space in the proposed development are not at all congruent with surrounding developments in the area.
7. There is an enormous risk that if the live work play concept doesn't get traction and becomes unattractive due to noise issues, a failed residential project in the area could significantly impact the commercial desirability of the area and significantly reduce commercial property values.

Overall, this appears to be a very high risk project not only for the developer and neighboring property owners but for the city and other surrounding stakeholders.

Sincerely,

Roger Corbin
Bahia Scottsdale Properties, LLC
7985 Lea Circle
Bloomington, MN 55438
(952) 903-9762

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Michael Zajas <michaelz@catclar.com>

General Plan Amendment Question

4 messages

Michael Zajas <michaelz@catclar.com>

Wed, Aug 27, 2014 at 5:38 PM

To: "Yaron, Adam" <ayaron@scottsdaleaz.gov>

Cc: Irene Catsibris Clary <icatsibrisclary@catclar.com>, Michele Hammond <mh@brrlawaz.com>

Adam,

Good talking with you today. I just got off the phone with Michele Hammond and I was talking with her about the #17 on the General Plan Amendment checklist. She mentioned that the impact model is done by the City, can you confirm this?

There was a link to run a model but it doesn't lead anywhere.

--

Michael Zajas
Catclar Investments, LLC
16621 N 91st. Street
Suite 101,
Scottsdale, Arizona
85260
USA
cel: 480 277-2516
ph: 480 473-3700
fax:480 473-3716

Reynolds, Taylor <TReynolds@scottsdaleaz.gov>

Thu, Aug 28, 2014 at 8:14 AM

To: "michaelz@catclar.com" <michaelz@catclar.com>

Cc: "Yaron, Adam" <AYaron@scottsdaleaz.gov>

Michael,

Please take this response as confirmation that Long Range staff will run the impact model and supply a response for #17 on the GP amendment checklist - once your submittal has been received. Thanks.

Taylor Reynolds

Planner - Long Range Planning

Planning and Development Services

City of Scottsdale

480.312.7924

6-GP-2014
8/28/2014