

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

Citizen
Review



WRITTEN COMMENTS

6

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) BRIAN KROB MEETING DATE 9.29.16

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6517 E. OAK ST. ZIP 85257

HOME PHONE 480-225-7359 WORK PHONE _____

E-MAIL ADDRESS(optional) briankrob@hotmail.com

AGENDA ITEM # 5-21-2016 (6) SUPPORT OPPOSE

COMMENTS (additional space is provided on the back)
the owners have been very transparent about their development plans, and have worked with us (neighbors) throughout the process. I strongly support approval.



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NAME (print) DAVID & LINNEA PALMER MEETING DATE 9/28

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6401 E OAK Street ZIP 85257

HOME PHONE 480-949-5830 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 6 52W204 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) _____

We oppose Apartment/Townhouse dwellings.
South Scottsdale has enough of those dwellings.
Suggesting Business's Senior Citizen Rest
homes for South Scottsdale for North of McDowell Rd. 164th Street.

This card constitutes a public record under Arizona law. Re: N.E. Corner of McDowell Rd & 64th Street



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NAME (print) FRANCINE F. McCLUNG MEETING DATE 9/28/16

NAME OF GROUP/ORGANIZATION (if applicable) RESIDENT

ADDRESS 808 N. 82nd ST #F13 SCOTTSDALE, AZ ZIP 85259-3896

HOME PHONE 480-970-8945 WORK PHONE —

E-MAIL ADDRESS (optional) _____

AGENDA ITEM # 6 5:30-2016 ^{SCOTTSDALE} ~~ENTRADA~~ SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) THIS PROPERTY IS ACROSS BUSINESSES
IT SHOULD ALSO BE USED FOR BUSINESSES OF DIFFERENT SORTS,
NOT HOUSING ON A MAIN RD. - TOO MANY HOUSING PROJECTS
IN OUR "ORIGINAL OLD SCOTTSDALE" ALREADY! ARE WE
TRYING TO TAKE IN AND PROVIDE HOUSING FOR PEOPLE

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FROM EVERY STATE & EVERY COUNTRY? WE DON'T HAVE
THE ~~JOBS~~!!! WE NEED TO INVITE BUSINESSES AND
INDUSTRIES - NOT A BLANKET OF HOUSING COMPLEXES
AND INVITE CRIME!

THANK YOU

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



REQUEST TO SPEAK

6

Request to Speak cards must be submitted to City Staff **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) BRANDON NEE MEETING DATE 9/28/16

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 1836 N 64TH PLACE ZIP 85257

HOME PHONE 614-394-2300 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 6 I WISH TO DONATE MY TIME TO _____

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

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HOW TO ADDRESS THE BOARD AND COMMISSION:

- The Chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
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NAME (print) CARLY DAVIS MEETING DATE 9-28-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6525 E Sheridan St Sc ZIP 85257

HOME PHONE 480 947 9882 WORK PHONE 480 965 5361

E-MAIL ADDRESS (optional) cdavis5361@gmail.com

I WISH TO SPEAK ON AGENDA ITEM # 6 I WISH TO DONATE MY TIME TO _____

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

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Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) Public Hearing Notice Sign (Red)

Case Number: 5-ZN-2016

Project Name: Sunchase Entrada

Location: NEC McDowell Rd and 64th St

Site Posting Date: Orig. Post 9/9/16, Updated 10/25/16

Applicant Name: Ed Bull

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

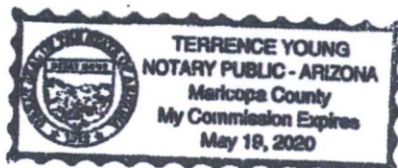
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Leggett
Applicant Signature

10/25/16
Date

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

Acknowledged before me this the 25th day of October 20 16



[Signature]
Notary Public

My commission expires: May 19, 2020

City of Scottsdale -- Current Planning Division

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



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall Kiva,
3939 N. Drinkwater Boulevard

<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M., 9/28/2016

CITY COUNCIL: 5:00 P.M., 11/14/2016

REQUEST: Request by owner for a Zoning District Map Amendment from approximately 23 acres of General Commercial (C-4) zoning and approximately .06 acres of Open Space (OS) zoning to Planned Unit Development (PUD) zoning, including approval of a Development Plan with amended development standards, for a +/- 23-acre site.

LOCATION: NE corner of E. McDowell Rd. and N. 64th St.

Case Number: 5-ZN-2016

Applicant/Contact: Ed Bull

Phone Number: 602-234-9913

Email Address: ebull@bcattorneys.com

Posting
Date:
9/9/16

Case File Available at City of Scottsdale 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal-

10/25/16 13:34:30



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

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10/25/16 13:37:48



WRITTEN COMMENTS



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NAME (print) BRIAN KROB MEETING DATE 8.18.16

NAME OF GROUP/ORGANIZATION (if applicable) SCOTTSDALE GATEWAY ALLIANCE / NEIGHBOR

ADDRESS 6511 E. OAK ST. , SCOTTSDALE, AZ ZIP 85257

HOME PHONE 480.225.7559 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 8 SUPPORT OPPOSE

COMMENTS (additional space is provided on the back) i have attended several open house meetings the owners have held to illustrate the intentions for the property. the owners have been very transparent and accommodating to neighbor feedback. i recommend this project be supported by CRB in its progress of design development.

REQUEST TO SPEAK

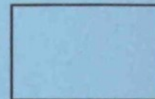


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Cards for designated speakers and the person(s) they represent must be submitted together.



NAME (print) Wendy Anderton MEETING DATE 8/18/16

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Gateway Alliance

ADDRESS 7525 E Camelback Rd ZIP 85251

HOME PHONE 6025310553 WORK PHONE 4809410781

E-MAIL ADDRESS (optional) wendy @ scottsdalegatewayalliance.com

I WISH TO SPEAK ON AGENDA ITEM # 8 I WISH TO DONATE MY TIME TO _____

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

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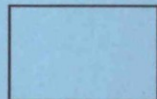
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NAME (print) ROSEMARY GHIRARDI MEETING DATE 8/18/16

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6514 E PALM LN ZIP 85257

HOME PHONE 602 909 1062 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

I WISH TO SPEAK ON AGENDA ITEM # 8 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING SCOTTDALE ENTRADA

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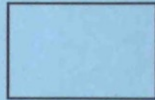
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NAME (print) GAIL SIKES MEETING DATE 8/18/10

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6507 E. Hubbell St ZIP 85257

HOME PHONE 480-990-7749 WORK PHONE —

E-MAIL ADDRESS (optional) gs595@o1.com

I WISH TO SPEAK ON AGENDA ITEM # 8 I WISH TO DONATE MY TIME TO _____

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

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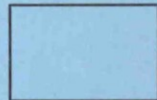
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NAME (print) Troy C. Booher MEETING DATE 8-18-16

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6420 E Palm Ln ZIP _____

HOME PHONE 480 949 1216 WORK PHONE 480 312 2751

E-MAIL ADDRESS (optional) brotherc @ Cox.net

I WISH TO SPEAK ON AGENDA ITEM # 8 I WISH TO DONATE MY TIME TO _____

I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Scottsdale Entrada

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PUBLIC HEARING NOTICE

REQUEST: Approval of a Zoning District Map Amendment from General Commercial (C-4) zoning and Open Space (OS) zoning to Planned Unit Development (PUD) zoning.

CASE#: 5-ZN-2016

DATE: August 18, 2016

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

UNLESS OTHERWISE NOTIFIED, ALL
PUBLIC HEARINGS ARE HELD AT:

SCOTTSDALE CITY HALL
3909 N. DRINKWATER BLVD.

YOUR COMMENTS ABOUT THIS REQUEST CAN
BE MADE PRIOR TO OR AT THE ABOVE PUBLIC
HEARING
IF YOU WISH TO SPEAK AT THIS MEETING
PLEASE ALLOW ENOUGH TIME TO FILL OUT A
COMMENT CARD.



POSTING DATE

480-312-7000

8-3-16

1:00 P.M.

www.scottsdale.gov/development/developmentcenter



ADVERTISING | CREATIVE | PR

October 25, 2016

Dear Neighbor:

On behalf of the SunChase team, we thank you for your continued interest and involvement in the proposed Scottsdale Entrada 64th Street and McDowell Road property. We're excited about the potential opportunity to revitalize this property along the McDowell Corridor and create an inviting gateway to Scottsdale. As you know, we consider community engagement an important part of our commitment to being good neighbors.

The PUD application for Scottsdale Entrada is scheduled to be heard by the Scottsdale City Council during the Council's November 14th meeting, which begins at 5pm. As a reminder, this multi-phased development includes rezoning for a potential mix of uses including office, retail, residential and possibly a boutique hotel. We will maintain the open space along the north and east sides of the property, and have been making enhancements of those areas based on neighbor feedback.

We are committed to returning this area to a vibrant and aesthetically appealing area of the McDowell Corridor, and will continue to communicate with neighboring residents and businesses as the project progresses. As always, we welcome an open and respectful dialogue with you.

We will inform you of any updates as they become available. Please let us know if you have any questions. We look forward to learning more as we share in further discussions.

Sincerely,

A handwritten signature in black ink that reads "Lisa Urias". The signature is fluid and cursive, with the first name "Lisa" being more prominent than the last name "Urias".

Lisa Urias
And the SunChase Team

5415

Yard Sales-
NE Valley

Saturday 8-12:30. Multi family. Gated comm. Far N. Scsdale. Furn, dryer, air hockey, great stuff & more. Just N. of Dixielita & Scottsdale Rd. Follow neon green signs

6830

Public
Notices

To view public notices
online please visit
publicnotices.azcentral.com

6830

Public Notices

NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY
Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public hearing at 6:00 p.m., on Tuesday, November 15, 2016, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:
PUBLIC HEARING: Consideration of an application submitted by the Camelback Inn requesting a Conditional Use Permit to locate personal wireless service facility antennas on the existing ballroom building located at 5402 E. Lincoln Drive (Assessor's Parcel Numbers 169-28-365E and 169-28-365G). If you have questions about this application please call the Community Development Department at (480) 348-3692. The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692. All agendas are subject to change.
Pub: October 29, 2016

NOTICE OF PUBLIC HEARING TOWN OF PARADISE VALLEY
Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a public meeting at 6:00 p.m., on Tuesday, November 15, 2016, at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following application:
PUBLIC MEETING: Consideration of an amendment to the approved Conditional Use Permit (CUP 16-01) for the private roadway adjoining 6001 N Nauni Valley Drive. This request is to amend the stipulations such that there be no curbing required. The subject private road is located adjoining 6001 N Nauni Valley Drive (Assessor Parcels 169-44-012 and 169-44-024). The subject right-of-way is 50 feet in width and approximately 745 feet in length. If you have questions about this application please call the Community Development Department at (480) 348-3692. The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692. All agendas are subject to change.
Pub: October 29, 2016



NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on November 14, 2016, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

12-ZN-2016 (Alta Osborn) Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Downtown/Downtown Multiple Use - Type 2, Planned Block Development Overlay, Downtown Overlay (D/DMU-2 PBD D0) zoning, including approval of a Development Plan with specific property development standards, for a +/- 4.2-acre site located at 3220 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is John Berry, 480-385-2727.

24-UP-2005#3 (T-Mobile Monarch Property Type 4 Wireless Communication Facility) Request by applicant for a Conditional Use Permit for an existing Type 4 alternative concealment wireless communication facility concealed within a 55-foot tall artificial palm tree located at 7220 E. McKellips Road (a.k.a. 409 N. Scottsdale Road) with Multiple Family Residential District (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is Declan Murphy, 602-326-0111.

3-GP-2016 (District at the Quarter) Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airport Character Area Plan Future Land Use Map from Airport Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Dennis M. Newcombe, 480-429-3065.

8-ZN-2016 (District at the Quarter) Request by the owner for approval of the Development Plan with amended development standards and a Zoning District Map Amendment from Industrial Park (I-1) District to Planned Unit Development (PUD) District zoning, on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Dennis M. Newcombe, 480-429-3065.

3-TA-2016 (Vacation Rentals or Short-Term Rentals) Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455), specifically, Sec. 3.100 (Definitions), Sec. 5.010 (Single-family Residential (R1-190)), Sec. 5.012 (Use Regulations), Sec. 5.100 (Single-family Residential (R1-43)), Sec. 5.100 (Use Regulations), which affects all other Single Family Residential and Two Family Residential districts (R1-130, R1-70, R1-35, R1-18, R1-10, R1-7, R1-5, and R-2), Sec. 5.700 (Medium-Density Residential (R-3)), Sec. 5.703 (Use Regulations), Sec. 5.800 (Townhouse Residential (R-4)), Sec. 5.803 (Use Regulations), Sec. 5.900 (Resort/Townhouse Residential (R-4R)), Sec. 5.903 (Use Regulations), Sec. 5.1001 (Multi-family Residential (R-5)), Sec. 5.1003 (Use Regulations), Sec. 5.2800 (Western Theme Park (W-P)), Sec. 5.2804 (Use Regulations), Sec. 6.800 (Special Campus (S-C)), Sec. 6.803 (Use Regulations), add Sec. 7.203 (Vacation rentals or Short-term Rentals) to Article VII (General Provisions), Sec. 8.511 (Travel accommodations and guest ranches (with one hundred or fewer guest rooms) in R-5, C-2, C-3 and D districts as follows), Sec. 8.512. (Travel accommodations and guest ranches (with one hundred or more guest rooms) in R-5, C-2, C-3 and D districts) and Sec. 8.513 (Travel accommodations and guest ranches in R-4R zones) to revise or eliminate definitions and Use Regulations related to vacation rental or short-term rental uses. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Greg Bloemberg, 480-312-4306.

5-ZN-2016 (Scottsdale Entrada) Request by owner for a Zoning District Map Amendment from approximately 23 acres of General Commercial (C-4) zoning and approximately 0.06 acres of Open Space (OS) zoning to Planned Unit Development (PUD) zoning, including approval of a Development Plan with amended development standards, for a +/- 23-acre site located at the northeast corner of E. McDowell Road and N. 64th Street at 6520 E. McDowell Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Ed Bull, 602-234-9913.

7-AB-2016 (Arnold Residence) request by owner to abandon the western 33-foot half-street, located along N. 71st Street, adjacent to the eastern boundary of 7070 E. Lowden (parcel number 216-67-252), with Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL, FO) zoning designation. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Cameron Carter, 480-246-9639.

1-HE-2016 (Lone Mountain Residence) Request by applicant for approval of Hardship Exemptions from the current ESL requirements pertaining to 15 foot setbacks for walls and fences from the side and rear property lines, and pertaining to the maximum building height of 24 feet above natural grade on a +/- 4.3-acre property located at 8195 E. Lone Mountain Road with Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) zoning. Staff contact person is Katie Posler, 480-312-2703. Applicant contact person is Keith Zollman, 480-246-9332.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA, COUNCIL

Attest
Alex Acevedo
Planning Specialist

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING ALEX ACEVEDO (480-312-2542). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT ALEX ACEVEDO (480-312-2542).

Community Classified

TO PLACE AN AD, PLEASE CALL 602-444-4444



Project Name: District at the Quarter
Case Numbers: 3-GP-2016
Location: 15501 N. 73rd Street and 15450 N. Greenway-Hayden Loop
Purpose: Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Employment, Regional Use District to Mixed-Use Neighborhoods, Regional Use District, and a non-major General Plan amendment to change the Greater Airport Character Area Plan Future Land Use Map from Airport Mixed Use (AMU) and Employment (EMP) to Mixed Use-Residential (AMU-R) on a +/- 10.29-acre site located at 15501 N. 73rd Street (AKA Dial Blvd.) and 15450 N. Greenway-Hayden Loop.
Staff contact: Bryan Cluff, 480-312-2258
Email - bcluff@scottsdaleaz.gov
Applicant Contact: Dennis M. Newcombe, 480-429-3065
Email - dnewcombe@beusolbert.com

A copy of the proposed amendments is available for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.

For more information, call 480-312-7000 or enter case number at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:

Remote Hearing Date: November 14, 2016 @ 5 P.M.
Location: City Hall Kiva, 3939 N. Drinkwater Blvd

Attest
Alex Acevedo
Planning Specialist

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION SUCH AS A SIGN LANGUAGE INTERPRETER, BY CONTACTING ALEX ACEVEDO AT 480-312-2542. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT ALEX ACEVEDO AT 480-312-2542.

NOTICE OF PUBLIC HEARING
TOWN OF PARADISE VALLEY

Notice is hereby given of an upcoming public meeting and/or hearings. The Town of Paradise Valley Planning Commission will be holding Public Meetings/Hearings at 6:00 p.m., on Tuesday, November 15, 2016; these meetings/hearings will be held at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for the following applications:

PUBLIC MEETINGS/HEARINGS: Doug Jorden, on behalf of Town Triangle, L.L.C., has filed several applications to develop a 4.4-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (Parcel No. 174-36-002X). This is an undeveloped triangular property adjoining the Camelback Golf Club, Indian Bend Wash, and Scottsdale Road. The proposed development may be for up to eight single-family lots that are expected to vary in lot size between approximately 12,000 square feet to 36,000 square feet. These applications include the following:

- A Major General Plan amendment to change the land use designation from "Low Density Residential" (0 to 1 home per acre) to "Medium Density Residential" (up to 4.5 homes per acre).
- A text amendment to the Town's Zoning Ordinance, including Section 201 and Section 801, to allow the "R-10 Single-Family Residential District" to apply to the subject property. This district presently only applies to three existing annexed subdivisions.
- A rezoning to change the zoning district from "R-43 Single Family Residential District" (minimum 43,560 square-foot lots) to the "R-10 Single-Family Residential District" (minimum 10,000 square-foot lots).
- A Conditional Use Permit to make the road(s) within the proposed subdivision private.
- A Special Use Permit (SUP) for private roadway gates off Scottsdale Road onto the main access road of the proposed subdivision.
- A Preliminary Plat for eight 12,000 square-foot to 35,000 square-foot lots.

Except for the Conditional Use Permit, the Planning Commission action is a recommendation to Town Council. Action may include approval, approval with stipulations, denial, or continuance. Action on the SUP will be for continuance. If you have questions about these applications, please call the Community Development Department at (480) 348-3574.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348-3692.

All agendas are subject to change.

NOTICE OF PUBLIC HEARING
TOWN OF PARADISE VALLEY

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of the Town of Paradise Valley will hold a Public Hearing at 6:00 p.m. on Thursday, November 17, 2016 at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253, pursuant to A.R.S. §9-462.04 to receive public comment on issues or concerns that affected landowners or others may have with proposed amendments to Article X, Article XXII, Article XXV, and the Special Use Permit Guidelines of the Town Zoning Ordinance.

In summary, the sections of the Town Zoning Ordinance to be amended include:

Article 10 Height and Area Regulations, Section 1023 Outdoor Lighting and Illumination;

Article 22 Hillside Development Regulations, Section 2208 Outdoor Lighting;

Article 25 Signs, Section 2506 Lighting; and

Special Use Permit Guidelines, Section 2 Lighting

Other related amendments of the Town of Paradise Valley Town Code may be considered as a result of public comment during the public hearing process. If you have questions about this meeting please call the Community Development Department at (480) 348-3693.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation. For further information about any of these matters please contact the Planning Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, 480-348 3693.



Project Name: Vacation Rentals or Short-Term Rentals
Case Numbers: 3-TA-2016
Location: City-Wide
Purpose: Text Amendment to Vacation Rentals or Short-Term Rentals.

Request by the City of Scottsdale to amend the Zoning Ordinance (Ord. No. 455); specifically, Sec. 3.100 (Definitions), Sec. 5.010 (Single-family Residential (R1-190)), Sec. 5.012 (Use Regulations), Sec. 5.100 (Single-family Residential (R1-43)), Sec. 5.100 (Use Regulations), which affects all other Single Family Residential and Two Family Residential districts (R1-130, R1-70, R1-35, R1-18, R1-10, R1-7, R1-5, and R-2), Sec. 5.700 (Medium-Density Residential (R-3)), Sec. 5.703 (Use Regulations), Sec. 5.800 (Townhouse Residential (R-4)), Sec. 5.803 (Use Regulations), Sec. 5.900 (Resort/Townhouse Residential (R-4R)), Sec. 5.903 (Use Regulations), Sec. 5.1001 (Multi-family Residential (R-5)), Sec. 5.1003 (Use Regulations), Sec. 5.2800 (Western Theme Park (W-P)), Sec. 5.2804 (Use Regulations), Sec. 6.800 (Special Campus (S-C)), Sec. 6.803 (Use Regulations), add Sec. 7.203 (Vacation rentals or Short-term Rentals) to Article VII (General Provisions), Sec. 8.511 (Travel accommodations and guest ranches (with one hundred or fewer guest rooms) in R-5, C-2, C-3 and D districts as follows), Sec. 8.512. (Travel accommodations and guest ranches (with one hundred or more guest rooms) in R-5, C-2, C-3 and D districts) and Sec. 8.513 (Travel accommodations and guest ranches in R-4R zones) to revise or eliminate definitions and Use Regulations related to vacation rental or short-term rental uses.

Staff/Applicant contact: Greg Bloemberg, 480-312-4306
Email: gbloemberg@scottsdaleaz.gov

A copy of the proposed amendments is available for review in Suite 105, 7447 East Indian School Road, Scottsdale, Arizona.

For more information, call 480-312-7000 or click on 'Projects in the Public Hearing Process' at: <http://eservices.scottsdaleaz.gov/cases>

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hear public comment regarding these cases at the hearing listed below:

Hearing Date: November 14, 2016 @ 5 P.M.
Location: City Hall Kiva, 3939 N. Drinkwater Blvd

ATTEST
Alex Acevedo
Planning Specialist

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION SUCH AS A SIGN LANGUAGE INTERPRETER, BY CONTACTING ALEX ACEVEDO AT (480-312-2542). REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT ALEX ACEVEDO AT (480-312-2542).

CLASSIFIED

Call 602-444-4444



Invoice #101303700

Order Date: October 25, 2016

Account: Scottsdale

Order Total: \$458.44

Billing Address

Mr. Casey Steinke
 City of Scottsdale
 PO Box 1000
 Scottsdale AZ 85252-1000
 United States
 T: 480-312-2611

Payment Method


Credit Card
 Credit Card Type: MasterCard
 Credit Card Number: XXXX-2659

 Complete
  In progress
  Attention

Job ID: 675517

Requested Fulfillment Date: 10/26/2016


Ask a Question

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 1HE2016_CCP</i> <i>Job Address List Name: 1HE2016_labels_1</i> Production Cost for 46 Pieces:\$13.34 First Class Automated card Postage for 42 Pieces: \$11.42 First Class Unsorted card Postage for 4 Pieces: \$1.36		46	\$26.12	
Order Sub Total:			\$26.12	

Reviews

Job ID: 675524


Requested Fulfillment Date: 10/26/2016

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 12ZN2016_CCP</i> <i>Job Address List Name: 12ZN2016_labels</i> Production Cost for 194 Pieces:\$56.26 First Class Automated card Postage for 145 Pieces: \$39.44 First Class Unsorted card Postage for 39 Pieces: \$13.26 First Class International Card Postage for 10 Pieces: \$7.00		194	\$115.96	
Order Sub Total:			\$115.96	


Job ID: 675528

Requested Fulfillment Date: 10/26/2016


Ask a Question
Reviews

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 3GP2016_8ZN2016_CCP</i> <i>Job Address List Name: 3GP2016_8ZN2016_Labels_I</i> Production Cost for 110 Pieces:\$31.90 First Class Automated card Postage for 104 Pieces: \$28.29 First Class Unsorted card Postage for 6 Pieces: \$2.04		110	\$62.23	
Order Sub Total:			\$62.23	

Job ID: 675530 Requested Fulfillment Date: 10/26/2016


Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 5ZN2016_CCP</i> <i>Job Address List Name: 5ZN2016_labels_I</i> Production Cost for 225 Pieces:\$65.25 First Class Automated card Postage for 221 Pieces: \$60.11 First Class Unsorted card Postage for 4 Pieces: \$1.36		225	\$126.72	
Order Sub Total:			\$126.72	

Job ID: 675533 Requested Fulfillment Date: 10/26/2016

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 7AB2016_CCP</i> <i>Job Address List Name: 7AB2016_labels</i> Production Cost for 67 Pieces:\$19.43 First Class Automated card Postage for 58 Pieces: \$15.78 First Class Unsorted card Postage for 9 Pieces: \$3.06		67	\$38.27	
Order Sub Total:			\$38.27	


Job ID: 675546

Requested Fulfillment Date: 10/26/2016

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 3TA2016_CCP</i> <i>Job Address List Name: 3TA2016_labels_4</i> Production Cost for 40 Pieces:\$11.60 First Class Automated card Postage for 38 Pieces: \$10.34 First Class Unsorted card Postage for 2 Pieces: \$0.68		40	\$22.62	
Order Sub Total:			\$22.62	

Job ID: 675551

Requested Fulfillment Date: 10/26/2016

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - Single Side Product SKU: PC21-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: 24UP2005_3_CCP</i> <i>Job Address List Name: 24UP2005_3_Labels</i> Production Cost for 118 Pieces:\$34.22 First Class Automated card Postage for 115 Pieces: \$31.28 First Class Unsorted card Postage for 3 Pieces: \$1.02		118	\$66.52	
Order Sub Total:			\$66.52	
Invoice Subtotal:			\$458.44	
Total Invoice:			\$458.44	

Ask a Question

Reviews

Castro, Lorraine

From: Planning Commission
Sent: Tuesday, September 27, 2016 10:22 AM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #21)

Planning Commission Public Comment (response #21)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	9/27/2016 10:22:24 AM

Survey Response

COMMENT	
Comment:	<p>I plan to request a personal testimony regarding 5-AN-2016 but if I cannot attend the meeting on September 28, 2016 I wish to go on record in support of the Scottsdale Entrada Project scheduled for hearing under the above reference number. I and my husband are 35-year residents on Almeria Road in the 6900 block. The property to be developed on the northeast corner of 64th Street and McDowell Road transition was a multi-acre vacant field full of debris in July 1981 and it remained an eyesore for several years into the late 1980s. All the neighbors were excited as the development of the Auto Plex took place in the 1990s. After years of only lukewarm car sales, we saw the abandonment of one dealership after another because car dealerships moved to newer locations. Finally, we have seen gradual degradation of the property until the present time. The 64th Street & McDowell Road intersection is pivotal as an entry point into Scottsdale from the Papago Buttes and Phoenix to the west. The Scottsdale Entrada Project will provide an attractive cross-roads development that reflects the superior lifestyle residents of Scottsdale expect. I think the developers have been responsive not only to existing neighbors'</p>

concerns but also to the environment and the redevelopment goals that our Scottsdale leaders want to promote. Tom La Rue and Ruth Ann La Rue are in favor of the development and we support the zoning change from C-4, commercial, and OS, open space, to PUD, Planned Unit Development.

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Ruth Ann La Rue

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

chezlarue@gmail.com

Phone:

(480) 946-4955

Address:

6909 E Almeria Rd, Scottsdale AZ 85257-2609

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Castro, Lorraine

From: Planning Commission
Sent: Tuesday, September 27, 2016 10:56 AM
To: Castro, Lorraine
Subject: Planning Commission Public Comment (response #22)

Planning Commission Public Comment (response #22)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	http://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	9/27/2016 10:55:18 AM

Survey Response

COMMENT

Comment:	<p>I'd like to comment in support of agenda item 6, 5-ZN-2016, Scottsdale Entrada. I think this zoning change makes a great deal of sense for the following reasons: 1) The current commercial space plus open land space zoning is not well-supported by the existing population density. Even if you put small commercial ventures in that area, they'll likely go belly up for lack of customers. A mix of commercial/office space plus living space will allow a much more balanced environment. Each space can feed demand for the other spaces. 2) Open space is still preserved by the plan, preventing claustrophobic overbuilding. 3) The location (basically at the base of the Papago mountains) can provide outstanding views for both corporate and living space tenants. 4) The location is close to central Phoenix, Arcadia, and central Scottsdale and not too far from Tempe which should also increase its desirability. 5) The current mostly defunct auto row has been an eyesore for far too long.</p>
----------	--

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	John Francis
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AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	<u>johnwfrancis@gmail.com</u>
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Phone:	
--------	--

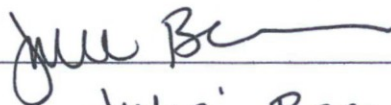
Address:	8344 E. Cheery Lynn Rd., Scottsdale 85251
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Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I am no longer in objection and I now support the rezoning (Case No. 5-ZN-2016).

Signature _____



Printed Name _____

Julie Beren

Street Address _____

6414 E Oak St

City _____

Scottsdale

Zip Code _____

85257

Phone Number _____

602.349.3447

Email _____


beren88@cox.net

Date _____

9/25/2016

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I am no longer in objection and I now support the rezoning (Case No. 5-ZN-2016).

Signature  _____

Printed Name John J. Caswell

Street Address 6441 E. Hubbell

City Scottsdale Zip Code 85257

Phone Number 480-325-4777

Email N/A

Date 09-25-16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I am no longer in objection and I now support the rezoning (Case No. 5-ZN-2016).

Signature 

Printed Name Justin Anthony

Street Address 6408 E Cypress St

City Scottsdale Zip Code 85257

Phone Number 602-561-5684

Email regul2001@msn.com

Date 09/25/16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I am no longer in objection and I now support the rezoning (Case No. 5-ZN-2016).

Signature Marilyn Olson

Printed Name MARILYN OLSON

Street Address 6537 E. HUBBELL ST.

City SCOTTSDALE Zip Code AZ 85257

Phone Number 480-990-8419

Email _____

Date 09-24-16


STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

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Signature Lynda Stanton
Printed Name Lynda Stanton
Street Address 6426 E Hubbell St
City Scottsdale Zip Code 85257
Phone Number 602-317-5453
Email Stanton.Lynda.n@gmail.com
Date 9/24/16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I am no longer in objection and I now support the rezoning (Case No. 5-ZN-2016).

Signature 
Printed Name Harris Konstantinopoulos
Street Address 1918 North 66th Street
City Scottsdale Zip Code 85257
Phone Number 480.528.5781
Email harryk17@yahoo.com
Date 09/24/2016

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I am no longer in objection and I now support the rezoning (Case No. 5-ZN-2016).

Signature Phillip Wagner

Printed Name PHILLIP WAGNER

Street Address 6402 E PALM LANE

City SCOTTSDALE Zip Code 85257

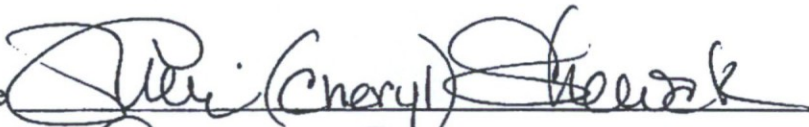
Phone Number 480-240-8865

Email _____

Date 8-17-16


STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

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Signature 
Printed Name Cheryl Stewak
Street Address 6549 E. Palm Ln.
City Scottsdale Zip Code 85257
Phone Number 480-709-6068
Email Cheri.Cleans@yahoo.com
Date August 17, 2016

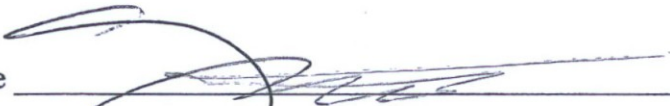
STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

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Signature 
Printed Name Helen Panza
Street Address 6526 E Holly St
City Scottsdale Zip Code 85257
Phone Number _____
Email hpanza@live.com
Date 9/23/16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)


I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature 
Printed Name Scott Sinovic
Street Address 6538 E Holly St
City Scottsdale Zip Code 85257
Phone Number 602 717 608
Email Scott.Sinovic@gmail.com
Date 9/25/16



STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature 

Printed Name JACK SETTEGRANA

Street Address 6413 E HUBBELL ST

City SCOTTSDALE Zip Code 85257

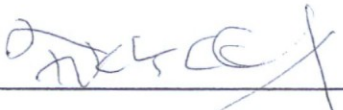
Phone Number 480-435-1296

Email _____

Date 9/25/2016

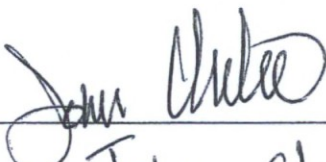
STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

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Signature 
Printed Name Frank C. Ong / Louise m Ong
Street Address 6407 E Habbel
City Scottsdale Zip Code 85257
Phone Number 480-946-9448
Email _____
Date 9/25/16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature 
Printed Name John Christee
Street Address 6508 E. Hubbell
City Scottsdale Zip Code 85257
Phone Number 480 277 9300
Email _____
Date 9/25/16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature Michael A. Dow
Printed Name MICHAEL DARROW
Street Address 6513 E CYPRESS ST,
City SCT Zip Code 85257
Phone Number 602 642 8508
Email _____
Date 9/25/16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

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Signature



Printed Name

DARREN Kressaby

Street Address

6525 E Palm Ln

City

Scottsdale

Zip Code

85257

Phone Number

602-502-1462

Email

dkressaby@gmail.com

Date

7 Sept 2016

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature Robert Markham

Printed Name Robert Markham

Street Address 6513 E Palm Lane

City Scottsdale Zip Code 85257

Phone Number 480-658-7995


Email Rmarkham2@Hotmail.com

Date 9/7/16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"

(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature 
Printed Name Elissa Adame
Street Address 1841 N. 66th St.
City Scottsdale Zip Code ~~85257~~ 85257
Phone Number 308 340 1652
Email elissa.adame@asu.edu
Date 9.18.2016

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature Rosemary Ghirardi

Printed Name ROSEMARY GHIRARDI

Street Address 6514 E PALM LN

City SCOTTSDALE Zip Code 85257


Phone Number 602 909 1062

Email rosemary.ghirardi@gmail.com

Date 8-16-2016

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature 

Printed Name Rebekah Theisen

Street Address 6625 E. Granada Rd.

City Scottsdale Zip Code 85257

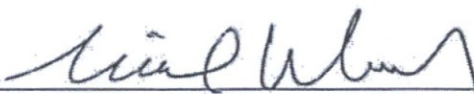
Phone Number 480-208-5493

Email soulgirlbek@gmail.com

Date 8/16/16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

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Signature 

Printed Name MICHAEL WHALEY

Street Address 6625 E. CORONADO RD

City SCOTTSDALE Zip Code 85257

Phone Number 602 460 7578

Email MJWHALEY@COK.NET

Date 08.16.16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"


(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature Tina M Sedlock
Printed Name Tina M. Sedlock
Street Address 6544 E. Palm Lane
City Scottsdale Zip Code 85257
Phone Number 602-369-4439
Email tmpeap@yahoo.com
Date 9-26-2016

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)


I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature 

Printed Name Michelle Harbottle

Street Address 6408 E Parkview Dr

City Scottsdale Zip Code 85257

Phone Number 

Email mtwmg13@gmail.com

Date 9/26/16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"

(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone Number _____

Email _____

Date _____



BRANDON PERERA

6402 E HOLLY ST

SCOTTSDALE

85257

567-536-5985

BRANDON.PERERA@gmail.com

9/26/16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"

(Case No. 5-ZN-2016)

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Signature



Printed Name

Andrew Haines

Street Address

6426 E. Parkview Dr

City

Scottsdale

Zip Code

85257

Phone Number

614-207-3384

Email

haines.83@gmail.com

Date

9/26/16

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"

(Case No. 5-ZN-2016)

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Signature

Melanie Stelzleni / Nick Stelzleni

Printed Name

Melanie Stelzleni, Nick Stelzleni

Street Address

6438 E. Parkview Dr.

City

Scottsdale, AZ

Zip Code

85257

Phone Number

480 245-3030 / 602-413-7054

Email

melanie.renteria@gmail.com StelzleniAZ@gmail.com

Date

Sept 26, 2016

STATEMENT OF SUPPORT
"SCOTTSDALE ENTRADA"


(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I support the rezoning (Case No. 5-ZN-2016).

Signature Brian Bouchard
Printed Name Brian Bouchard
Street Address 6456 E. Parkview Dr.
City Scottsdale Zip Code 85257
Phone Number _____
Email _____
Date 9-26-16

STATEMENT OF NON-OPPOSITION
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I am not opposed to the rezoning (Case No. 5-ZN-2016).

Signature 
Printed Name LORRAINE PERALTA
Street Address 6420 E. HULL ST
City SCOTTSDALE Zip Code 85257
Phone Number 480-946-4506
Email PERALTA PHX @ AOL . COM
Date 9/25/16

STATEMENT OF NON-OPPOSITION

“SCOTTSDALE ENTRADA”

(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for “Scottsdale Entrada”, and I am not opposed to the rezoning (Case No. 5-ZN-2016).

Signature Keith Stinky
Printed Name Keith Stinky
Street Address 6426 East Hubbell
City Scottsdale Zip Code 85257
Phone Number _____
Email _____
Date 9/29/16

STATEMENT OF NON-OPPOSITION
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

I have met with representatives of SunChase Holdings Inc. (SunChase) to review plans for redevelopment of the former Scottsdale Auto Park located at the northeast corner of 64th St & McDowell Road in Scottsdale, AZ. It is my understanding the overall property is currently zoned C-4 (General Commercial) and O-S (Open Space). SunChase is requesting most of the C-4 portion of the site and the southern approximately 2' of the O-S portion of the site be rezoned to Planned Unit Development (PUD) to allow a mixed use redevelopment for uses such as office, residential, retail and possibly a hotel. SunChase will also be maintaining and enhancing the O-S portion of the property by adding landscaping and low level lighting. This redevelopment will revitalize an essentially vacant infill property that otherwise has not been a benefit to the community in years. In summary, I am a resident of the City of Scottsdale, I have taken the time to review and understand SunChase's rezoning request for "Scottsdale Entrada", and I am not opposed to the rezoning (Case No. 5-ZN-2016).

Signature Eric O'Neill

Printed Name ERIC O'NEILL

Street Address 1907 N. 66th STREET

City SCOTTSDALE Zip Code 85257

Phone Number 702-286-9164

Email _____

Date 9-25-16

STATEMENT OF NON-OPPOSITION
"SCOTTSDALE ENTRADA"
(Case No. 5-ZN-2016)

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Signature 

Printed Name R. Mesnard

Street Address 6525 E Cypress Cir

City Scotts Zip Code 85257

Phone Number _____

Email Rich Mesnard @ yahoo.com

Date 9-25-14

1345	1356	1410	1422	1460	1460	1470
Toyota	Volkswagen	Antique/Classic	Crossover	Sport Utility Vehicles	Sport Utility Vehicles	Tru
09 Prius #1059, 1 Owner, Premium Local Trade, Hybrid! Go Green! \$11,000. 480-495-3808	13 Beetle Auto, Like New, Cold AC, Cruise, Tint, CD More! \$12,995 480-385-3072	72 Chevrolet 1/2 ton short box C10 Cheyenne, off frame restoration, 1 owner, garage kept AZ truck, red & white, Michelin tires, Rally whis, AC, \$31,000. 602-900-7504	07 Edge SEL 4Dr, ALWAYS APPROVED! \$7,999 602-648-0341	05 Nissan Pathfinder #167360A \$6,995 \$119/Mo* Hurry In Today & Save! 888.420.4439	14 Ford Taurus Limited, #P9387, Auto, BT, Park Sensors, Climate, \$16,210, ChapmanBMW 602-748-1693	04 Chevrolet 1500 Auto IC, Fully Loaded. \$800 D 602-734-5216
13 Camry LE #1023, 1 Owner, Clean History Report, Hands Free, Great Price \$13,530 480-405-3808	1410 Antique/Classic	85 CABALLERO GMC, all original, 91K miles, factory air, runs great, clean title \$6800. 480-993-8650	08 Rogue SL #175037A \$5,995 \$109/Mo* Hurry In Today & Save! 888.420.4439	05 Niss Pathfinder 3rd Row Seat, Leather, Navi, Sunroof, \$1,000 Down 602-734-5216	14 Honda CR-V #82541B, 17" Alloy Whis, Power Moonr, AM FM CD w/XM Radio, \$22,841 1-866-264-5739	04 Chevrolet 2500 Auto, CD, Tow Pkg, Bed L \$5,991 480-682-1048
13 Hyundai Veloster, #D7496A, \$11,592, 24 HR Recorded Info-SPECIAL PRICE! 888-515-9284 Ext 227	28 Dodge model 170 2dr, steel spoke wheels, blue body, black fenders, great cond, \$9500 623-210-5724	87 Camaro IROC Z-28 Coupe T-top, 305 TPI, 5spd, blk/blk, leather int, 17" Boyd's rims, Toyo tires, CD, amp, garaged \$7500 obo 928-925-8973	09 Traverse #165894A \$13,985 \$239/Mo* Hurry In Today & Save! 888.420.4439	06 Chevy Tahoe #143278, Well Equipped & Maintained \$500 Dn 602-682-9669	14 Kia Soul, #07426A, \$12,593, 24 HR Recorded Info-SPECIAL PRICE! 888-515-9284 Ext 230	04 Chevrolet Silverado #SG1347A \$7,995 \$129/Mo* Hurry In Today & Save! 888.420.4439
1356 Volkswagen	63 or 64 Galaxie or Fairlane wanted for parts. Motor not important. 602-864-8734	87 Camaro IROC Z-28 Coupe Roadster kit car. Stage 1 not finished. Many options, AC, power windows, etc. Call Fred Wilson at 623-214-5847 for details	10 Journey SE #118083, Must See Full Power, Cold AC, \$499 Dn* 602-385-0980	06 Ford Expedition XLT #9936, 5.4L V8, 4Dr Sedan, Fully Loaded, Mint Condition, \$12,733 480-516-0470	14 Mazda CX-5 Touring #1081, Bluetooth USB, Backup Camera, Moonroof, Nice SUV! \$15,941 480-405-3808	04 CHEVY Silverado #103941, Crew Cab, 4 Dr, \$499 Down* 602-385-0980
04 VW Beetle Conv., a/t, 2.0, 77kmi, new tires, cold ac, clean. \$3200. 602-586-9541	65 Mustang Cpe, V8, auto, needs TLC & paint, runs gd, \$9500 obo. 928-778-7839	10 Traverse LS #165373A \$7,995 \$129/Mo* Hurry In Today & Save! 888.420.4439	06 GMC Envoy #158093, Sturdy & Dependable, \$500 Down* 602-682-9669	15 Chevy Suburban LT, #P2955, Auto, OnStar, BT, Satellite Com, More \$42,888, Freeway Chev 480-753-1234	04 Ford F250 Pickup /A/C, CD, V8, Tow Pkg, Liner! \$8,991 480-682-1048	04 Nissan Frontier #46 Cress Cab, Sturdy & Dependable, \$500 Dn* 602-682-9669
07 Rabbit #186286 www.PhoenixUsedAuto.com \$4,900 602-652-2341	67 Ford F100, runs but doesn't drive, needs freeze plug. \$1500obo.623-285-5021	11 Edge Limited Auto, All Power, Cold AC, Lther, Mnr, CD \$16,595 480-385-3072	06 Nissan Xterra #513863, Loaded and Clean Inside & Out! \$500 Dn* 602-682-9669	15 Ford Explorer 2WD XLT, fully loaded, Ford Certified, silver, 167923A \$27,995, 1-800-601-1908	05 Ford F-150 Auto, Loaded, Moonroof, Pkg! \$13,593 480-682-1048	05 Ford F-150 Auto, Tow, Bed Liner, Side \$4,999 CASH 602-253-421
08 Volkswagen GTI, #62870, CD/MP3, 10 Speakers, Rear Spoiler, \$10,988, Chapman Used Cars 480-682-1497	69 Ford F100 Truck, runs & looks xint, ps, pb, ac, auto 360 eng, 1 owner, has emissions \$6800. 480-694-2412	11 Edge LTD #A39249, Just Arrived! Full Power Options, \$500 Down* 602-682-9669	07 Chevrolet Tahoe Auto, Loaded, A/C, Tow, Starting@ \$249mo* 602-253-4255	15 Hyundai Santa Fe Sport #1045, 1 Owner, Clean History Report, Remote Keyless Entry \$18,000 480-405-3808	05 Ford F-150 Auto, 59K miles, camper hard tonneau running board power windows/doors/mirr excellent cond, \$18,000 928-607-9003 928-607-	05 Nissan Frontier Low Miles, Cold AC, Tin Player, \$11,995 480-385-
09 Routan SEL #G53779, Auto, Fully Loaded, Cold AC, Call for Price! 480-385-3072	87 Pontiac Fiero GT, 20K mi, red, showroom cond, garaged, \$7,995. 602-369-4236	12 Flex Limited #9861, 3.5L V6, 4Dr SUV, Sirius, Nav, Backup Camera, \$17,879 480-516-0470	07 Chevy Suburban LTZ #SG1373A \$18,995 \$34/Mo* Hurry In Today & Save! 888.420.4439	05 Toyota Tacoma 4X4 ble cab, 6ft bed, auto 59K miles, camper hard tonneau running board power windows/doors/mirr excellent cond, \$18,000 928-607-9003 928-607-	06 Chevrolet Colorado AC, Cruise, Tint, CD! \$! 480-682-1048	06 Chevy Silverado #166743A, 2500HD \$8,95 \$145/Mo*, Hurry In Today Save! 888.420.4439
18 Passport #071181, Affordable Gas Saver, Loaded \$500 Down* 602-682-9669	1969 Pont Bonne Conv Orig Car Nu Pnt \$22,500 OBO 415-888-3211	12 Equinox #81452LTA, 1 Owner, Driver Convenience Package, Comfortable! \$14,871 1-866-264-5739	07 Chevy TrailBlazer #161605A, LT \$4,595 \$89/Mo*, Hurry In Today & Save! 888.420.4439	06 Dodge Ram Auto, Tint, Tow Pkg, Side \$13,991 480-682-1048	06 Chevy Silverado #W160 loaded alloys crwcb Bt here \$5,995csh 602-648-!	06 Dodge Ram Auto, Tint, Tow Pkg, Side \$13,991 480-682-1048
12 Passport Fully Loaded, AC, Leather, Moonroof, Fun to Drive! \$14,495 480-385-3072	87 Pontiac Fiero GT, 20K mi, red, showroom cond, garaged, \$7,995. 602-369-4236	13 Journey 3rd Row, Auto, Like New, AC, Cruise, Tint, CD \$15,995 480-385-3072	07 GMC Yukon XL #374734, Nice SUV, Loaded w/All You Need, \$500 Dn* 602-682-9669	06 Dodge Ram Auto, Tint, Tow Pkg, Side \$13,991 480-682-1048	06 Dodge Ram Auto, Tint, Tow Pkg, Side \$13,991 480-682-1048	06 Dodge Ram Auto, Tint, Tow Pkg, Side \$13,991 480-682-1048
6830 Public Notices	6830 Public Notices	6830 Public Notices	CLASSIFIED Call 602-444-4444	07 Ford Expedition #A54079, Must See! Full Power, Loaded \$500 Dn* 602-682-9669	06 Dodge Ram Auto, Tint, Tow Pkg, Side \$13,991 480-682-1048	06 Dodge Ram Auto, Tint, Tow Pkg, Side \$13,991 480-682-1048

02 Ford F-250, 63,000 Orig. Miles! 4x4, XLT, tow pkg, A/T tires \$12,000 OBO 707-499-6169

07 Journey SE #118083, Must See Full Power, Cold AC, \$499 Dn* 602-385-0980

10 Traverse LS #165373A \$7,995 \$129/Mo* Hurry In Today & Save! 888.420.4439

06 Ford Expedition XLT #9936, 5.4L V8, 4Dr Sedan, Fully Loaded, Mint Condition, \$12,733 480-516-0470

15 Chevy Suburban LT, #P2955, Auto, OnStar, BT, Satellite Com, More \$42,888, Freeway Chev 480-753-1234

04 Ford F250 Pickup /A/C, CD, V8, Tow Pkg, Liner! \$8,991 480-682-1048

04 Nissan Frontier #46 Cress Cab, Sturdy & Dependable, \$500 Dn* 602-682-9669

NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on September 28, 2016, at 5:00 PM in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

- 12-ZN-2016** (Alta Osborn) Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Downtown/Downtown Multiple Use - Type 2, Planned Block Development Overlay, Downtown Overlay (D/DMU-2 PBD DO) zoning, including approval of a Development Plan with specific property development standards, for a +/- 4.2-acre site located at 3220 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Michele Hammond, 480-463-4081.
- 24-UP-2005#3** (T-Mobile Monarch Property Type 4 Wireless Communication Facility) Request by applicant for a Conditional Use Permit for an existing Type 4 alternative concealment wireless communication facility concealed within a 55-foot tall artificial palm tree located at 7220 E. McKellips Road (a.k.a. 409 N. Scottsdale Road) with Multiple Family Residential District (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is Declan Murphy, 602-326-0111.
- 5-ZN-2016** (Scottsdale Entrada) Request by owner for a Zoning District Map Amendment from approximately 23 acres of General Commercial (C-4) zoning and approximately 0.06 acres of Open Space (OS) zoning to Planned Unit Development (PUD) zoning, including approval of a Development Plan with amended development standards, for a +/- 23-acre site located at the northeast corner of E. McDowell Road and N. 64th Street. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Ed Bull, 602-234-9913.
- 6-ZN-2016** (South Scottsdale Multifamily) Request by owner for a Zoning District Map Amendment from Highway Commercial District (C-3) to Planned Unit Development (PUD), including a Development Plan and amended development standards, on a +/- 3.3-acre site located at 2040 and 2042 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Lance Baker, 480-948-9766.
- 7-AB-2016** (Arnold Residence) Request by owner to abandon the western 33-foot half-street, located along N. 71st Street, adjacent to eastern boundary of 7070 E. Lowden (parcel number 216-67-252), with Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning designation. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Cameron Carter, 480.240.5639.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard
Online at: [http://www.ScottsdaleAZ.gov/Boards/planning commission](http://www.ScottsdaleAZ.gov/Boards/planning%20commission)
ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA.

CHAIRMAN
Attest
LORRAINE CASTRO
Planning Assistant

For additional information visit our web site at www.scottsdaleaz.gov

03 Trailblazer EXT. LT.

August 17, 2016

Kathleen Gail Sikes
6507 E. Hubbell St.
Scottsdale, AZ 85257

Subject: Meeting at City Hall on 8/18/ 16 at 1 pm regarding Entrada Project

Attn: Development Review Board

I am a citizen of the HyView neighborhood since 1989, and I have spoken with many neighbors regarding this proposed project. I have turned in 155 petition signatures to the City Council and Mayor relating to the concerns of this project. Roughly, about 99% of those I spoke with are opposed to this project as it now stands. We are not against any development of that land. Of the 155 petitions, ~60 signatures represent residents of Palm Lane and Hubbell Street, and the remaining signatures have been collected from the entire HyView neighborhood, because it will impact the entire neighborhood. Many more signatures could have been collected except for the difficulty in contacting neighbors when they are home or just not answering their door as many people do. Only citizens on Palm Lane and Hubbell St., and a few on 66th St. have even heard of this proposal except for the ones who have been notified by myself and several other petition signature collectors. I have heard from neighbors such phrases as 'no more apartments', 'claustrophobic', 'no high buildings', 'no buildings close to the street', 'vistas are being spoiled', 'traffic is getting worse'.

This particular intersection is unique and special because it is the entrance to South Scottsdale and is surrounded by three other corners containing the buttes, wild desert and the Desert Botanical Gardens. Therefore, we feel that whatever is developed should blend in more with those areas. **The proposed Entrada is inappropriate for this site.** They are wanting to turn this open, suburban area into a more urban one. This is not the reason why hundreds of people have bought their homes here and remained for so many years.

In summary, our main concerns include:

1. Heights of buildings: We request that the heights of the buildings extend no more than 24 feet or 2 stories.
2. Setbacks: This is an issue that I have not addressed to the council before. However, after reading a copy of the Development Review Board Report, I was rather shocked at how close to the road this company is proposing the buildings would be. We have already seen all around S. Scottsdale how this changes the vistas and open 'feel' to this area of Scottsdale. Examples are Las Aguas just east of the canal on McDowell, Diamonte on Thomas Rd., and Optima at 68th and Scottsdale Rd. If this continues, residents will feel they are driving through tunnels instead of the open land that most of us have had and paid taxes on most of our adult lives. The vistas of

the mountains are becoming less and less with all of this development, and Entrada will only create a great deal more of this.

3. Texture of Buildings: We request that the texture and colors of the buildings blend in with the surrounding 3 corners, i.e. earth tones versus shiny mirrored buildings.

4. Commercial/retail space: The DRB Report did not express what types of commercial development. There should be some clarity made for residents. I doubt anyone would want big box type stores on this corner. It should be noted that there is a lot of vacant retail space throughout S. Scottsdale, so I can't see the need for more on this corner lot.

4. Density: With the addition of 750 new units for residential, there could actually be more (or as many) people living on this ~27 acres of land as in all of HyView. This could lead to twice as many motor vehicles in this area than we have at present. Also, thousands of new condos/apartments have and are being constructed in this area, so why the addition of so many more at this intersection?

5. Traffic & safety issues: Records must show the number of serious vehicle accidents at the intersection of 64th St and McDowell over the past many years. For HyView residents, we have 3 options for exiting our neighborhood. I exit from Holly. 64th St can get very congested at certain times of the day making it very difficult to make left turns out of the neighborhood. It's also getting more and more difficult to make an east turn onto Thomas Rd from 64th St. at certain times of the day, requiring one to cross Thomas and then go east onto Osborn or Indian School. With twice as many vehicles on the road, this is going to get worse and a lot more stressful for HyView residents who drive.

6. FAR: the DRB report needs to clarify what this means in more specific terms for residents. They are requesting to be able to exceed this in case of future development without having to obtain City Council permission.

In general, S. Scottsdale residents are already feeling the increased density of this area. The traffic is getting worse and worse, the traffic light signals are lengthier, one can feel the anxiety of other drivers on the road, it takes much longer to get from one place to another, and drivers are having to constantly look for alternative roads to use by cutting through residential neighborhoods.

I did send a letter to Urias and to the City Council and Mayor with suggestions for alternative use of this land. I realize that the owners want to make as great a profit as possible, but I feel it's more important that hundreds of people should not have their lifestyles changed to such a degree as this proposal would indicate.

Thank you for your consideration,

Kathleen Gail Sikes



A D V E R T I S I N G | C R E A T I V E | P R

TO: Scottsdale Entrada Neighbors (64th Street and McDowell Road)
FROM: Jennifer Sanchez and the SunChase Team
DATE: September 7, 2016
RE: Planning Commission Meeting

Dear Neighbors:

The SunChase team hopes you all had a relaxing Labor Day Weekend.

We'd like to provide you with a brief update on the Scottsdale Entrada development on 64th Street & McDowell. We are now scheduled to appear before the Planning Commission (PC) on Wednesday, September 28, 2016 at 5 p.m. at Scottsdale City Hall, 3939 N. Drinkwater Blvd, Scottsdale, AZ.

The Planning Commission will review and evaluate our request for a Zoning District Map Amendment to change the existing C-4 zoning (approximately 23 acres) and Open Space zoning (approximately .06 acres) to Planned Unit Development ("PAD") zoning, including approval of a Development Plan with amended development standards to allow for a high-quality mixed-use development that will include office, retail, residential and possibly a hotel. Other than minor fine-tuning, the plans that were shown at the last neighborhood meeting have remained the same.

As we have said throughout the zoning and development processes at all our neighborhood meetings and neighborhood outreach, our goal is to enhance this essentially vacant in-fill redevelopment site and be an asset to the area. And importantly, the proposed development will retain and improve significant open spaces along the north and east sides of the development area plus provide significant landscaped setbacks along McDowell Road and 64th Street.

As always, we will provide ongoing information and updated timelines on our website at www.scottsdaleentrada.com, and are available to answer your questions at any time regarding this project. You can reach Lisa Urias - lisa@uriascommunications.com / 480-751-5569, Ed Bull ebull@bcattorneys.com / 602-234-9913, or me at - jennifer@uriascommunications.com / 480-751-5569.

Warm Regards,

Jennifer Sanchez and the SunChase Team

A handwritten signature in black ink that reads "Jennifer Sanchez". The signature is written in a cursive, flowing style.

Perone, Steve

From: Julia Francis <juliakfrancis@gmail.com>
Sent: Saturday, August 20, 2016 11:45 AM
To: Development Review Board
Subject: Re: Scottsdale Entrada

To whom it may concern,

My husband John and I live in South Scottsdale (Village Grove), we recently moved back to Arizona and picked this area due to its proximity to the airport and Old Town, greenbelts, unique architech. We very much support the development of Scottsdale Entrada along the McDowell Road corridor. Improvements in this area will bring more (and younger) people, which will drive new restaurants, shopping and specialty grocery stores like AJs, Trader Joes and Whole Foods. In addition, it will increase property values, drive economic growth and bring more industry to the area (ideally high paying tech companies).

Respectfully,

Julia and John Francis

August 17, 2016

Kathleen Gail Sikes
6507 E. Hubbell St.
Scottsdale, AZ 85257

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4. Commercial/retail space: The DRB Report did not express what types of commercial development. There should be some clarity made for residents. I doubt anyone would want big box type stores on this corner. It should be noted that there is a lot of vacant retail space throughout S. Scottsdale, so I can't see the need for more on this corner lot.

4. Density: With the addition of 750 new units for residential, there could actually be more (or as many) people living on this ~27 acres of land as in all of HyView. This could lead to twice as many motor vehicles in this area than we have at present. Also, thousands of new condos/apartments have and are being constructed in this area, so why the addition of so many more at this intersection?

5. Traffic & safety issues: Records must show the number of serious vehicle accidents at the intersection of 64th St and McDowell over the past many years. For HyView residents, we have 3 options for exiting our neighborhood. I exit from Holly. 64th St can get very congested at certain times of the day making it very difficult to make left turns out of the neighborhood. It's also getting more and more difficult to make an east turn onto Thomas Rd from 64th St. at certain times of the day, requiring one to cross Thomas and then go east onto Osborn or Indian School. With twice as many vehicles on the road, this is going to get worse and a lot more stressful for HyView residents who drive.

6. FAR: the DRB report needs to clarify what this means in more specific terms for residents. They are requesting to be able to exceed this in case of future development without having to obtain City Council permission.

In general, S. Scottsdale residents are already feeling the increased density of this area. The traffic is getting worse and worse, the traffic light signals are lengthier, one can feel the anxiety of other drivers on the road, it takes much longer to get from one place to another, and drivers are having to constantly look for alternative roads to use by cutting through residential neighborhoods.

I did send a letter to Urias and to the City Council and Mayor with suggestions for alternative use of this land. I realize that the owners want to make as great a profit as possible, but I feel it's more important that hundreds of people should not have their lifestyles changed to such a degree as this proposal would indicate.

Thank you for your consideration,

Kathleen Gail Sikes

Perone, Steve

From: Development Review Board
Sent: Wednesday, August 17, 2016 8:16 PM
To: Perone, Steve
Subject: Development Review Board Public Comment (response #18)

Development Review Board Public Comment (response #18)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	http://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	8/17/2016 8:15:20 PM

Survey Response

COMMENT	
Comment:	<p>Scottsdale Entrada Development As a current resident of south Scottsdale I believe the current redevelopment efforts in the area to be vital to the continued economic development and revitalization of southern Scottsdale. I have attended several of the six public meetings held by the developer and believe they have taken in to account the community input by making continual adjustments to accommodate feedback and any concerns voiced. The proposed mixed use development will attract new residents to the area that are looking for work/life/leisure amenities that so many people are expecting in new developments. It also provides good public spaces that will benefit the neighborhood and include the canal, bike and walking paths. For this reason, I offer my support to the redevelopment efforts for the Scottsdale Entrada Development. Respectfully, Paul Pritts</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	

First & Last Name:	Paul Pritts
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	ppritts69@gmail.com
Phone:	(602) 558-6066
Address:	7437 E Taylor St
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

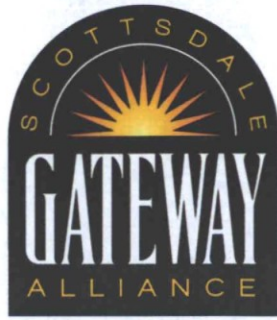
Perone, Steve

From: Wendy Anderton <wendy@scottsdalegatewayalliance.com>
Sent: Wednesday, August 17, 2016 1:30 PM
To: Development Review Board
Subject: comments for DRB meeting tomorrow - Scottsdale Entrada
Attachments: SGA - SunChaseEntrada Support Letter_08.16.16.docx

Dear members of the Development Review Board:

Please find attached here an official comment from Scottsdale Gateway Alliance regarding agenda item #8 for August 18, 2016, Scottsdale Entrada (5-AZ-2016).

Thank you,
Wendy Anderton
Project Manager
Scottsdale Gateway Alliance



August 18, 2016

Mr. Chairman and Members of the Design Review Board,

The Scottsdale Gateway Alliance is a private sector, non-profit organization dedicated to the revitalization of southern Scottsdale representing a broad coalition of over 2,000 residents and local business owners in the McDowell Corridor.

The Scottsdale Gateway Alliance board of directors has met on several occasions with representatives from SunChase Holdings regarding their "Scottsdale Entrada" land use application on 64th Street & McDowell Road. After careful study and considerable attention, the Scottsdale Gateway Alliance is fully supportive of this plan and believes it serves the best interests of the local community. You should have also received several emails from our local members expressing their individual support.

The Scottsdale Gateway Alliance feels that this plan offers an unparalleled opportunity to create valuable economic development in the McDowell Corridor, while at the same time, offering unique commercial, residential, and retail space. These amenities are exactly the type of environments that newer, younger and more progressive community residents desire. SunChase is known for their innovation in design, and this specific land use is consistent with their reputation. The Scottsdale Gateway Alliance believes this development will offer our southern Scottsdale community something remarkable, useable, and aesthetically pleasing. In fact, the approval of Scottsdale Entrada could be a watershed moment in the revitalization of southern Scottsdale.

We strongly encourage you to support this plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Berghoff".

Jeff Berghoff,
Chairman



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

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

I, Sita Barge, being first duly sworn, depose and say:

That on August 3, 2016, I posted notification poster(s) for the property indicated below. The notification was posted on the property site and that said notices remained posted until after said meeting to the best of my knowledge.

Site(s) must be posted on or before: August 10, 2016

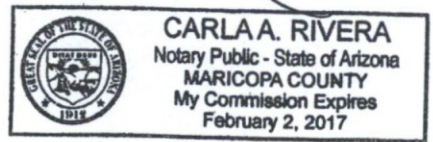
Posting is for the August 18, 2016 Development Review Board hearing

<u>Case(s) # to be Posted:</u>	<u># of Signs</u>	<u>Date Posted:</u>
5-ZN-2016	2	8/3/16

By: *Sita Barge*

Acknowledged this 17th day of August, 2016

My Commission expires February 2, 2017 *Carla A. Rivera*
Notary Public





ADVERTISING | CREATIVE | PR

TO: Scottsdale Entrada Neighbors (64th Street and McDowell Road)
FROM: Jennifer Sanchez and the SunChase Team
DATE: August 1, 2016
RE: DRB Hearing

Dear Neighbors:

The SunChase team hopes you are enjoying your summer and getting a little time away from the heat.

We'd like to provide you with a brief update on the Scottsdale Entrada project on 64th Street & McDowell. We are now scheduled to appear before the Development Review Board (DRB) regarding general development standards on Thursday, August 18, 2016, at 1:00 p.m. at City Hall - Kiva Forum, 3939 N. Drinkwater Blvd, Scottsdale, AZ.

This DRB meeting will focus exclusively on general development standards such as those outlined below. We anticipate the subsequent rezoning case going to the Planning Commission and City Council for consideration some time in the September-October timeframes. Again, for Scottsdale Entrada to continue as a high-quality, mixed-use project some of the general development standards the DRB will consider during this meeting include:

- Building setbacks on McDowell Road
- ADA-compliant elevators and shade
- Building envelopes
- Rooftop use setbacks

This DRB meeting will not address land use or rezoning matters, but will focus solely on these general development standards. You will be notified at a later date when the Planning Commission and City Council hearings for the Planned Unit Development (PUD) rezoning are scheduled, which we anticipate in late September and October.

After these initial steps, there will be additional DRB meetings as Scottsdale Entrada advances from the "zoning" phase to "design" phase of development. As always, we will provide ongoing information and updated timelines on our website at www.scottsdaleentrada.com, and are available to answer your questions at any time regarding this project. You can reach Lisa Urias - lisa@uriascommunications.com / 480-751-5569, Ed Bull ebull@bcattorneys.com / 602-234-9913, or me at - jennifer@uriascommunications.com / 480-751-5569.

Warm Regards,
Jennifer Sanchez and the SunChase Team

A handwritten signature in cursive script that reads "Jennifer Sanchez".

Jennifer Sanchez
Urias Communications

CITIZEN REVIEW REPORT
FOR
SCOTTSDALE ENTRADA

NORTHEAST CORNER OF 64TH STREET & MCDOWELL ROAD

FEBRUARY 17, 2016
June 23, 2016 (Updated)

**Citizen Review Report
for
Scottsdale Entrada**

Exhibit A - 8/11/15 Informational Meeting

Neighborhood letter dated 7/15/2015 was mailed to the 750' owners to the north and registered neighborhood groups. Approximately 97 letters were mailed.
Approximately 50 neighbors signed in, including Councilpersons Littlefield and Phillips.
Prepared summary of the informational meeting
Letter, 750' north list, registered neighborhood group list, sign-in sheets, and meeting summary attached.

Exhibit B - 8/12/15 Informational Meeting

Neighborhood letter dated 7/15/2015 was mailed to the 750' owners to the east, west & south (Approximately 77 letters were mailed).
Approximately 14 neighbors signed in.
Prepared summary of the informational meeting
Letter, 750' east/west/south list, registered neighborhood group list, sign-in sheets, and meeting summary attached.

Exhibit C – Door-to-Door Outreach

Tom Bilsten, our neighborhood consultant, met with numerous neighbors adjacent to the site in October, 2015 and again in January, 2016.
Neighborhood comments are attached.

Exhibit D - 1/19/2016 Abutting Neighborhood Meeting

Neighborhood letter dated 1/4/2016 was mailed and hand delivered to all abutting neighbors. Approximately 21 letters were mailed.
Approximately 7 neighbors signed in.
Prepared summary of the abutting neighborhood meeting
Letter, abutting neighborhood list, sign-in sheets, handouts, and meeting summary attached.

Exhibit E - 1/26/2016 Official Open House & Neighborhood Meeting

Neighborhood letter dated 1/11/2016 was mailed out to all 750' owners, anyone who attended the previous meetings and interested parties. Approximately 258 letters were mailed.

Letter, all parties list, sign-in sheets, website handout, and meeting summary attached.

Exhibit F - Periodic Responses to Telephone Calls and Emails

Urias Communications has received phone calls and emails from neighbors since July 2015.

A list of the neighbors who contacted Urias is attached.

Exhibit G – Website

Website www.Scottsdaleentrada.com was launched on 1/27/16.

Exhibit H – Affidavit of Posting and Photos

Signs for the neighborhood meeting were posted on 1/8/2016.

Affidavit of posting and photos of sign time and date stamped are attached.

Exhibit I - 5/16/16 Neighborhood Meeting with Petition Signers

Neighborhood letters (approximately 26 letters) dated 5/04/2016 were mailed and hand delivered to all neighbors who signed a Statement Petition in March, 2016 that was submitted to the City of Scottsdale. In addition, our neighborhood consultant met with many of these neighbors prior to the 5/16/16 meeting.

Letter, mailing list, sign-in sheets, and meeting summary are attached.

Exhibit J – 6/6/16 Information Meeting – Next Steps

Neighborhood letters dated 5/20/2016 were mailed to the 750' owners to the east, west & south, interested groups, and previous neighborhood meeting attendees. Approximately 275 letters were mailed.

In addition to the mailing, an email of the meeting letter was sent to approximately 90 of the 275 owners, interested groups and/or neighborhood meeting attendees. This same group also received a second email that included the website newsletter with the meeting date information.

Letter, mailing list, email blast list, website meeting notice, sign-in sheets, and meeting summary are attached.



BURCH & CRACCHIOLO

EDWIN C. BULL
DIRECT LINE 602.234.9913
E-MAIL EBULL@BCATTORNFYS.COM

July 15, 2015

Dear Property Owner or Neighborhood Group Contact:

On behalf of the owners (collectively "Sunchase") of the 30 ± acres former car dealership property located at the northeast corner of 64th Street and McDowell Road (the "Site"), it is a pleasure to invite you to an introductory community meeting regarding the proposed redevelopment of 23 ± acres of the Site. We have scheduled this meeting to receive neighborhood input prior to proceeding with the rezoning processes. The meeting will take place on the Site on Tuesday, August 11, 2015 @ 6 00 p.m. at 6420 E. McDowell Road (details on the attached "Meeting Location").

An Aerial of the 30 ± acres Site inclusive of the 23 ± acres Redevelopment Area is attached. This property along the McDowell Corridor is one of the main gateways to Scottsdale, the McDowell Corridor and Downtown. We are committed to returning this Site to a vibrant and aesthetically inviting mixed use component of the McDowell Corridor.

The 23 ± acres (labelled "Redevelopment Area" on the attached "Site Analysis Diagram") have the potential for a mixture of office, residential, retail and hotel uses that will provide new jobs for the area, increase local property values and enhance tax revenue for both the City of Scottsdale and the School District. Sunchase will continue to maintain (and not rezone) the existing Perimeter Open Spaces along the North and East sides of the property. We look forward to your input on the proposed redevelopment, including whether to add landscaping or otherwise enhance the Perimeter Open Space areas.

The Sunchase Team will dedicate every effort to sharing an ongoing discussion with you, our neighboring residents and businesses, and welcome an open and respectful dialogue. The Sunchase Team invites you to meet with us to discuss Sunchase's preliminary plans, to express your interest and to introduce you to the Sunchase Team.

We hope you will join us for this informational meeting as we look forward to creating this exciting new chapter in Scottsdale. If you have any questions in the meantime, please contact Lisa Urias at Urias Communications (480-751-5569/lisa@uriascommunications.com); Jennifer Sanchez at Urias Communications (480-751-5569/jennifer@uriascommunications.com); or me (602-234-9913/ebull@bcattorneys.com).

Thank you,

Ed Bull
Burch & Cracchiolo, P.A.

ECB/rjh
Attachments
c: Todd Tupper
Lisa Urias
Jennifer Sanchez



Burch & Cracchiolo, P.A.
702 E Osborn Rd , Suite 200 • Phoenix, AZ 85014
Main: 602.274.7611 • Fax: 602.234.0341

BCATTORNEYS.COM



NEIGHBORHOOD MEETING LOCATION

Tuesday, August 11, 2015 at 6:00 p.m.
6420 E. McDowell Road
Scottsdale, AZ 85257



**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS



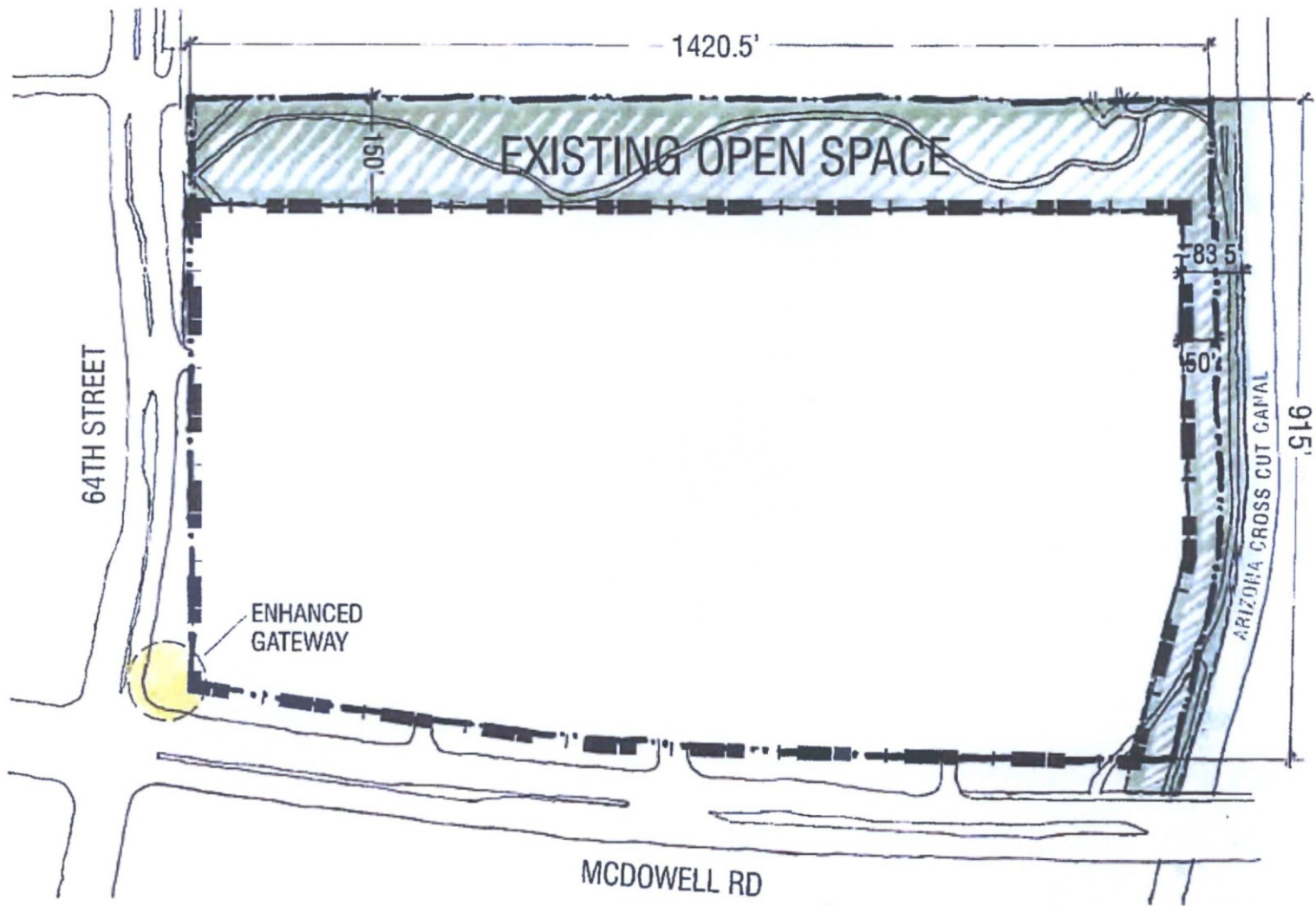
- ± 23 Acre Redevelopment Area
- ± 30 Acre Site

64th St & McDowell
Site Analysis Diagrams

SC111000ALE 42 | A 31517 | AUG/JUL 6 2014

Site Aerial





**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS



64th St & McDowell
Site Analysis Diagrams

SCOTTSDALE, AZ | 481377 | AUGUST 8, 2014

Existing Open Space



750' North Ownership List

12936138 BARR STACY 6402 E HUBBELL ST SCOTTSDALE, AZ 85257	12936123 ABUGHARBIEH KHALDOON 11319 SE PASCALI CT HAPPY VALLEY, OR 97086	12936204 ADLER JACOB/ADLER-KUBIACZYK ILONA 6439 E PALM LN SCOTTSDALE, AZ 85257
12936143 BINSFELD DAVID LUKE/LISA MAHIN TR 5519 E CALLE TUBERIA PHOENIX, AZ 85018	12936179 BELLAS GEORGE L 1917 N 65TH PL SCOTTSDALE, AZ 85257	12936135 BERNAL HECTOR & MARIA C 6420 E HUBBELL SCOTTSDALE, AZ 85257
12936151 BOURQUE ANN E 6525 E HUBBELL RD SCOTTSDALE, AZ 85257	12936152 BOLANGER CHARLES W TR 6531 E HUBBELL SCOTTSDALE, AZ 85257	12936166 BOOHER TROY C/MARY LEE 6420 E PALM LN SCOTTSDALE, AZ 85257
12936167 BRABEC FRANK F/DIANE 6312 W VILLA LINDA DR GLENDALE, AZ 85310	12936199 BOWEN TYSON J/ERIN C 6507 E PALM LN SCOTTSDALE, AZ 85257	12936189 BOYAR NATHAN 1901 N 66TH ST SCOTTSDALE, AZ 85257
12909003T CAR COLLECTION LLC 5665 N SCOTTSDALE RD STE 135 SCOTTSDALE, AZ 85253	12936193 BRIGGS ROBERT M/SHARON R TR 6543 E PALM LN SCOTTSDALE, AZ 85257	12936141 BURKONS HOLDEN JAGGER 6 COPRA LN PACIFIC PALISADES, CA 90272
12936176 CHILL RICHARD/MARJORIE A TR 6522 E PALM LN SCOTTSDALE, AZ 85257	12936154 CARRILLO PETER P/ROSALYN J 6543 E HUBBELL ST SCOTTSDALE, AZ 85257	12936146 CASWELL JOHN JOSEPH ST 6441 E HUBBELL ST SCOTTSDALE, AZ 85257
12936207 CLEMENTE MICHELLE 5401 E VAN BUREN STREET #2084 PHOENIX, AZ 85008	12936129 CHRISTEE DEANA L/JOHN P 6508 E HUBBELL ST SCOTTSDALE, AZ 85257	12936203 CLARK RAMSEY B 6441 E PALM LN SCOTTSDALE, AZ 85257
12936201 DAVIS TIFFANY A 10527 E PANTERA AVE MESA, AZ 85212	12936128 COOK JO ANN W TR 6514 E HUBBELL SCOTTSDALE, AZ 85257	12936144 DARREN A TAGGART FAMILY TRUST 6431 E HUBBELL ST SCOTTSDALE, AZ 85257
12936194 DUSEK NATHAN/MAYRA 8625 E BELLEVIEW PL NO 1117 SCOTTSDALE, AZ 85257	12936181 DEMBOW MARIA B 6538 E PALM LN SCOTTSDALE, AZ 85257	12936122 DIPSIA ANDREW MARK 6550 E HUBBELL ST SCOTTSDALE, AZ 85257
	12936210 ENGLISH JOSEPH/ HANLINE- ENGLISH JANICE 1842 E 64TH PL SCOTTSDALE, AZ 85257	12936155A FERRARA STEPHEN L/ELIZABETH 3400 N VENICE ST ARLINGTON, VA 22207

12936174
FLEMING TODD J
6512 E PALM LN
SCOTTSDALE, AZ 85257

12936175&7
GHIRARDI ROSEMARY
6514 E PALM LN
SCOTTSDALE, AZ 85257

12936205
HUDEK KIM M/PHILLIP T
6413 E PALM LN
SCOTTSDALE, AZ 85257

12936211
KIM HUDEK & PHILIP HUDEK REV LIV TR
6413 E PALM LN
SCOTTSDALE, AZ 85257

12936196
KRESSATY DARREN M
6525 E PALM LN
SCOTTSDALE, AZ 85257

12936198
MARKHAM RANDLE LEE & PEGGY LOUISE
6513 E PALM LN
SCOTTSDALE, AZ 85257

12936133
MATTILA KRISTINE
6432 E HUBBELL ST
SCOTTSDALE, AZ 85257

12909003N&Q
MCDOWELL 6500 LLC
5665 N SCOTTSDALE RD # 135
SCOTTSDALE, AZ 85250

12936149
MITCHELL PHILIP A/HELEN J TR
6513 E HUBBELL
SCOTTSDALE, AZ 85257

12936137
NEUFELD JULIA KATHRYN TR
9801 E GARY RD
SCOTTSDALE, AZ 85260

12936200
FULTON JAMES T JR & MARY L
6447 E PALM LN
SCOTTSDALE, AZ 85257

12936206
GLENNYS GEHRING FAMILY LTD PARTNERSHIP
2465 YUKON HARBOR
PORT ORCHARD, WA 98366

12936158
JOHNSON ANDREW T & JACQUELINE H
1718 EDGEMOOR LN
EVERETT, WA 98203

12936197
KING FAMILY REVOCABLE TRUST
6519 E PALM LN
SCOTTSDALE, AZ 85257

12936184
LEE MICHAEL F/KAREN K
1912 N 66TH ST
SCOTTSDALE, AZ 852570000

12936186
MARTHA J SORDAHL FAMILY TRUST
1919 N 66TH ST
SCOTTSDALE, AZ 85257

12936150
MCDONNELL DODD M
6519 E HUBBELL ST
SCOTTSDALE, AZ 85257

12936208
MILLER MAX N & LEOLA
1835 N 64TH PL
SCOTTSDALE, AZ 85257

12936125
MUCKEY CHRISTINA
6532 E HUBBELL ST
SCOTTSDALE, AZ 85257

12936153
OLSON OTMAR O/MARILYN D TR
6537 HUBBELL AVE
SCOTTSDALE, AZ 85257

12936136
GABRIELSON JAMES R
6414 E HUBBELL ST
SCOTTSDALE, AZ 85257

12936213
HALEY SHARI/GOLDFISHER LISA/WENDY
6401 E PALM LN
SCOTTSDALE, AZ 85257

12936215
JORDAN JOSEPH DURWOOD JR TR
6029 E LINDEN LN
PHOENIX, AZ 85018

12936185
KONSTANTINOPOULOS HARRIS P
1918 N 66TH ST
SCOTTSDALE, AZ 85257

12936187
LIPINSKI GLEN
370 N BELL PL
CHANDLER, AZ 85223

12936191
MARY L NELSON TRUST
1841 N 66TH ST
SCOTTSDALE, AZ 85257

12909003PSUV&W
MCDOWELL 64 LLC
8601 N SCOTTSDALE RD SUITE 238
SCOTTSDALE, AZ 85253

12936157
MILLER TODD M/KATHRYN L
2007 N 66TH ST
SCOTTSDALE, AZ 85257

12936209
NEE BRANDON
1836 N 64TH PL
SCOTTSDALE, AZ 85257

12936140
ONG FRANK Y C/LOUISE M TR
6407 E HUBBELL
SCOTTSDALE, AZ 85257

12936202
PAOLINELLI ERMES J ETAL
6443 E PALM LN
SCOTTSDALE, AZ 85257

12936126
RILEY JEAN MARIE
6526 E HUBBELL ST
SCOTTSDALE, AZ 85257

12936170
SCORDO NOAH/JESSICA
6442 E PALM LN
SCOTTSDALE, AZ 85257

12936192
SHEWAK SCOTT RICHARD
6549 E PALM LN
SCOTTSDALE, AZ 85251

12936148
SIKES GAIL
6507 E HUBBELL ST
PHOENIX, AZ 85257

12936134
STANTON KEITH R/LYNDA N
6426 E HUBBELL ST
SCOTTSDALE, AZ 85257

12936190
STEVENSON MICHAEL S
1842 N 66TH ST
SCOTTSDALE, AZ 85257

12936145
TOBERMAN CORRINNE F TR
6437 E HUBBELL
SCOTTSDALE, AZ 85257

12936163
WAGNER PHILLIP W & CAROL J
6402 E PALM LN
SCOTTSDALE, AZ 85257

12936178
WILKERSON GINNY A/ROBERT DAVID
1916 N 65TH PL
SCOTTSDALE, AZ 85257

12936212
POLYTARIDIS NICHOLAS
6407 E PALM LN
SCOTTSDALE, AZ 85257

12936165
RODGERS ROBERT R/ROBIN L TR
6414 E PALM LN
SCOTTSDALE, AZ 85257

12936182
SEDLOCK LEONARD P/TINA M
1941 E DUNBAR DR
TEMPE, AZ 85282

12936156
SHUPE LAWRENCE J/MARJORIE A TR
2001 N 66TH ST
SCOTTSDALE, AZ 85257

12936132
SIMPSON REVOCABLE LIVING TRUST
5841 CALLE DEL PAISANO
PHOENIX, AZ 85018

12936139
STEEGE BRUCE WILLIAM/MARILYN JEAN TR
6401 E HUBBELL
SCOTTSDALE, AZ 85257

12936169
STOLFA MARILYN S TR
1180 N KAYENTA DR
MOAB, UT 84532

12936142
TOPOREK JESSIE
6419 E HUBBELL ST
SCOTTSDALE, AZ 85257

12936130
WARD GARY BLAINE/PATRICIA ANNE
6502 E HUBBELL
SCOTTSDALE, AZ 85257

12936214
WITT LYNDSEY G
1845 N 64TH ST
SCOTTSDALE, AZ 85257

12936124
RICHARDSON RYAN Y
6538 E HUBBELL ST
SCOTTSDALE, AZ 85257

12936172
ROONEY JUDITH M TR
6508 E PALM LN
SCOTTSDALE, AZ 85257

12936183
SHAROFF LEE
6550 E PALM LN
SCOTTSDALE, AZ 85257

12936127
SHURR BETH A/PORCH ROBERT G
520 CHURCH LANE RD
READING, PA 19606

12936171
STAFFORD GEORGE W/MILDRED R
6502 E PALM LN
SCOTTSDALE, AZ 85257

12936180
STENSAAS ANGELA J
1913 N 65TH PL
SCOTTSDALE, AZ 85257

12936168
STONE RUTH BETTY
6432 E PALM LN
SCOTTSDALE, AZ 85257

12936164
VAN SWEARINGEN THOMAS J
6408 E PALM LN
SCOTTSDALE, AZ 85257

12936195
WEINREIS JOSEPH W
6531 E PALM LN
SCOTTSDALE, AZ 85257

12936173
WURTZ VIRGINIA F TR/WURTZ LYLE D
6510 E PALM LN
SCOTTSDALE, AZ 85257

12936131
YOUNGS DANIEL B/LAURA A
16867 S AVENUE F
SOMERTON, AZ 85350

12936188
ZESTOW SHARON L
1907 N 66TH ST
SCOTTSDALE, AZ 85257

12936147
ZINN BRADLEY M/CARYL A
6501 E HUBBELL ST
SCOTTSDALE, AZ 85257

12936194*
DUSEK NATHAN/MAYRA
6537 E PALM LN
SCOTTSDALE, AZ 85257-2564

12936190*
STEVENSON MICHAEL S
1847 N 66TH ST
SCOTTSDALE, AZ 85257

SUN MP; 64th & McDowell
Registered NH Groups List – N Ltr

Sonnie Kirtley
7904 E. Chapparral Rd. #A110-PMB127
Scottsdale, AZ 85250

*COGS - The Coalition of Greater
Scottsdale
7904 E. Chaparral Rd # A110 PMB 127
Scottsdale, AZ 85250*

8/11/15 Neighborhood Informational Meeting

Sunchase – 64th Street & McDowell Road

(750' Owners to North)

Attendees

Todd Tupper, Sunchase
Lisa Urias, Urias Communications
Jennifer Sanchez, Urias Communications
Korina Garcia, Urias Communications
Don Hadder, Planning Consultant
Janet Quan, Nelson Partners
Kris Floor, Floor Associates
Taylor Hawkins, Floor Associates
Heidi Tilson, Coe & Van Loo
Ed Bull, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
Councilmembers Kathy Littlefield and Guy Phillips
45± Neighbors (See sign-in sheets)

Overview by Ed Bull

- Sunchase assembled the approximate 30 acres over the past 9 years
- Redevelopment area is approximately 23 acres
- Currently zoned C-4 (General Commerce), which is an intense commercial district
- 150± strip along north perimeter was zoned Open Space. Area is not being zoned. It is about 165' N-S including the alley
- Will also provide landscaping on 64th and McDowell
- Open space along east is zoned C-4 and will remain open space
- Will keep curb cuts on 64th Street & McDowell. Adding 2 right in and right out on McDowell
- Mixed use development – office, residential, commercial/retail and possibly hotel
- Retail uses – smaller convenient uses (i.e., coffee shop, bagel store, indoor/outdoor restaurant)
- Building height – up to 48'
- Reviewed “Historical” and “Proposed” Exhibit Boards
- Here to listen to neighbors and find out what ideas neighbors have for enhancing the open spaces and ideas for the development
- Asked neighbors how we can best announce entering Scottsdale and the McDowell Corridor via an entryway feature and what type of entryway feature would they like to see. We suggested natural stone, rustic metal, decorative walls, enhancing existing landscaping, add street furniture.
- Asked neighbors what enhancements (if any) they would like to see in the open space area to the north – additional trees (taller), low level lighting, benches, shade structures, etc.

Questions, Comments and Answers

1. Can we enhance the open space with taller trees?

We will look into it. Want to make sure that this is a nice, attractive, safe area.

2. Can the hotel be moved to the west side of the site near 64th Street?

We will look into it. Plans that were shown tonight were conceptual only. Nothing has been filed with the City.

3. As far as the 48' height, would like to see drawings that show what the view would look like from the back of the property line going north to the residential.

No line of site drawings have been done yet, but will need to be done.

4. Why include residential within this plan? There is already so much in this square mile.

Residential of this size is typically included in the redevelopment effort to make the development successful. Sunchase is aware of existing residential and residential under construction in the area.

5. Garages are shown on the conceptual plans. Will parking be within the enclosed garages? Concerned about auto pollution.

The bulk of the parking would be provided within garage settings (above/ below/ podium style/ Texas wrap or combo). There will also be surface parking lots. Idea is not to have a "sea of open/ surface parking."

6. Has study been done that supports additional residential in the area? Additional sites have been approved for residential – Paddock, Skysong, Petri Buick, Scottsdale at Curry. Do not want more residential. Not looking forward to sitting/standing in long lines at grocery stores and gas stations.

The City has done some preliminary analysis for this area. We will do additional market studies. We can assure the neighbors that anything on this site will be high quality, Class "A", and high dollars because of the location. Typically, retail is anxious to serve existing and future residential.

7. Will Sunchase be the landlord, build all the buildings or sell the land?

May well be a combination of the above. Sunchase has been in real estate development for over 25 years. They do lots of master planning. Has done lots of horizontal and some vertical development. Sunchase will be involved in some capacity. Not going to happen overnight. May make sense to tear down 1 or 2 buildings to get started.

8. How does Sunchase know property needs to be rezoned?

C-4 is a very intense commercial zoning district. Pointed to and invited neighbors to review the C-4 permitted use list. C-4 is not conducive to a mixed-use development.

9. What is the timeline between rezoning process to when construction begins?

Anticipate rezoning process will take about 8-10 months. Anticipate Master Plan Design Review process will take another 6-8 months, which a portion can overlap with rezoning process. During this time, will market the site. Each new building development would need to go through its own DR process. Would also need to go through Plan Review and Building Permits.

10. What will be built first?

Most likely retail will not come first. Requires additional population (office and residential occupancy) to build retail. Office and/or residential will likely start first. Some existing building(s) may be used in interim.

11. Could there be additional lighting be added in the open space area?

It is possible. Sunchase is open to an open dialogue as to what type of enhancements neighbors want – low level lighting, trees that will grow taller, ramada, benches, etc.

12. What about noise abatement once construction begins? He can hear construction of the apartments across the canal.

Every City has hours within the code when you start and stop. Will suggest that a point of contact be put on the job site. NH to north is about 165' away. The distance will help with the noise abatement.

13. Can you be lower than 48' so the neighbors have views of the Papagos?

Need to consider synergy to make the development work and you need verticality. Building heights will be varied and not all will be 48'. Will show line of site drawings.

14. Neighbor suggested moving offices adjacent to existing residential to the north.

Natural land use pattern is to have more intense uses closest to arterial streets. We will consider reshuffling the land use bubbles – maybe residential to east, office and hotel to west, or other possibilities.

15. How much will be covered with 48' buildings? Are all the buildings 48'?

The PUD allows up to 48'. Conceptual site plans show the building footprints and the plans show lots of internal open space. It will not be all buildings. There will also be stair-stepping of building heights.

16. Consider negotiating lowering height for the 23 acres because PUD is for 15 acres only.

Explained a PUD is allowed up to 25 acres. Some architects and others suggested more height than 48' would be appropriate. We understand 48' is higher than what is in the neighborhood, and we know height needs to be discussed along the way of the zoning processes.

- 17. Concerned development will be able to look into their back yards and invasion of privacy.**
We will do line of site drawings.
- 18. Will you be asking for rezoning without a specific site plan? How much will be included in Council action. Concepts are merely ideas and will make the drawings invalid. DR decision was never overturned in the 13 years he was on Council.**
Probably. The zoning package and Council approved zoning stipulations will deal with setbacks, open space, height, access, etc., and neighbors, the City and Sunchase will be able to come out of the PUD processes with zoning stipulations that will have "teeth" in them. Critical issues will be dealt with at Council and will be confirmed in Council's zoning stipulations. The zoning stipulations will run with the land and will be honored by the DRB.
- 19. There is 3 ways to get in and out of this development. Will have tremendous amount of traffic on 64th Street.**
Vast majority of traffic will be coming to/from McDowell. 2 additional curb cuts on McDowell have been added and there will be a traffic signal on McDowell.
- 20. Wants to see beautiful entryway/monumentation sign identifying Hyview as a neighborhood. Wants it on McDowell Road.**
Sunchase has been asked to put in corridor monument sign at the intersection that welcomes neighbors to Scottsdale and the McDowell corridor. To put a sign in for Hyview neighborhood on this redevelopment site would be considered an off-premise sign.
- 21. What about a park?**
The open space to the north is to remain. We do not know what the neighbors want but are open to ideas.
- 22. Do not want neon lights.**
Okay. We understand.
- 23. Who will maintain the open space?**
Property owners' association.
- 24. Will hotel and restaurant patrons have access to canal pathway and be able to walk into their neighborhood?**
No matter what uses come, the canal and path is public, and anyone can use it.
- 25. What is the height of the buildings currently on the site?**
C-4 allows up to 36'. Guessing the building where the NH meeting is being held is about 30-35'.
- 26. Would be prudent to do additional maintenance in the open space corridor. The area needs to be cleaned up. Want it cleaned up first before Sunchase makes any commitments.**

Surchase has started the cleanup. Inherited inoperable irrigation system. May put in additional landscaping before vertical development occurs.

27. Can you put the residential in the center and parking garages along the north edge?

We will look into it. May not want to look at the back of a parking garage. Can provide row of trees on south side of alley to provide more screening.

28. Have we talked with the City about 64th Street, when snowbirds come to town, it is very congested?

We will be preparing a traffic study as part of the zoning process. Preliminary analysis shows traffic will be within capacity on 64th Street. Traffic study will identify trips generated during average day and peak hours.

29. Is it edged in stone that all the buildings will be 48'?

Anticipate some will be 48' and some will be stair-stepped. Will continue to have ongoing discussions with Staff and neighbors.

30. How far back from McDowell will buildings be set?

From north curb, buildings will be set back quite a way. Curb and right-of-way line will be landscaped. Do not have dimensions yet from curb to buildings.

Councilmember Guy Phillips encouraged everyone to contact him and Councilmember Kathy Littlefield with their comments.

End of Meeting



8/11



Name	Phone	Email	Want to be included in future communications?	ADDRESS
Elena Ledman	480 946-8763	-	✓	2331 N 66th St.
Marian Meleni	480 947-9143			6520 E. Grand -
End O'Neill	702-521-2000		✓	1907 N. 66th St.
Keith Stank	480-544-5157	Keith.stanton @hotmail.com	X	6426 E Hudock
Ron Eich	480-289-1014	ron.eich3@ cox.net	✓	
LEE STAROFF	480-429-7805	PENGWINLEE@ MSN.COM		6550 E. PALM
KIM + PHIL HUDOK	480 9416936	GOGOODWOOD @GMAIL.COM	✓	6413 E PALM
Lyndsey & Troy Witt	480-294-2552 602-430-7380	lwittler@kiz.com troy@wittrean.com	✓	1845 N. 66th
JUDY ROONEY	480-947-7794	JROONEY 929 @AOL.COM SMALL CASE.	YES	6508 E PALM



8/11



Name	Phone	Email	Want to be included in future communications?
Janet Rottenberg	480-946-2684	mi.pro@aol.com	yes
SHARON ROTTENBERG	480-946-2684	"	yes
JANET PARTRIDGE	315-986-5161	Janet.partridge40@gmail.com	yes
KAREN LEE	602-679-1805	DADGUMIT10@AOL.COM	yes
Michelle Clemente	915-329-0179	Michelle.clemente@gmail.com	yes
Sonnie Kirtley	602 717 3886	doggs@corpaz.net	yes
Bob & Kathy Littlefield	480-951-2549		yes
Pam Smith	602 499 4680		
PATTY BADNOCK	480 9499549	Go9s quindbadnock@cox.net	yes

Address

8/11

Name	Phone	Email	Want to be included in future communications?	Address
GAIL SIKES	480 990-7749	g5595@ aol.com	Yes	6507 E. Hutchel
Shirley Hervatin	480 949-6081		Yes	6902 E. Ear Scotts...
Robin + Bob Rodgers	480- 946-8198	r2rodgers@ cox.net	Yes	6444 E Palm 85257
Robert & Shary Bruggs	480 946-6400	rbruggs@cox.net	Yes	6543 E Palm Ln
Virginia Wurtz	947-9446	@Yahoo.com jimmywurtz	Yes	
Bernice TRUSZKOWSKI	480 945 6884	tgortvude @msn.com	Yes	6532 E. Holly St 85257
Phil Wahlmeyer				
Guy Phillips	480-560-6124	guyrphillips @gmail.com	✓	7131 Echolla Scott 85254
Cort Booher	480 949 1216	brotherc@cox.net	Yes	6420 E Palm Ln Scottsdale AZ 85257

8/11



Name	Phone	Email	Want to be included in future communications?
Erin Bowen	858-349 8854	esevrens@gmail.com	yes
Thomas Jordan	602-908-1771	TomJordanPhoto@kistand.ca	yes
Robert Markham	480-458 8465	Rmarkham2@Hotmail.com	yes
DAVID GUIDO	602-622-0160	guidoL@cox.net	yes
BRANDON NEE	614-394-2300	BRANDON.NEE@GMAIL.COM	YES
HARRIS Konstantinidis	480.528. 5781	HARRYK17@YAHOO.COM	YES
ARZ Powell	480 3999900	ARZ04@MHC.COM	yes
Elaine Mercado	480-907- 6224		
ROSEMARY GHIRARDI	480 946 9695	rosemaryghirardi@gmail.com	YES

Address

E Oak St
85257

8/11



Name	Phone	Email	Want to be included in future communications?	Address
Cheri & Scott Shewak	480-709 6068	CheriCleans@yahoo.com	Yes	6549 E Palm 85257
MARY NELSON	480-941-8679	MNELSON105@COX.NET	YES	184 N 66TH ST 85257
Helen Panza	480 946 5528	hpanza3@live.com	Y	6526 E Holly
Brian Krob		b.krob@alinedesignstudio.com	yes	6599 c. oak st
Don Gates	480 9900036	dgates7@cox.net	yes	2619 N coast
Austin Jack	916-208-0213	ajackap1@gmail.com	yes	
MARK CALVERT	602-956 5600	LANCERAZ77@gmail.com	YES	5130 W 31st W Ave #171 PHX. AZ 85026
Buch Stone	480-946-4384	-	yes	6432 E Palmwood



BURCH & CRACCHIOLO

EDWIN C. BULL
DIRECT LINE: 602.234.9913
E-MAIL: EBULL@BCATTORNEYS.COM

July 15, 2015

Dear Property Owner or Neighborhood Group Contact:

On behalf of the owners (collectively "Sunchase") of the 30 ± acres former car dealership property located at the northeast corner of 64th Street and McDowell Road (the "Site"), it is a pleasure to invite you to an introductory community meeting regarding the proposed redevelopment of 23 ± acres of the Site. We have scheduled this meeting to receive neighborhood input prior to proceeding with the rezoning processes. The meeting will take place on the Site on Wednesday, August 12, 2015 @ 6:00 p.m. at 6420 E. McDowell Road (details on the attached "Meeting Location").

An Aerial of the 30 ± acres Site inclusive of the 23 ± acres Redevelopment Area is attached. This property along the McDowell Corridor is one of the main gateways to Scottsdale, the McDowell Corridor and Downtown. We are committed to returning this Site to a vibrant and aesthetically inviting mixed use component of the McDowell Corridor.

The 23 ± acres (labelled "Redevelopment Area" on the attached "Site Analysis Diagram") have the potential for a mixture of office, residential, retail and hotel uses that will provide new jobs for the area, increase local property values and enhance tax revenue for both the City of Scottsdale and the School District. Sunchase will continue to maintain (and not rezone) the existing Perimeter Open Spaces along the North and East sides of the property. We look forward to your input on the proposed redevelopment, including whether to add landscaping or otherwise enhance the Perimeter Open Space areas.

The Sunchase Team will dedicate every effort to sharing an ongoing discussion with you, our neighboring residents and businesses, and welcome an open and respectful dialogue. The Sunchase Team invites you to meet with us to discuss Sunchase's preliminary plans, to express your interest and to introduce you to the Sunchase Team.

We hope you will join us for this informational meeting as we look forward to creating this exciting new chapter in Scottsdale. If you have any questions in the meantime, please contact Lisa Urias at Urias Communications (480-751-5569/lisa@uriascommunications.com); Jennifer Sanchez at Urias Communications (480-751-5569/jennifer@uriascommunications.com); or me (602-234-9913/ebull@bcattorneys.com).

Thank you.

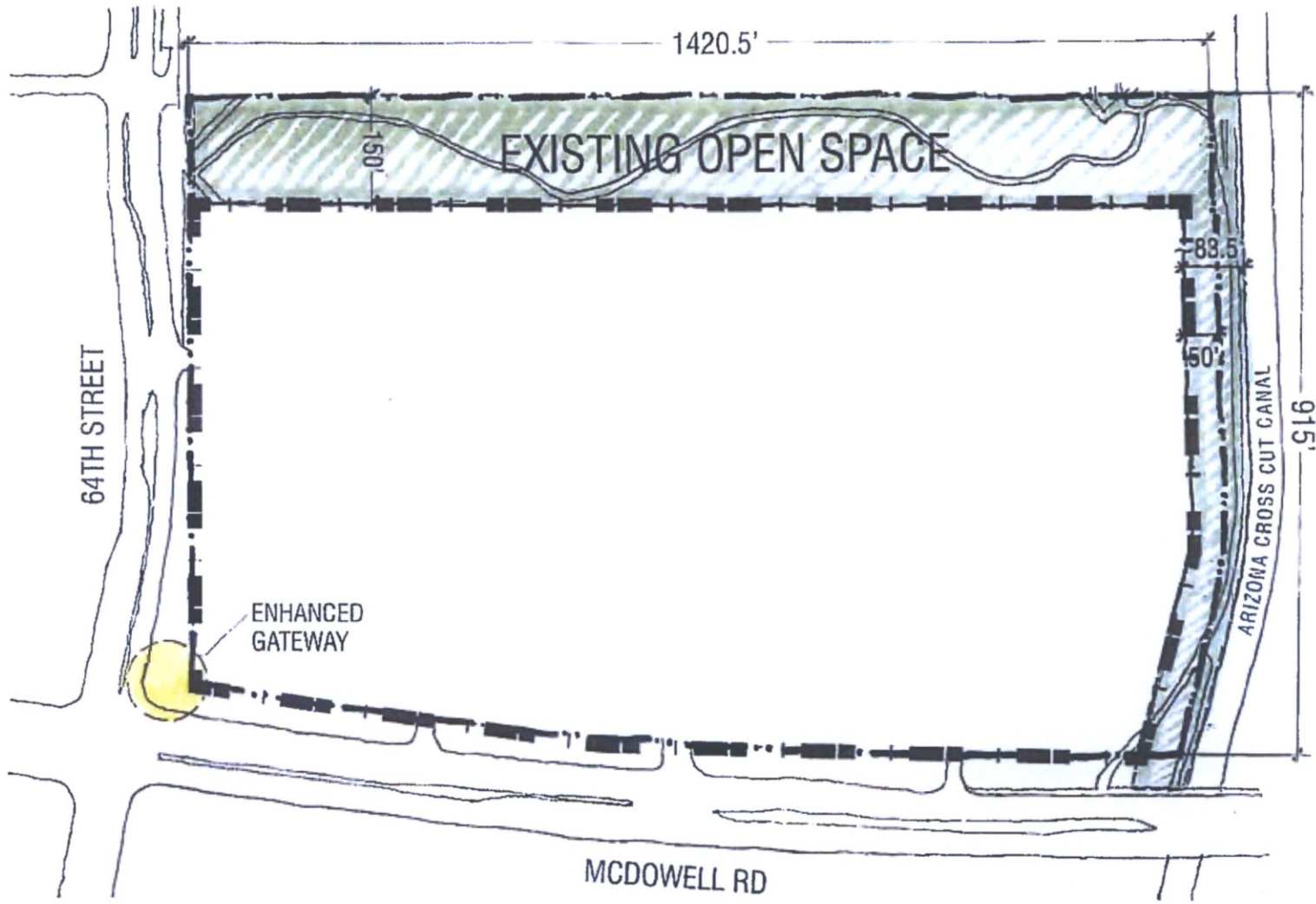
Ed Bull
Burch & Cracchiolo, P.A.

ECB/rlh
Attachments
c: Todd Tupper
Lisa Urias
Jennifer Sanchez



NEIGHBORHOOD MEETING LOCATION

Wednesday, August 12, 2015 at 6:00 p.m.
6420 E. McDowell Road
Scottsdale, AZ 85257





**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS



- — — — — ± 23 Acre Redevelopment Area
- — — — — ± 30 Acre Site

64th St & McDowell
Site Analysis Diagrams

15.0715041, -81.741377 | 8900576, 2911

Site Aerial



NORTH

750' E, S & W Ownership List

12929081
ARMSTRONG LUCAS/ANDREA/LESLIE/LORI
6643 E PALM LN
SCOTTSDALE, AZ 85257

12929059
BOCZAR WILLIAM J & BARBARA L
6631 E GRANADA RD
SCOTTSDALE, AZ 85257

12929054
BURTNETT JANE S TR
6713 E GRANADA RD
SCOTTSDALE, AZ 85257

12909003T
CAR COLLECTION LLC
5665 N SCOTTSDALE RD STE 135
SCOTTSDALE, AZ 85253

12929038
CARNELL JOHN D & DWAN L
6632 E CORONADO DR
SCOTTSDALE, AZ 85257

12929080
CECIL CHAD E/HOLLY D
6701 E PALM LN
SCOTTSDALE, AZ 85257

12934052A
CHAPMAN MCDOWELL L L C
6601 E MCDOWELL RD
SCOTTSDALE, AZ 85257

12929019
CHARLTON AIDA
6631 E ALMERIA RD
SCOTTSDALE, AZ 85257

12931002
CHRISTIANA TRUST
1661 WORTHINGTON RD
WEST PALM BEACH, FL 33409

12931001
CIRCELLO RYAN J/CARRIERES KATHRYN
6626 E PALM LN
SCOTTSDALE, AZ 85257

12929042
CLEM MARTIN JOHN/LAURETTA JEANNINE
8731 E CAMELBACK RD
SCOTTSDALE, AZ 85251

12929033
CLIFFORD ANDREW D/BAITY LENRAE
6643 E CORONADO
SCOTTSDALE, AZ 85257

~~12929037
COHEN ROY
6626 E CORONADO
SCOTTSDALE, AZ 85257~~

12931003
DEEVER DANIEL BRUCE/DIANA L
6638 E PALM LN
SCOTTSDALE, AZ 85257

~~12929010
DESJARDINS THOMAS P
6505 E OSBORN RD UNIT 112
SCOTTSDALE, AZ 85251~~

12929055
DIAMOND DIANE M/ALLEN A
6707 E GRANADA RD
SCOTTSDALE, AZ 85257

12929058
DIEMER KELSEY
6637 E GRANADA RD
SCOTTSDALE, AZ 85257

12929032
DILORENZO MICHAEL D/COLLEEN A
6701 E CORONADO RD
SCOTTSDALE, AZ 85257

12929036
DOWNING MIKE
1308 E JULIE DR
TEMPE, AZ 85283

12929082
DUHAME JANICE J TR
P O BOX 1835
SCOTTSDALE, AZ 85252

12929012
EATON REBECCA J
6702 E ALMERIA RD
SCOTTSDALE, AZ 85257

12929008
FROST ROBERT V/CHERYL M
6532 N 60 TH ST
PARADISE VALLEY, AZ 85257

12929039
FULLER WILLIAM J
6638 E CORONADO
SCOTTSDALE, AZ 85250

12929079
GARCIA STACIE M
21034 E MEWES RD
QUEEN CREEK, AZ 85242

12929031
GARRE PHILIPPE
10384 E VERBENA LN
SCOTTSDALE, AZ 85255

12929021
GRANITE REEF PROPERTIES LLC
8722 E JOSHUA TREE LN
SCOTTSDALE, AZ 85250

12929061
GRUNTLER WILLIAM RUDD
3370 N HAYDEN RD UNIT 114
SCOTTSDALE, AZ 85251

12929013
GWINNER JOHN W & JULIE A
6708 E ALMERIA
SCOTTSDALE, AZ 85257

12931021
HALL ORAL EUGENE/PHYLLIS HOPE TR
6643 E HUBBELL ST
SCOTTSDALE, AZ 85257

12929022
JACKS WALTER M
6626 E ALMERIA RD
SCOTTSDALE, AZ 85257

12931005
KELLAR MIA ORLANDI
6702 E PALM LN
SCOTTSDALE, AZ 85257

12931024
LAURENT TODD S
6625 E HUBBELL ST
SCOTTSDALE, AZ 85257

12909003PSUV&W
MCDOWELL 64 LLC
8601 N SCOTTSDALE RD SUITE 238
SCOTTSDALE, AZ 85253

12929035
MUSZYNSKI ADAM
6631 E CORONADO RD
SCOTTSDALE, AZ 85257

12910005,37001,38001C,D
PHOENIX CITY OF
251 W WASHINGTON ST 3RD FLOOR
PHOENIX, AZ 85003

~~12929030
RICKER FAMILY TRUST
28150 N ALMA SCHOOL PKWY #103-143
SCOTTSDALE, AZ 85262~~

12929034
SALTZMAN LESLIE J/MELISSA L
6637 E CORONADO RD
SCOTTSDALE, AZ 85257

12929084
STEELE RANDY JOSEPH TR
P O BOX 24183
TUCSON, AZ 85734

12929020
TALLMAN MARY BELL
6625 E ALMERIA RD
SCOTTSDALE, AZ 85257

12929041
JOHNSEN KASEY
6702 E CORONADO RD
SCOTTSDALE, AZ 85257

12929009
LA ROCHE ROBERT S TR
6643 E ALMERIA RD
SCOTTSDALE, AZ 85257

12929060
LEBED RICHARD/THEISEN REBEKAH FAITH
6625 E GRANADA RD
SCOTTSDALE, AZ 85257

12909003N&Q
MCDOWELL 6500 LLC
5665 N SCOTTSDALE RD # 135
SCOTTSDALE, AZ 85250

12931004
PAUL BRENN/CAROLYN
6644 E PALM LN
SCOTTSDALE, AZ 85257

12929011
POLLOCK STEVEN J/KISER JEFFREY L
5808 E CALLE DEL PAISANO
PHOENIX, AZ 85018

12929057
ROSE CECILIA TEEL TRUST
6643 E GRANADA RD
SCOTTSDALE, AZ 85251

12929126
SCOTTSDALE MAR LLC
105 AFFINITY LN
BUFFALO, NY 14215

12929018
STOLPER RICHARD R JR/MARK S
6637 E ALMERIA RD
SCOTTSDALE, AZ 85257

12931022
TOLEDO FORTE JENIFER
6637 E HUBBELL ST
SCOTTSDALE, AZ 85257

12929062
KARLIN PHILIP GLEN/ROSEMARY
6632 E GRANADA RD
SCOTTSDALE, AZ 85257

12929006
LARSON MARY CATHERINE
6713 E ALMERIA RD
SCOTTSDALE, AZ 85257

~~12929056
LEHANE LINDSAY F
8055 E THOMAS RD NO L203
SCOTTSDALE, AZ 85251~~

12929043
MULLEN LESLIE B/WELLS REBECCA A
6714 E CORONADO RD
SCOTTSDALE, AZ 85257

12929083
PHALEN TERENCE/ANDREA
6631 E PALM LN
SCOTTSDALE, AZ 85257

12929014
RICHARD M LESIAK SURVIVORS TRUST
8908 E CORTEZ ST
SCOTTSDALE, AZ 85260

12910004A&B
S R P A I & P D
PO BOX 1980
PHOENIX, AZ 85001

12934053P
SHAWL BAY PROPERTIES LLLP
12808 S 40TH PL
PHOENIX, AZ 85044

~~12929063
STRAUBE JOHN
2850 E CAMELBACK RD UNIT 128
PHOENIX, AZ 85016~~

12929067
TOM LEWIS LIVING TR/SCHMITT DWAIN
6714 E GRANADA RD
SCOTTSDALE, AZ 85257

12929007
VALENCIA CHRIS
12107 E CLOUD RD
CHANDLER, AZ 85249

12929023
VANCE CATHERINE
8300 E MCDOWELL RD UNIT 2071
SCOTTSDALE, AZ 85251

12934053Q
WALCO INC
6717 E MCDOWELL
SCOTTSDALE, AZ 85257

12934053R
WALLACE FAMILY L L C
7601 N CENTRAL AVE STE 22
PHOENIX, AZ 85020

12929066
WEISE FAMILY LIMITED PARTNERSHIP
2225 E INCA
MESA, AZ 85213

12929065
WELLIVER JULIA R
6702 E GRANADA RD
SCOTTSDALE, AZ 85257

12929064
WESTFALL TERENCE J/JANICE T
6644 E GRANADA RD
SCOTTSDALE, AZ 85257

12929040
ZBIEGIEN LEONARD J & CELESTE M
6644 E CORONADO RD
SCOTTSDALE, AZ 85257

12931023
ZURICK THOMAS W/SANDRA L
6631 E HUBBELL ST
SCOTTSDALE, AZ 85257

12929056*
LEHANE LINDSAY F
6350 N 78TH ST UNIT 284
SCOTTSDALE, AZ 85250-4703

12929030*
KEITH RICKER & SUSAN RICKER TRUSTE
13931 E HAWKNEST
SCOTTSDALE, AZ 85262

12929010*
DESJARDINS THOMAS P
6638 E ALMERIA RD
SCOTTSDALE, AZ 85257

12929063*
STRAUBE JOHN
6638 E GRANADA RD
SCOTTSDALE, AZ 85257

12934053R*
WALLACE FAMILY L L C
2033 W MEDINA AVE
MESA, AZ 85202

12929037
Roy Cohen
P.O. Box 1027
Scottsdale, AZ 85252

SUN MP; 64th & McDowell
Registered NH Groups List – E, S, W Ltr

Rosemary Ghirardi
6514 E. Palm Lane
Scottsdale, AZ 85257

Nancy Cantor
3408 N. Pauite Way
Scottsdale, AZ 85251

Jim Heather
6732 E. Sheridan St
Scottsdale, AZ 85257

8/12/15 Neighborhood Informational Meeting

Sunchase – 64th Street & McDowell Road

(750' Owners to East, South and West)

Attendees

Todd Tupper, Sunchase
Lisa Urias, Urias Communications
Jennifer Sanchez, Urias Communications
Korina Garcia, Urias Communications
Don Hadder, Planning Consultant
Janet Quan, Nelson Partners
Kris Floor, Floor Associates
Taylor Hawkins, Floor Associates
Ed Bull, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
16± Neighbors (See sign-in sheets)

Overview by Ed Bull

- Here to review our preliminary ideas
- Of approximately 30 acres, redevelopment area is approximately 23 acres
- Open space area is not going away
- Closest house to the east is approximately 182' and the next closest house is 165'
- Entryway feature will be provided at 64th St & McDowell per Staff. Welcome to Scottsdale and McDowell corridor
- These are our preliminary ideas that we are discussing with neighbors. Nothing has been filed with the City
- Maintain open space north and east
- 2 access points will remain and McDowell access will be signalized
- Proposing 2 new right-in and right-out driveways on McDowell
- Proposing mixed use development – office, residential, retail and perhaps hotel
- Could have indoor/outdoor restaurant adjacent to canal
- Interior circulation exhibit also shows parking. Much of it will be structured parking – podiums, underground, Texas wrap, etc.
- Staff and we believe PUD zoning district is the best tool to do mixed use development
- Currently zoned C-4 (General Commercial) which is an intense commercial district
- 150± strip along north perimeter zoned Open Space. Area is not being zoned. It is about 165' including the alley
- PUD allows up to 48'. Not suggesting every building element will be 48'

- Reviewed processes:
 - Zoning to deal with zoning district (PUD) and development standards (i.e., setbacks, lot coverage, height, etc.)
 - DRB for overall campus plan
 - DRB for each development
- Wanted to meet with neighbors before we file anything.

Questions, Comments and Answers

- 1. Thanked us for having the meeting at a decent hour and thanked us for staying around as long neighbors need us to.**

Our pleasure.

- 2. How much space is being devoted to gateway feature?**

We do not know yet. We hope it will occur on private land and excess right-of-way.

- 3. What kind of retail are we encouraging?**

Will not be a shopping center, more like a coffee shop, bagel shop, primarily convenient for neighbors.

- 4. What about a good-sized restaurant or a boutique type restaurant.**

Not sure yet. Don't see it as a Jack-in-the-Box type restaurant. Hotel may have a restaurant.

- 5. Are we working with a hotel?**

No. Will know further down the road. Not out chasing a hotel because we do not know yet what we have to offer.

- 6. What will be the architectural style?**

Heard most consistently that the area has leanings toward mid-century modern. The architectural details will go through the DR process.

- 7. What is the setback on McDowell?**

From the curb to the property line is about 44' to 55'. Will honor themed street trees if City comes up with a McDowell Corridor landscape palette. We are also okay with street furniture, benches, etc.

- 8. What type of residential?**

May be a combination of apartments and condos. Know it will be high-end and Class "A". No decisions about residential mix have been made yet.

- 9. Will there be access along canal?**

There will be no vehicular access only pedestrian access.

- 10. First impression – likes idea of the gateway entry. It is a very dangerous intersection. Wants something artistic, which will slow down drivers. Would like to see a Trader Joe's, Sprouts. Wants to see something reflective of the community like a farmer's market. Canal is a huge access for crime and transients. Wants hotel further away from canal.**

Do not know where the hotel will be located. City and Sunchase thinks it is a good location for a pricey boutique type hotel. A grocery store needs a 360 degree trade area within a 2 mile radius of the site. Do not have that at this site. Trader Joe's at Tatum and Shea does have a 360 degree trade area plus 2 other corners with retail.

- 11. We do not need any more residential.**

Need a whole lot of residential support to maintain existing and to build some new retail uses. Residential is a critical part of the mix in multi-use developments. We want to be part of the community. There is not enough residential in the area in order to support retail and entertainment uses. At one time, McDowell was a primary east/west corridor and it used to have lots of commercial along McDowell because this was one of two ways to get into Scottsdale. When freeways were built, it cut off the traffic along McDowell. Population in the area has gone down and less money now is being spent by households. In this 4 square mile, 50% is not residential. Have less than 10,000 residential in the area. Need about 20,000 residents to support a grocery store. All the new residential development adds only about 1,000 new residential dwelling units.

- 12. Have height concerns. It may block views. People living and working on the site are going to look into people's back yards.**

Approximate distance from development to closest north residences is about 165'; closest east residence is over 180'. We know we have to do photographic studies and line of site studies in both directions (looking into site and looking out to neighborhoods). Height provides opportunity for more open space. We know that height is always a concern. We want the redevelopment to be an asset to the neighborhood.

- 13. Considerable numbers of older families are being replaced by younger families. Would like to see boutique restaurants and shops.**

Vacant commercial or residential is not good for property values. Adding residential in areas may kick start the area. We too want to see boutique restaurants and shops, and we too want integration between the existing single family and our PUD.

End of Meeting



8/12



Name	Phone	Email	Want to be included in future communications?	Address
Mike Johnson	602 390 2152	mdjohnson.offic @gmail.com	Yes	13862 S. 37 th St Phoenix AZ 85044
STANTON SHAFER	602-315-4332	stan@holulua.com	YES	1365 N Scottsdale Rd #110 Scottsdale, AZ 85281
Dana Close	6022145295	danaclosec3@ gmail.com	Yes	1338 N. 78 th St Scottsdale AZ 85257
ROD TRITCHETT	480 994-1204	ROLO CREATIVE N YAHOO.COM	SURE	P.O. Box 818 S-DALE 85252
Andrea Alley	480.229.3581	ac.alley@ gmail.com	Yes	6828 E Atterna Rd Scottsdale 85257
Jane S. Burtnett	480-423- 5920	janeburtnett @yahoo.com	Yes	6713 E. Granada Rd. 85257



8/12



Name	Phone	Email	Want to be included in future communications?	Address
Steven Goldstein	602 524 6631	SAG 348@gmail.com	Yes	5111 North Scottsdale Rd Suite 100 Scottsdale AZ 85250
Perry Vantell	(480) 992-6150	p.vandell@arizona-republic.com	yes	200 E Van Buren St. Phoenix, AZ 85004
Lisa Sampson	602 - 432-1670	lisaisconnected@gmail.com	yes	6632 E Hubbell St 85257
TON FRENK	602-987 7295	TON V CARTON COMPANIES.COM	—	
Sommer Kinty	ON record from TUES.			→



8/12



Name	Phone	Email	Want to be included in future communications?	Address
SCOTT GRAY	(480) 483-2118	SCOTDGRAY@YMAIL.COM	✓	CORONADO / 68TH
Jonathan Kurka	309-657-3538	jmkurka83@gmail	✓	Palm / 68th
Copper Phillip	602 509 1170	Copperphillips@cox.net	✓	

SUNCHASE - 64TH STREET AND MCDOWELL ROAD													
NORTH & EAST OWNERS (ONE ROW)													
NO.	OWNER	PROPERTY ADDRESS	MAILING ADDRESS	CONTACT	PHONE NUMBER	EMAIL ADDRESS	DATE	RESULT	MEETING	PHONE	LETTER	COMMENTS	COMMENTS from Jan 4th or 5th when attempting to hand deliver meeting invitation
1	Granite Reef Properties		6619 E. Almeria		Jeffrey Aman, Mgr Dawn Roberts, member		10/10/2015	Not Home				Tried stopping by on 4 different occasions and no one ever came to the door. I could see them through the window. They saw me on multiple occasions but had zero interest in coming to the door.	Not home, left on front door.
2	Walter M. Jacks	6626 E. Almeria Rd. Scottsdale, AZ 85257	Same				10/10/2015	Not Home				Tried stopping by on 4 different occasions and there was never an answer at the door.	Not home, left on front door.
3	Mike C. Downing	6625 E. Coronado Rd Scottsdale, AZ 85257	1308 E. Julie Dr Tempe, AZ 85283		480-839-0809		10/10/2015	Not Home				Tried stopping by on 4 different occasions and there was never an answer at the door.	Not home, left on front door.
4	Roy Cohen	6626 E. Coronado Rd Scottsdale, AZ 85257	P.O. Box 1027 Scottsdale, AZ 85252	Roy Cohen			10/6/2015	Home	In Person Meeting			Roy has been a resident since the 70's. He thinks that shops and restaurants are good for the area, while housing is bad. Influx of people not good as he thinks it will negatively impact the Scottsdale and McDowell intersection. Wants us to move the "noise" closer to 64th St. and McDowell corner. He also told me how disappointed he was with the development of apartments on McDowell and 66th St. He says that the residents along "Almeria" are organized and angry and we need to be prepared for them. They will put up a fight as they just got screwed by the developer and the City of Scottsdale." I think Roy understands that our project is a good project, we will just need to make sure that he is greatly informed."	Not home, left on front door. Came home later and spoke to them. They remember us.

SUNCHASE - 64TH STREET AND MCDOWELL ROAD													
NORTH & EAST OWNERS (ONE ROW)													
NO.	OWNER	PROPERTY ADDRESS	MAILING ADDRESS	CONTACT	PHONE NUMBER	EMAIL ADDRESS	DATE	RESULT	MEETING	PHONE	LETTER	COMMENTS	COMMENTS from Jan 4th or 5th when attempting to hand deliver meeting invitation
5	Richard Lebed Rebekah Theisen	6625 E. Coronado Rd Scottsdale, AZ 85257	Same		480-858-9218 Rich 480-656-3625 Rebekah		10/6/2015	Home	In Person Meeting			Spoke with Rich. He has some fears that a huge hotel might impact his view based on the placement of it on the property. He anticipates that it will end up being developed and he has already started a letter writing campaign to Trader Joes to try to attract them to the site.	
6	William Rudd Gruntler	6626 E. Granada Rd Scottsdale, AZ 85257	3370 N. Hayden Rd. #114 Scottsdale, AZ 85251				10/10/2015	Home on 3rd attempt				Spoke with Jason. Support project. Wants local restaurants and bars. Doesn't want his view obstructed.	Not home, left on front door.
7	Mary L. Nelson Trust	1841 N. 66th Street Scottsdale, AZ 85257	Same		480-941-8679 - Mary		10/6/2015	Vacant - For Sale					Still for sale.
8	Scott Richard Shewak	6549 E. Palm Ln. Scottsdale, AZ 85257	Same				10/6/2015	Home	In Person Meeting			Spoke with Scott. He doesn't want people to be able to see into his back yard or house. Would like tall trees to be planted on the North end of the property. Also would like to see the apartments closer to McDowell. Also requested any leftover flagstone from demolition.	Appreciative. Will absolutely be there. Excited to see changes.
9	Robert & Sharon Briggs Trust	6543 E. Palm Ln. Scottsdale, AZ 85257	Same				10/6/2015	Home	In Person Meeting			Spoke with Robert. He is an elderly gentleman who is fine with the project as long as the "open space" in not built on.	Hand delivered to Robert.
10	Nathan & Mayra Dusek	6537 E. Palm Ln. Scottsdale, AZ 85257	8625 E. Belleview Pl. #1117 Scottsdale, AZ 85257		480-968-7654		10/6/2015	Not Home				Tried stopping by on 4 different occasions and no one ever came to the door. I could see them through the window. They saw me on multiple occasions but had zero interest in coming to the door.	Talked to Nathan. Told about project. Appreciative. Doesn't really care.
11	Joseph W. Weinreis	6531 E. Palm Ln. Scottsdale, AZ 85257	Same				10/6/2015	Not Home				Tried stopping by on 4 different occasions and no one ever came to the door. I could see them through the window. They saw me on multiple occasions but had zero interest in coming to the door.	Spoke to Joe. Lived in the house since '92. "No residential behind me"

SUNCHASE - 64TH STREET AND MCDOWELL ROAD													
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12	Darren M. Kressaty	6525 E. Palm Ln Scottsdale, AZ 85257	Same			Dkressaty@gmail.com	10/6/2015	Home	In Person Meeting			Spoke with Darren. He said the owner needs to do a better job of maintaining the "open space". He wants the bushes to be trimmed and moved away from the wall so that people can't hide in there. He has seen people in between the bushes and the wall. He loves the low level lighting idea. Likes the idea of easy to access office space. Would prefer local cafe's and businesses. Was wondering if we are going to build a website for the project so neighbors can get updated on the progress of the project. Would also appreciate that I come back to his front door with updates. Very nice guy.	Not home. Left on door.
13	King Family Rev Trust	6519 E. Palm Ln Scottsdale, AZ 85257	Same	Jesus M. & Ella M. King	480-947-6203 - Dolly		10/5/2015	Home	In Person Meeting			Spoke with Jesse King. Older Gentleman. He would like to see more trees. Loves the low level lighting. Current owner needs to clean the property up on a more regular basis. The branches are falling into the alley and garbage trucks are hitting them. He does not want residential looking into his backyard. The overgrown bushes in the "open space" have become homes for coyotes.	Spoke to Jesse. Very appreciative. Should be there.

SUNCHASE - 64TH STREET AND MCDOWELL ROAD													
NORTH & EAST OWNERS (ONE ROW)													
NO.	OWNER	PROPERTY ADDRESS	MAILING ADDRESS	CONTACT	PHONE NUMBER	EMAIL ADDRESS	DATE	RESULT	MEETING	PHONE	LETTER	COMMENTS	COMMENTS from Jan 4th or 5th when attempting to hand deliver meeting invitation
14	Randle Lee Markham & Peggy Louise	6513 E. Palm Ln Scottsdale, AZ 85257	Same			RMarkham2@hotmail.com , Robert	10/5/2015	Home	In Person Meeting			Spoke with Robert. He lives in the home with his mom who owns the property. He would like for a lot more attention to be paid to the maintenance of the open space. "Kill the grass", "Replace the dead trees". Plant 40 ft. palm trees to make up for the new tall buildings that will go in. Likes the low level lighting. Would like to see what the sight lines will look like. Would like for us to put a balloon in the air to show the neighborhood how tall the buildings will be. Claims there was a deed restriction 30 years ago that would prevent anything other than the current buildings on that sight. But has no idea where it would be if it existed. Thinks his dad who recently passed away knew where it was.	Spoke to Robert Markham, the son. He said they should be there.
15	Tyson J. & Erin C. Bowen	6507 E. Palm Ln Scottsdale, AZ 85257	Same				10/5/2015	Home	In Person Meeting			Spoke with Erin. She is a commercial real estate appraiser. She has concerns with the line of sight. She wants to make sure that privacy is maintained. She doesn't want anyone to be able to look into her backyard or house. They don't want to see any windows facing their property. "Can we guarantee that no-one will look into their back yard. Would like to see tall trees in the "open space". "Please clean it up" Would also like low level lighting. What is the height of the current buildings?	Not home. Left on door....Came home later and spoke to them. They remember us.

SUNCHASE - 64TH STREET AND MCDOWELL ROAD													
NORTH & EAST OWNERS (ONE ROW)													
NO.	OWNER	PROPERTY ADDRESS	MAILING ADDRESS	CONTACT	PHONE NUMBER	EMAIL ADDRESS	DATE	RESULT	MEETING	PHONE	LETTER	COMMENTS	COMMENTS from Jan 4th or 5th when attempting to hand deliver meeting invitation
16	James T Jr & Mary L. Fulton Trust	6447 E. Palm Ln Scottsdale, AZ 85257	Same				10/10/2015	Home	In Person Meeting			I spoke with Jim. He built his house in 1961. Doesn't want his house to back up to residential. Would like to see a low profile near the homes. Would like residential moved to middle of the site. Would like the office to be 2 or 3 stories near the house line. Jim was the leader of the opposition against the car dealerships and was the one who negotiated the "open space". He says he's too old to fight us, but is hoping that we will work with them.	Hand delivered to James.
17	Tiffany A. Davis	6445 E. Palm Ln Scottsdale, AZ 85257	10527 E. Pantera Ave Mesa, AZ 85257		480-962-1798		10/10/2015	Not Home				Tried stopping by on 4 different occasions and there was never an answer at the door.	Not home left at door. Finally met her at our open house neighborhood meeting.
18	Max N. & Leola Miller	1835 N. 64th PL Scottsdale, AZ 85257	Same				10/5/2015	Home	In Person Meeting			Spoke with Max and Sarah. They would like the "open space" to be maintained better. They also do not want people looking into their backyard. They would like to know if there are going to be balconies? Are people going to be using binoculars to look into their house? "We're not going to be any trouble for your project."	Not home. Slipped letter in mail slot in door.
19	Brandon Nee	1836 N. 64th Pl Scottsdale, AZ 85257	Same				10/5/2015	Home	In Person Meeting			Spoke with Brandon. He wants to know if we can switch the residential and the office. He doesn't want people looking into his backyard. "Office workers go home at night." Low level lighting is a great idea. It will help get rid of shady people hanging out there. He suggests that we speak with Rosemary the block watch leader. He also wants to know if we can get the City to bury the power lines that are in the alley?	Spoke to Brandon. Appreciative of outreach. No questions.

SUNCHASE - 64TH STREET AND MCDOWELL ROAD													
NORTH & EAST OWNERS (ONE ROW)													
NO.	OWNER	PROPERTY ADDRESS	MAILING ADDRESS	CONTACT	PHONE NUMBER	EMAIL ADDRESS	DATE	RESULT	MEETING	PHONE	LETTER	COMMENTS	COMMENTS from Jan 4th or 5th when attempting to hand deliver meeting invitation
20	Jordan Joseph Durwood Jr. Trust	1839 N. 64th St. Scottsdale, AZ 85257	6029 E. Linden Ln Phoenix, AZ 85018		480-949-1270		10/5/2015	Home	In Person Meeting			Spoke with Nicole. She is the partner of the owner Tom. Would like a Dog friendly open space. Would like to see healthy fast food developed. She works from home and Starbucks a lot and would like to see some type of space available (coffee shop, café) where people who live in the area can work remotely.	Not home. Left on front door.
Not Numbered	Rosemary Ghirardi	6514 E. Palm Ln Scottsdale, AZ 85257	Same			Rosemary.Ghirardi@gmail.com	10/10/2015	Home	In Person Meeting			Met with Rosemary. She is the block watch leader for the area and has an e-mail list for everyone in the surrounding area. She was wondering why we need apartments at all? She would like to see a tier system with low height near the current residents. She would like to see a coffee shop, bagel shop, local breakfast place. She would like to see the majority of access to the project come from McDowell. Have we targeted any hotels yet? She wants to make sure that it is high end... "No Riff Raff" Her main concerns are.. "height near wall, noise, pollution, privacy" She only wants to see the "Welcome to Scottsdale" sign and nothing else. "None of that So Sco or South Scottsdale crap"	Opened the door because she thought I was the pizza guy. Will try to attend the meeting.

EXHIBIT D



BURCH & CRACCHIOLO

BURCH & CRACCHIOLO, P.A.

702 E. Osborn Road, Suite 200

Phoenix, AZ 85014

602-234-9913 (o)

602-343-7913 (fax)

ebull@bcattorneys.com

TO: 64th Street and McDowell Road Abutting Neighbors
FROM: Ed Bull
DATE: January 4, 2016
RE: 64th Street and McDowell Road

Dear Abutting Neighbors:

Thank you for your interest as we continue the exciting work of redeveloping SunChase's 64th Street and McDowell Road property. The SunChase Team has heard from you in meetings and/or one-on-one. We encourage you to continue communicating with us throughout the process.

There will be a small group Abutting Owners/Residents and SunChase meeting on January 19, 2016 to have an informal and open dialogue regarding the open space along the north and east sides of SunChase's property. You will also receive notice of our subsequent "official" large-group Neighborhood and Interested Parties meeting on January 26, 2016. As is noted above, this invitation to this small, informal Neighborhood meeting on January 19, 2016 is being sent to only you neighbors who abut the north and east sides of SunChase's property.

We look forward to learning more as we share in further conversations. We will update you regularly with the progression of this proposed Redevelopment. If you want to be notified via email, we are in the process of developing a website for quick notifications where you can provide your contact information. If you have not provided your information, please provide it and we will add you to the list.

***Abutting Owners/Residents and SunChase Meeting
January 19, 2016 @ 6:00 p.m.
6420 E. McDowell Road
Building #9-A (old Subaru building)
Scottsdale, Arizona 85257
(Building closest to NEC of 64th Street & McDowell Road)
(Aerial Map attached)***



Burch & Cracchiolo, P.A.

702 E. Osborn Rd., Suite 200 • Phoenix, AZ 85014

Main: 602.274.7611 • Fax: 602.234.0341

BCATTORNEYS.COM

If you have questions regarding this small, informal meeting, please contact Jennifer Sanchez (jennifer@uriascommunications.com / 480-751-5569), Brennan Ray (bray@bcattorneys.com / 602-234-8794), Don Hadder (dhadder85@gmail.com / 480-662-5835), or me (ebull@bcattorneys.com / 602-234-9913).

Thank you,

Very Truly Yours,



Edwin C. Bull

ECB/rh
Attachment





**Abutting Owners/Residents and
SunChase Meeting Location**

**Tuesday, January 19, 2015 at 6:00 p.m.
6420 E. McDowell Road
Scottsdale, AZ 85257**

SUNCHASE – 64TH STREET AND MCDOWELL ROAD

NORTH & EAST OWNERS (ONE ROW)

8/20/15

NO.	OWNER	PROPERTY ADDRESS	MAILING ADDRESS	CONTACT	PHONE NUMBER	EMAIL ADDRESS
1	Granite Reef Properties		8722 E. Joshua Tree Ln Scottsdale, AZ 85250	Jeffrey Aman, Mgr Dawn Roberts, Member	480-368-7199 Dawn	
2	Walter M. Jacks	6626 E. Almeria Rd Scottsdale, AZ 85257	Same			
3	Mike C. Downing	Courtney Conrad 6625 E. Coronado Rd Scottsdale, AZ 85257	1308 E. Julie Dr Tempe, AZ 85283		480-839-0809 Mike	
4	Roy Cohen	6626 E. Coronado Rd Scottsdale, AZ 85257	P.O. Box 1027 Scottsdale, AZ 85252			
5	Richard Lebed Rebekah Theisen	6625 E. Coronado Rd Scottsdale, AZ 85257	Same		480-858-9218 Rich 480-656-3625 Rebek	
6	William Rudd Gruntler	6626 E. Granada Rd Scottsdale, AZ 85257	3370 N. Hayden Rd, #114 Scottsdale, AZ 85251			
7	Mary L. Nelson Trust	1841 N. 66 th Street Scottsdale, AZ 85257	Same		480-941-8679	mnelson105@cox.net
8	Scott Richard Shewak	6549 E. Palm Ln Scottsdale, AZ 85257	Same		480-709-6068	chercleans@yahoo.com Cheri Shewak
9	Robert & Sharon Briggs Trust	6543 E. Palm Ln Scottsdale, AZ 85257	Same		480-946-6400	rbriggs8@cox.net
10	Nathan & Mayra Dusek	6537 E. Palm Ln Scottsdale, AZ 85257	8625 E. Belleview Pl, #1117 Scottsdale, AZ 85257		480-968-7654 Mayra	
11	Joseph W. Weinreis	6531 E. Palm Ln Scottsdale, AZ 85257	Same			
12	Darren M. Kressaty	6525 E. Palm Ln	Same			

		Scottsdale, AZ 85257				
13	King Family Rev Trust	6519 E. Palm Ln Scottsdale, AZ 85257	Same	Jesus M. & Ella M.King	480-947-6203 Dolly	
14	Randle Lee Markham & Peggy Louise	6513 E. Palm Ln Scottsdale, AZ 85257	Same		602-627-0160 Robert	rmarkham2@hotmail.com - Robert
15	Tyson J. & Erin C. Bowen	6507 E. Palm Ln Scottsdale, AZ 85257	Same		858-349-8825 Erin	esevrens@gmail.com - Erin
16	James T Jr. & Mary L. Fulton Trust	6447 E. Palm Ln Scottsdale, AZ 85257	Same		480-947-2996 James	
17	Tiffany A. Davis	6445 E. Palm Ln Scottsdale, AZ 85257	10527 E. Pantera Ave Mesa, AZ 85257		480-962-1798	
18	Max N. & Leola Miller	1835 N. 64 th Pl Scottsdale, AZ 85257	Same		480-945-2453	
19	Brandon Nee	1836 N. 64 th Pl Scottsdale, AZ 85257	Same		614-394-2300	brandon.nee@gmail.com
20	Jordan Joseph Durwood Jr. Trust	1839 N. 64 th St Scottsdale, AZ 85257	6029 E. Linden Ln Phoenix, AZ 85018		480-949-1270	
21	Rosemary Ghirardi	6514 E. Palm Ln Scottsdale, AZ 85257	Same			Rosemary.Ghirardi@gmail.com

1/19/16 Abutting Neighbors' Informational Meeting

Sunchase – 64th Street & McDowell Road

Attendees

Todd Tupper, Sunchase Holdings
Lisa Urias, Urias Communications
Jennifer Sanchez, Urias Communications
Korina Garcia, Urias Communications
Janet Quan, Nelson Partners
Kris Floor, Floor Associates
Taylor Hawkins, Floor Associates
Tom Bilsten, Bilsten Consulting
Ed Bull, Burch & Cracchiolo
Brennan Ray, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
7± Neighbors (See sign-in sheets)

Overview by Ed Bull

- Reviewed approximately 45 boards
- Compared the old boards with the new boards and noted the changes
- Sunchase assembled the approximate 30 acres over the past 9 years
- Redevelopment area is approximately 23 acres. Zoned C-4 and the north 2' zoned O/S
- Last meetings (August, 2015) heard from neighbors they wanted additional trees trimmed and maintained in the open space area, which has been done
- Neighbors were also interested in what additional trees could be added and what type of low level lighting could be available along the trail system.
- Because of the 8' wall located on the north side of the site, 2' of the open space has been added to the PUD request. Wall is built approximately 6" within the open space area
- North edge of PUD request to the south edge of the open space site is approximately 151' plus an additional 12' for the alley, for a total of 163 to the residential property line to the north
- The C-4 boundary to the alley is 153'. When the 2' of the open space parcel is included in the PUD application, the distance to the alley is 151'.
- Interior open space exhibit shows at least 10% open space for occasions such as cultural festivals, outdoor market area, etc.
- Buildings will be setback substantially from the streets
- There will be a traffic signal on McDowell plus two additional curb cuts for right-in and right-out only and an existing access on 64th Street
- There will be no vehicular access going north or east to the open space
- Mixed use redevelopment – office, multi-family residential, some retail and possibly a hotel
- Identified four conceptual site plans with various land uses and locations
- All site plans will have entryway feature regardless of use at corner

- Nearest house to the east wall is 182' plus an additional approx. 25' to our building.
- Added landscaped enhancements in open space area. There are stakes in the existing open space area for proposed location of the new trees.
- Will stipulate to a time to install the trees – sizes and types.
- Reviewed shadow study – no homes will be in the shadows.
- The open space area will not include playground equipment, ramadas, picnic tables, etc.
- Reviewed Scottsdale's policies and requirements for hours of construction, dust and noise.
- Name of the development is Scottsdale Entrada
- Perimeter/interior open space will be maintained by Scottsdale Entrada Owners Association
- It is SunChase's intent for the neighborhood to feel welcome at the development as the redevelopment will be part of the community.

Questions, Comments and Answers

1. What is the rationale for lowering the north wall?

It will depend on what is being built on the site. Need to be able to add pedestrian openings to the trail and to have "eyes" on the trail. The wall may be lowered with wrought iron on the top or lowered for access. It may stay the same in some locations to buffer parking. The Development Review process will take care of the wall height.

2. Of all the conceptual site plans shown, are we leaning toward any?

These are work in process plans. They all have commonality throughout such as open space, landscaping, and mixed use.

3. What are the heights of the different uses?

PUD allows 48' building height. The buildings will not be the same height throughout the development. Some buildings will likely be stair-stepped.

4. Confirm that any type of building (i.e., residential, retail, office) can be 48'

Yes. Cannot typically fit 4 stories of office or residential in 48' because of the ceiling heights. The building that we are currently sitting in for this neighborhood meeting may be about 40'. Mentioned the built wood columns that are located on the north side of the north building. One column is at about 41' and the other is at 48'.

5. What are the odds of the trees surviving 10-20 years from now?

They are all native trees, similar to what currently exists. Have not been watering or maintaining the area for many, many years. Have made repairs to the irrigation system. Know will need to dig bigger holes for the trees because of the harder soil.

6. What other buffers are available to block views?

Trees are the most compatible plus have wider setbacks from the north and east walls. If there are horseshoe shaped buildings, they will have landscaped area.

7. Are the proposed additional trees allergy-free?

They will be native trees (creosote, ironwood, palo verde, and mesquite) and have no known causes of allergies.

8. Will there be a contact while development is under construction?

Yes. There will be a contact on site.

9. Previous neighbor wanted a sign that said, "Welcome to Hy-View" at the corner or near the open space area on 64th Street.

The adjacent neighbors attending this meeting did not want any signs like that.

10. What about lights in the open space area?

Will be running a lighting experiment on the west side of the pathway. One will be permanently installed and 2 others at various locations to engage the spacing. The height of the lights will be approx. 10'. They are shielded and solar, downward directed, on at dusk, off at sunrise. Will not be installing lower lights because they get more abused by vandals, pedestrians and bicyclists.

11. What is the current timeline?

The next step is the official open house neighborhood meeting scheduled for 1/26/16. A PUD application will be filed, and then we will receive comments from Staff. We will review, respond and updated plans and resubmit to the City. Eventually, the case will be heard by the Planning Commission and City Council – approximately 6 month process. If zoning is approved, the developments would need to go through the Development Review process. The PUD zoning will establish zoning, land uses, stipulations and development standards. The DR process will approve building placement, architectural design, landscaping, materials and colors, etc.

12. Will the PUD request determine where the buildings will be located?

The PUD will not determine where the buildings will be located; however, there will be development standards stipulated to (i.e., perimeter setbacks, minimum separation between buildings).

13. When does neighborhood input stop?

Neighbors can participate all through the PUD and DR processes.

14. What development will occur first?

Most likely initial development will include spine infrastructure – interior streets, water & sewer, etc. New building unlikely to go vertical in less than 2 years. SunChase does not have to develop immediately.

15. When will demo occur?

Most likely the site will not be scraped all at once. Probably demo phase at a time as buildings come in.

16. Do not want to see retail near the northern edge.

All plans show the retail near McDowell Road. Must be able to see the retail to make it viable.


17. What does City Staff want to see on site? Staff likes mixed use on the site. Staff encouraged mixture of office, residential (MF rentals or condos), some retail and was open to a hotel as long it was not a resort-type hotel.

18. Wondered if they will see parking on their streets if there is multi-family development or weekend activities.

Will make sure there will be sufficient on-site parking for all types of events/activities/uses on the site.

End of Meeting







 NORTH
 Scale: 1"=40'-0"

Stakes:

- Red 
- Dark Green 
- Bright Green 

Landscape Legend

 Larrea tridentata Creosote	1/7 EA	5 Gal on	15 Gal on
 Olneya tesota Desert Ironwood	13 EA	24" Box	36" Box 48" Box
 Parkinsonia praecox Sonoran Palo Verde	22 EA	24" Box	36" Box 48" Box
 Prosopis juliflora Thornless Mesquite	36 EA	24" Box	36" Box 48" Box

FLOOR



64th St & McDowell
 Landscape Costing Diagram
 SCOTTSDALE, AZ | 1910 | DECEMBER 4, 2015

Ricki Horowitz

From: Kris Floor <kris@floorassociates.com>
Sent: Tuesday, January 19, 2016 4:13 PM
To: Ed Bull
Cc: Todd Tupper; Ricki Horowitz; Janet Quan; Taylor Hawkins
Subject: 64th & McDowell - tree sizes

Importance: High

Hi Ed

The following are general guidelines on tree sizes

Mesquite

24" box	5-7' high	3-4' wide
36" box	8-10' high	5-6' wide
48" box	10-14' high	7'-9' wide

Palo Verde

24" box	5-7' high	3-4' wide
36" box	7-9' high	5-6' wide
48" box	10-13' high	8-10'

Ironwood

24" box	4-6' high	2.5-3.5' wide
36" box	7-8' high	5-6' wide
48" box	8-10' high	7-9'

We are putting this info on the tree board.

Expect about 2' growth per year on each of these trees.

Kris

EXHIBIT E



BURCH & CRACCHIOLO

BURCH & CRACCHIOLO, P.A.

702 E. Osborn Road, Suite 200

Phoenix, AZ 85014

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ebull@bcattorneys.com

TO: 64th Street and McDowell Road Neighbors
FROM: Ed Bull
DATE: January 11, 2016
RE: NEC 64th Street and McDowell Road
Pre-App No. 883-PA-2015
1/26/2016 Neighborhood Open House and Meeting

Dear Area Neighbors and Interested Parties:

We invite you to a neighborhood open house and meeting regarding a proposed Rezoning on approximately 23.14 acres located at the northeast corner of McDowell Road and 64th Street (the "Site"). A copy of the Aerial Site Map outlining the Site is attached.

SunChase-related entities ("SunChase") own the Site. As SunChase has done elsewhere, SunChase plans to provide a distinctive, high-quality mixed use community. The request is to rezone the approximately 23.14 acre redevelopment area from C-4 (23.077 acres) and O-S (.063) to Planned Unit Development (PUD) through a Zoning District Map Amendment. The redevelopment will include office, retail, multi-family residential and potentially hospitality uses.

The neighborhood open house and meeting will be held at the below listed time and place. Discussions at the meeting will include an overview of the rezoning, permitted uses, plans, the City's processes, and answers to questions you may have. The neighborhood open house and meeting will be held:

*Tuesday, January 26, 2016 at 6:00 p.m.
6420 E. McDowell Road
Building #9-A (old Subaru building)
Scottsdale, Arizona 85257
(Building closest to NEC of 64th Street & McDowell Road)
(Aerial Map attached)*



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If you have questions regarding this meeting, please contact Jennifer Sanchez (jennifer@uriascommunications.com / 480-751-5569), Brennan Ray (bray@bcattorneys.com / 602-234-8794), Don Hadder (dhadder85@gmail.com / 480-662-5835), or me (ebull@bcattorneys.com / 602-234-9913). Brad Carr, City Senior Planner at the City of Scottsdale, can also be contacted at bcarr@scottsdaleaz.gov or (480-312-7713). Information may also be available on the City's web site (<http://www.scottsdaleaz.gov/>).

Thank you.



Edwin C. Bull

ECB/rh
Attachments





**Neighborhood Open House and
Meeting**

**Tuesday, January 26, 2016 at 6:00 p.m.
6420 E. McDowell Road
Scottsdale, AZ 85257**



- SunMP 64th & McD	MAIL_ADDR1	MAIL_CITY	MAIL_STA	MAIL_ZIP	APN
ABUGHARBIEH KHALDOON	11319 SE PASCALI CT	HAPPY VALLEY	OR	97086	12936123
ADLER JACOB/ADLER-KUBIACZYK ILONA	6439 E PALM LN	SCOTTSDALE	AZ	85257	12936204
ALLEY ANDREA	6828 E Almeria Rd.	SCOTTSDALE	AZ	85257	
ARAUJO JOSE D/KELLEY-ARAUJO ERIN M	6531 E HOLLY ST	SCOTTSDALE	AZ	85257	12936118
ARELLANO-MURASKY MELISSA/MARK	PO BOX 3564	SCOTTSDALE	AZ	85271	12936111
ARMSTRONG LUCAS/ANDREA/LESLIE/LORI	6643 E PALM LN	SCOTTSDALE	AZ	85257	12929081
BADENOCH PATTY	3370 N HAYDEN RD UNIT 123	SCOTTSDALE	AZ	85251	
BARR STACY	6402 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936138
BELLAS GEORGE L	1917 N 65TH PL	SCOTTSDALE	AZ	85257	12936179
BERNAL HECTOR & MARIA C	6420 E HUBBELL	SCOTTSDALE	AZ	85257	12936135
BINSFELD DAVID LUKE/LISA MAHIN TR	5519 E CALLE TUBERIA	PHOENIX	AZ	85018	12936143
BINTCH JEFF	105 AFFINITY LN	BUFFALO	NY	14215	
BOCZAR WILLIAM J & BARBARA L	6631 E GRANADA RD	SCOTTSDALE	AZ	85257	12929059
BOLANGER CHARLES W TR	6531 E HUBBELL ST.	SCOTTSDALE	AZ	85257	12936152
BOOHER TROY C/MARY LEE	6420 E PALM LN	SCOTTSDALE	AZ	85257	12936166
BOURQUE ANN E	6525 E HUBBELL RD	SCOTTSDALE	AZ	85257	12936151
BOWEN TYSON J/ERIN C	6507 E PALM LN	SCOTTSDALE	AZ	85257	12936199
BOYAR NATHAN	1901 N 66TH ST	SCOTTSDALE	AZ	85257	12936189
BRABEC FRANK F/DIANE	6312 W VILLA LINDA DR	GLENDALE	AZ	85310	12936167
BRIAN KROB	6599 E OAK ST	SCOTTSDALE	AZ	85257	
BRIGGS ROBERT M/SHARON R TR	6643 E PALM LN	SCOTTSDALE	AZ	85257	12936193
BURKONS HOLDEN JAGGER	6 COPRA LN	PACIFIC PALISADES CA		90272	
BURNETT JANE J TR	6713 E GRANADA RD	SCOTTSDALE	AZ	85257	12929054
CAGLEY MARK	5132 N. 31ST WAY, #121	PHOENIX	AZ	85016	
CANTOR NANCY	3408 N. Pauite Way	SCOTTSDALE	AZ	85251	
CAR COLLECTION LLC	5665 N SCOTTSDALE RD STE 135	SCOTTSDALE	AZ	85253	12909003T
CARNELL JOHN D & DWAN L	6632 E CORONADO DR	SCOTTSDALE	AZ	85257	12929038
CARR BRAD	7447 E. Indian School Rd.	SCOTTSDALE	AZ	85251	
CARRILLO PETER P/ROSALYN J	6543 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936154
CASWELL JOHN JOSEPH ST	6441 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936146
CECIL CHAD E/HOLLY D	6701 E PALM LN	SCOTTSDALE	AZ	85257	12929080
CHAPMAN MCDOWELL L L C	6601 E MCDOWELL RD	SCOTTSDALE	AZ	85257	12934052A
CHARLTON MARK	2959 N 68th Pl, Unit 203	SCOTTSDALE	AZ	85251	

CHARLTON AIDA	6631 E ALMERIA RD	SCOTTSDALE	AZ	85257	
CHILL RICHARD/MARJORIE A TR	6522 E PALM LN	SCOTTSDALE	AZ	85257	12936176
CHRISTEE DEANA L/JOHN P	6508 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936129
CHRISTIANA TRUST	1661 WORTHINGTON RD	W PALM BEACH	FL	33409	12931002
CIRCELLO RYAN J/CARRIERES KATHRYN M	6626 E PALM LN	SCOTTSDALE	AZ	85257	12931001
CLARK RAMSEY B	6441 E PALM LN	SCOTTSDALE	AZ	85257	12936203
CLEM MARTIN JOHN/LAURETTA JEANNINE	8731 E CAMELBACK RD	SCOTTSDALE	AZ	85251	12929042
CLEMENTE MICHELLE	5401 EAST VAN BUREN ST NO 2084	PHOENIX	AZ	85008	12936207
CLEMENTE MICHELLE	1831 N 54TH PL	SCOTTSDALE	AZ	85257	
CLIFFORD ANDREW D/BAITY LENRAE	6643 E CORONADO	SCOTTSDALE	AZ	85257	12929033
CLOSE DANA	1838 N 78TH ST	SCOTTSDALE	AZ	85257	
COHEN ROY	6638 E CORONADO	SCOTTSDALE	AZ	85257	12929037
COHEN ROY	P O BOX 1027	SCOTTSDALE	AZ	85257	
COOK JO ANN W TR	6514 E HUBBELL	SCOTTSDALE	AZ	85257	12936128
DALTON BERNARD F SR/SHIRLEY J	2025 N 66TH ST	SCOTTSDALE	AZ	85257	12936160
DARREN A TAGGART FAMILY TRUST	6431 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936144
DAVIS TIFFANY A	1057 E PANTERA AVE	MEAD	AZ	85205	12936201
DAVIS TIPANYA	6638 E PALM LN	SCOTTSDALE	AZ	85257	
DEEVER DANIEL BRUCE/DIANA L	6638 E PALM LN	SCOTTSDALE	AZ	85257	12931003
DEMBOW MARIA B	6538 E PALM LN	SCOTTSDALE	AZ	85257	12936181
DESJARDINS THOMAS P	6505 E OSBORN RD UNIT 112	SCOTTSDALE	AZ	85251	12929010
DESJARDINS THOMAS P	6638 E ALMERIA RD	SCOTTSDALE	AZ	85257	
DIAMOND DIANE M/ALLEN A	6707 E GRANADA RD	SCOTTSDALE	AZ	85257	12929055
DIEMER KELSEY	6637 E GRANADA RD	SCOTTSDALE	AZ	85257	
DILORENZO MICHAEL D/COLLEEN A	6701 E CORONADO RD	SCOTTSDALE	AZ	85257	12929032
DIPSIA ANDREW MARK	6550 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936122
DON GATES	2619 N 66TH ST	SCOTTSDALE	AZ	85257	
DUHAME JANICE J TR	P O BOX 1835	SCOTTSDALE	AZ	85252	
DUSEK NATHAN/MAYRA	6537 E. PALM LN.	SCOTTSDALE	AZ	85257	
EATON REBECCA J	6702 E ALMERIA RD	SCOTTSDALE	AZ	85257	12929012
EICH RON	6902 E Earl Dr	SCOTTSDALE	AZ	85251	
ELNA LEDMAN	2331 N 66TH ST	SCOTTSDALE	AZ	85257	

ENGLISH JOSEPH/HANLINE- ENGLISH JANICE	1842 E 64TH PL	SCOTTSDALE	AZ	85257	12936210
FERRARA STEPHEN L/ELIZABETH	3400 N VENICE ST	ARLINGTON	VA	22207	12936155A
FLEDDERJOHN DENNIS MICHAEL & KAZUKO	6543 E HOLLY	SCOTTSDALE	AZ	85257	12936120
FLEMING TODD J	6512 E PALM LN	SCOTTSDALE	AZ	85257	12936174
FLETCHER DAVID RAY	6525 E HOLLY LN	SCOTTSDALE	AZ	85257	12936117
FRENKEL TOM	7340 East Main Street, Ste 200	SCOTTSDALE	AZ	85251	
FRERE GARY R & CAROLE L TR	6708 E PALM LN	SCOTTSDALE	AZ	85257	12931006
FROST ROBERT V/CHERYL M	6532 N 60 TH ST	PARADISE VALLEY	AZ	85257	12929008
FULLER WILLIAM J	6638 E CORONADO	SCOTTSDALE	AZ	85257	12929039
GABRIELSON JAMES R	6414 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936136
GARCIA STACIE M	21034 E MEWES RD	QUEEN CREEK	AZ	85242	12929079
GARRE PHILIPPE	10384 E VERBENA LN	SCOTTSDALE	AZ	85255	12929031
GATES DON	2619 N. 66th St.	SCOTTSDALE	AZ	85257	
GHIRARDI ROSEMARY	6514 E PALM LN	SCOTTSDALE	AZ	85257	
GLENNYS DEHRING FAMILY TR	2465 YUKON HARBOR	PORT ORCHARD	WA	98366	12936206
GOLDSTON STEVEN	5111 N. SCOTTSDALE RD. #160	SCOTTSDALE	AZ	85260	
GRANT RANDY	8722 E JOSHUA TREE LN	SCOTTSDALE	AZ	85251	
GRANT RANDY	7447 E. Indian School Rd.	SCOTTSDALE	AZ	85251	
GRAY SCOTT	6702 E Coronado Rd.	SCOTTSDALE	AZ	85257	
GRAY SCOTT	3370 N HAYDEN RD UNIT 100	SCOTTSDALE	AZ	85257	12929061
GUIDO DAVID					
GWINNER JOHN W & JULIE A	6708 E ALMERIA	SCOTTSDALE	AZ	85257	12929013
HALEY SHARI/GOLDFISHER LISA/WENDY	6401 E PALM LN	SCOTTSDALE	AZ	85257	12936213
HALL ORAL EUGENE/PHYLLIS HOPE TR	6643 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931021
HEATHER JIM	6732 E. Sheridan Street	SCOTTSDALE	AZ	85257	
HELEN PANZA	6526 E. HOLLY ST.	SCOTTSDALE	AZ	85257	
HERVATIN SHIRLEY	6902 E EARLL DR.	SCOTTSDALE	AZ	85251	
HOLLAND MARLINE D/ROLLA B	6413 E HOLLY ST	SCOTTSDALE	AZ	85257	12936107
HUDEK KIM M/PHILLIP T	6413 E PALM LN	SCOTTSDALE	AZ	85257	12936205
HULS KENNETH F/EOLDFEDER MICA	6519 E HOLLY ST	SCOTTSDALE	AZ	85257	12936116
JACK AUSTIN					
JOHNSEN KASEY	6702 E CORONADO RD	SCOTTSDALE	AZ	85257	12929041

JOHNSON ANDREW T & JACQUELINE H	1718 EDGEMOOR LN	EVERETT	WA	98203	12936158
JOHNSON MIKE	13862 S. 37TH ST.	PHOENIX	AZ	85044	
JONES LORI	2019 N 66TH ST	SCOTTSDALE	AZ	85257	12936159
JORDAN THOMAS	1839 N. 64th St.	SCOTTSDALE	AZ	85257	
JORDAN JAMES BURWOOD JR TR	6025 E. ANDERSON LN	PHOENIX	AZ	85032	12936155
KARLIN PHILIP GLEN/ROSEMARY	6632 E GRANADA RD	SCOTTSDALE	AZ	85257	12929062
KEITH RICKER & SUSAN RICKER TRUSTE	13931 E HAWKNEST RD	SCOTTSDALE	AZ	85262	
KELLAR MIA ORLANDI	6702 E PALM LN	SCOTTSDALE	AZ	85257	12931005
KELTZ FAMILY TRUST	6413 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936141
KIM HUDEK & PHILIP HUDEK REV LIV TRUST	6413 E PALM LN	SCOTTSDALE	AZ	85257	12936211
KING JAMES	6413 E PALM LN	SCOTTSDALE	AZ	85257	
KIRTLEY SONNIE	7904 E. Chapparral Rd. #A-110-PMB127	SCOTTSDALE	AZ	85250	
KLAPP SUZANNE	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
KONSTANTINOPOULOS HARRIS P	1918 N 66TH ST	SCOTTSDALE	AZ	85257	12936185
KORTE VIRGINIA	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
KROB BRIAN	6519 E. OAK ST.	SCOTTSDALE	AZ	85257	
KRESSATY DANREN M	6525 E PALM LN	SCOTTSDALE	AZ	85257	12936196
KURKA JONATHAN	6833 E. Palm Ln.	SCOTTSDALE	AZ	85257	
LA ROCHE ROBERT S TR	6643 E ALMERIA RD	SCOTTSDALE	AZ	85257	12929009
LAING NICOLE A	6401 E HOLLY ST	SCOTTSDALE	AZ	85257	12936105
LANE JIM	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
LARSON MARY CATHERINE	6713 E ALMERIA RD	SCOTTSDALE	AZ	85257	12929006
LAURENT TODD S	6625 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931024
LAVALLEE ROBERT JOSEPH	6443 E HOLLY ST	SCOTTSDALE	AZ	85257	12936112
LEBED RICHARD J/HELEN ESTER	6675 E PALM LN	SCOTTSDALE	AZ	85257	
LEDMAN ELNA	2331 N. 66th St.	SCOTTSDALE	AZ	85257	
LEE MICHAEL F/KAREN K	1912 N 66TH ST	SCOTTSDALE	AZ	85257	12936184
LEHANE LINDSAY F	8055 E THOMAS RD NO L203	SCOTTSDALE	AZ	85251	12929056
LEHANE LINDSAY F	8350 N 78TH ST UNIT 284	SCOTTSDALE	AZ	85250	
LEWIS DENNIS TR	6637 E GRANADA RD	SCOTTSDALE	AZ	85257	12929058
LILLIE JOHN	6537 HOLLY ST	SCOTTSDALE	AZ	85257	12936119
LIPINSKI GLEN	370 N BELL PL	CHANDLER	AZ	85223	
LITTLEFIELD KATHY	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
LOEWENTHAL MARK/MELISSA	6425 E HOLLY ST	SCOTTSDALE	AZ	85257	12936109

MANN RICHARD L TR	6638 E HUBBELL ST	SCOTTSDALE	AZ	85251	12931027
MARK CAGLEY	5130 W. 31ST WAY, #121	PHOENIX	AZ	85016	
MARTHA J SORDAHL FAMILY TRUST	1919 N 66TH ST	SCOTTSDALE	AZ	85257	12936186
MATTILA KRISTINE	6432 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936133
MCDONNELL DODD M	6519 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936150
MCDOWELL 64 LLC	5665 N SCOTTSDALE RD # 135	SCOTTSDALE	AZ	85253	12909003PSUVW
MCDOWELL 6500 LLC	5665 N SCOTTSDALE RD # 135	SCOTTSDALE	AZ	85250	12909003N
MCDOWELL 6620 LLC	5665 N SCOTTSDALE RD STE 135	SCOTTSDALE	AZ	85250	12909003Q
MECKER THOMAS A/KAREN L TR	6701 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931020
MCGINN ELAINE	1201 N. Galvin Parkway	PHOENIX	AZ	85008	
MERCADO ELAINE	6731 E. Oak St.	SCOTTSDALE	AZ	85257	
MERLIN ANDREEN	6520 E. SHERIDAN ST.	SCOTTSDALE	AZ	85257	
MILHAVEN LINDA	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
MILLER DEREK J	6407 E HOLLY LN	SCOTTSDALE	AZ	85257	12936106
MILLER TODD M/KATHRYN L	2007 N 66TH ST	SCOTTSDALE	AZ	85257	12936157
MITCHELL PHILIP A/HELEN J TR	6513 E HUBBELL	SCOTTSDALE	AZ	85257	12936149
MOODY KENNETH L	6501 E HOLLY ST	SCOTTSDALE	AZ	85257	12936113
MUCKEY CHRISTINA	6532 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936125
MULLEN LESLIE B/WELLS REBECCA A	6714 E CORONADO RD	SCOTTSDALE	AZ	85257	12929043
MUSZYNSKI ADAM	6631 E CORONADO RD	SCOTTSDALE	AZ	85257	12929035
NEE BRANDON JASTIN	1836 N 64TH PL	SCOTTSDALE	AZ	85257	12936200
NELSON MARY	1841 N. 66th St.	SCOTTSDALE	AZ	85257	
NEUFELD JULIA KATHRYN TR	9801 E GARY RD	SCOTTSDALE	AZ	85260	12936137
NEUFELD JULIA KATHRYN TR	6408 E. HUBBELL ST.	SCOTTSDALE	AZ	85260	
NORLAND THOR S & MARY JANE TR	6644 E HUBBELL	SCOTTSDALE	AZ	85257	12931028
O'CONNOR CHRISTINA					
OLSON OTMAR O/MARILYN D TR	6537 HUBBELL AVE	SCOTTSDALE	AZ	85257	12936153
ONEIL ERIC	1907 N. 66th St.	SCOTTSDALE	AZ	85257	
ONEIL ERIC	6407 E HUBBELL	SCOTTSDALE	AZ	85257	12936140
PANZA HELEN	6526 E. Holly St.	SCOTTSDALE	AZ	85257	
PAOLINELLI ERMES J ETAL	6443 E PALM LN	SCOTTSDALE	AZ	85257	12936202

PARTRIDGE JANET	2514 66TH ST.	SCOTTSDALE	AZ	85257	
PATHUIS KRISTEN J/PATRICIA P/JONATHAN	13558 E PARADISE DR	SCOTTSDALE	AZ	85259	12936114
PAUL BRENN/CAROLYN	6644 E PALM LN	SCOTTSDALE	AZ	85257	12931004
PHALEN TERENCE/ANDREA	6631 E PALM LN	SCOTTSDALE	AZ	85257	12929083
PHILLIPS GUY	7131 E. CHOLLA ST.	SCOTTSDALE	AZ	85254	
PHILLIPS GUY	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
PHILLIPS "COPPER" JOANNE	21925 N. DOBSON RD.	SCOTTSDALE	AZ	85255	
PHOENIX CITY OF	251 W WASHINGTON ST 3RD FLOOR	PHOENIX	AZ	85003	12937001+3
POLLOCK STEVEN J/KISER JEFFREY L	5808 E CALLE DEL PAISANO	PHOENIX	AZ	85018	12929011
POLYTARIDIS NICHOLAS	6407 E PALM LN	SCOTTSDALE	AZ	85257	12936212
POWELL ART	6480 E. McDowell Rd.	SCOTTSDALE	AZ	85257	
PRITCHETT ROD	P O. BOX 878	SCOTTSDALE	AZ	85262	
RAVINDER BABRA & GENISE TOMKO FAM TR	6431 E HOLLY ST	SCOTTSDALE	AZ	85257	12936110
RICHARD M LESIAK SURVIVORS TRUST	8908 E CORTEZ ST	SCOTTSDALE	AZ	85260	12929014
RICHARDS ESTHER K TR (LIFE ESTATE)	6419 E HOLLY DR	SCOTTSDALE	AZ	85257	12936108
RICHARDSON RYAN Y	6538 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936124
RICKER FAMILY TRUST	28150 N ALMA SCHOOL PKY #103-143	SCOTTSDALE	AZ	85262	12929030
RILEY JEAN MARIE	6526 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936126
RIVERA GLORIA B TR	5134 W CAVEDALE DR	PHOENIX	AZ	85083	12936121
ROBERTS DAWN	8722 E JOSHUA TREE LN	SCOTTSDALE	AZ	85250	12929021
RODGERS ROBERT R/ROBIN L TR	6414 E PALM LN	SCOTTSDALE	AZ	85257	12936165
ROONEY JUDITH M TR	6508 E PALM LN	SCOTTSDALE	AZ	85257	12936172
ROTTENBERG JANET	6444 E. SHERIDAN ST.	SCOTTSDALE	AZ	85257	
ROTTENBERG SHARON	6444 E. SHERIDAN ST.	SCOTTSDALE	AZ	85257	
ROSE CECILIA TEEL TRUST	6643 E GRANADA RD	SCOTTSDALE	AZ	85251	12929057
S R P A I & P D	PO BOX 1980	PHOENIX	AZ	85001	12910004A&B
SALTZMAN LESLIE J/MELISSA L	6637 E CORONADO RD	SCOTTSDALE	AZ	85257	12929034
SAMPSON JISA	6632 E. HUBBELL ST.	SCOTTSDALE	AZ	85257	
SAMPSON STEVEN J/ELISABETH L	6632 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931026
SCHUTZ KEN	1201 N. Galvin Parkway	PHOENIX	AZ	85008	
SCORDO NOAH/JESSICA	6442 E PALM LN	SCOTTSDALE	AZ	85257	12936170
SCOTTSDALE MAR LLC	105 AFFINITY LN	BUFFALO	NY	14215	12929126
SEDLOCK LEONARD P/TINA M	1941 E DUNBAR DR	TEMPE	AZ	85282	12936182

SHAFFER STANTON	1365 N SCOTTSDALE RD #110	SCOTTSDALE	AZ	85281	
SHARPTON LEE	6550 E PALM LN	SCOTTSDALE	AZ	85257	12936183
SHAWL BAY PROPERTIES LLLP	12808 S 40TH PL	PHOENIX	AZ	85044	12934053P
SHEWAK SCOTT RICHARD/CHERI	6550 E PALM LN	SCOTTSDALE	AZ	85257	12936183
SHUPE LAWRENCE J/MARJORIE A TR	2001 N 66TH ST	SCOTTSDALE	AZ	85257	12936156
SHURR BETH A/PORCH ROBERT G	520 CHURCH LANE RD	READING	PA	19606	12936127
SHURR BETH A	6520 E Hubbell St	SCOTTSDALE	AZ	85257	
SIKES GAIL	6507 E HUBBELL ST	PHOENIX	AZ	85257	12936148
SIMMONS RICHARD BAKER/CECILIA DORAN	2226 E HALE ST	MESA	AZ	85213	12931048
SIMPSON REVOCABLE LIVING TRUST	5841 CALLE DEL PAISANO	PHOENIX	AZ	85018	12936132
SMITH DAVID N.	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
SMITH ROBIN D	1913 N 66TH ST	SCOTTSDALE	AZ	85257	12936187
SMITH PAUL					
STAFFORD GEORGE W/MILDRED R	6502 E PALM LN	SCOTTSDALE	AZ	85257	12936171
STANFORD KENT D & PATRICIA LEE	6713 E PALM LN	SCOTTSDALE	AZ	85257	12929078
STANTON KEITH R/LYNDA N	6426 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936134
STARK ANDREA L	6626 E HUBBELL	SCOTTSDALE	AZ	85257	12931025
STEEGE BRUCE WILLIAM/MARILYN JEAN TR	6401 E HUBBELL	SCOTTSDALE	AZ	85257	12936139
STEELE RANDY JOSEPH TR	P O BOX 24183	TUCSON	AZ	85734	12929084
STENSAAS ANGELA J	1913 N 65TH PL	SCOTTSDALE	AZ	85257	12936180
STEVENSON MICHAEL S	1842 N 66TH ST	SCOTTSDALE	AZ	85257	12936190
STEVENSON MICHAEL S	1847 N 66TH ST	SCOTTSDALE	AZ	85257	
STOLFA MARILYN S TR	1180 N KAYENTA DR	MOAB	UT	84532	12936169
STOLFA BRIAN	6438 E PALM LN	SCOTTSDALE	AZ	85257	
STOLPER RICHARD R JR/MARK S	6637 E ALMERIA RD	SCOTTSDALE	AZ	85257	12929018
STONE BETH S	6432 E PALM LN	SCOTTSDALE	AZ	85257	12936168
STRAUBE JOHN	2850 E CAMELBACK RD UNIT 128	PHOENIX	AZ	85016	12929063
STRAUBE JOHN	6638 E GRANADA RD	SCOTTSDALE	AZ	85257	
SULLENS PAMELA	6507 E HUBBELL ST	SCOTTSDALE	AZ	85257	
TAKADA PROPERTY 1 LLC	14 BLACKBUTT PL	BYRON BAY	Australia	NSW 2481	12929019
TALLMAN MARY BELL	6625 E ALMERIA RD	SCOTTSDALE	AZ	85257	12929020
THOMAS RANDALL LOUIS/ANN-MARIE	6513 E HOLLY ST	SCOTTSDALE	AZ	85257	12936115
THOMSON DAN	6507 E HUBBELL ST	SCOTTSDALE	AZ	85257	
TOBERMAN CORRINNE F TR	6437 E HUBBELL	SCOTTSDALE	AZ	85257	12936145

TOLEDO FORTE JENIFER	6637 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931022
TOM LEWIS LIVING TRUST/SCHMITT DWAIN	6714 E GRANADA RD	SCOTTSDALE	AZ	85257	12929067
TOPOREK JESSIE	6419 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936142
TRASKOWSKI BRUCE WAHLMAN PAUL	6532 E HOLLY ST	SCOTTSDALE	AZ	85257	
VAIRO BOB	10040 E. Happy Valley Rd., #451	SCOTTSDALE	AZ	85255	
VALENCIA CHRIS	12107 E CLOUD RD	CHANDLER	AZ	85249	12929007
VAN SWEARINGEN THOMAS J	6408 E PALM LN	SCOTTSDALE	AZ	85257	12936164
VANCE CATHERINE	8300 E MCDOWELL RD UNIT 2071	SCOTTSDALE	AZ	85251	12929023
VANDELL PERRY	200 E VAN BUREN ST	PHOENIX	AZ	85004	
WAGNER PHILLIP W & CAROL J	6402 E PALM LN	SCOTTSDALE	AZ	85257	12936163
WALCO INC	6717 E MCDOWELL	SCOTTSDALE	AZ	85257	12934053Q
WALLACE FAMILY L L C	7601 N CENTRAL AVE STE 22	PHOENIX	AZ	85020	12934053R
WALLACE FAMILY L L C	2033 W MEDINA AVE	MESA	AZ	85202	
WARD GARY BLAINE/PATRICIA ANNE	6502 E HUBBELL	SCOTTSDALE	AZ	85257	12936130
WEINRIS JUDITH W	6502 E PALM LN	SCOTTSDALE	AZ	85257	12936130
WEISE FAMILY LIMITED PARTNERSHIP	2225 E INCA ST	MESA	AZ	85213	12929066
WELLIVER JULIA R	6702 E GRANADA RD	SCOTTSDALE	AZ	85257	12929065
WESTFALL TERENCE J/JANICE T	6644 E GRANADA RD	SCOTTSDALE	AZ	85257	12929064
WHITEHEAD LINDA	9681 E. Chuckwagon Lane	SCOTTSDALE	AZ	85262	
WILKERSON GINNY A/ROBERT DAVID	1916 N 65TH PL	SCOTTSDALE	AZ	85257	12936178
WITT LYNDSY G	1845 N 64TH ST	SCOTTSDALE	AZ	85257	12936214
WURTZ VIRGINIA F TR/WURTZ LYLE D	6510 E PALM LN	SCOTTSDALE	AZ	85257	12936173
YOUNGS DANIEL B/LAURA A	16867 S AVENUE F	SOMERTON	AZ	85350	12936131
ZBIEGIEN LEONARD J & CELESTE M	6644 E CORONADO RD	SCOTTSDALE	AZ	85257	12929040
ZESTOW SHARON L	1907 N 66TH ST	SCOTTSDALE	AZ	85257	12936188
ZINN BRADLEY M/CARYL A	6501 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936147
ZURICK THOMAS W/SANDRA L	6631 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931023

**SUN MP; 64th & McDowell
Emails**

David Guido
Guido2@cox.net

Marilyn Stolfa
Marilyn@stolfa.net

Austin Jack
ajames.jack@gmail.com

Paul Smith
psmith@technicalsolutionsaz.com

Christina O'Connor
Christina@deepeddyvodka.com

January 26 @ 6p.m.

Name	Phone	Email	Want to be included in future Communications?	Address
LEE SHAROFF	480-429-7805		YES	6550 E PALM LN
Marian Marleri	480-947-9143		YES	6520 E SHERIDAN ST. SCOTTSDALE 85257
Steven Goldstein	602-524-6631		Yes	5111 N. Scottsdale Rd #166 85250
JUSTIN NEE	614-214-0133		YES	1836 N. 69 TH PL. 85257
Glennys Gehring	360 621 4360		Yes	2465 YUKON HARBOUR PORTLAND WA 98366
* Sharon Rottenberg	480-946-2684		YES	6444 E. SHERIDAN ST. SCOTTSDALE, AZ 85257
* Janet Rottenberg	480-946-2684		YES	6444 E. Sheridan St, Scottsdale, AZ 85257
Franci/Louise Ong	480-946-9448		Yes	6407 E. Herkell South 85257
Pamela Sullens	602-770-8082	pmsullens@cox.net	YES	6945 E. Sahara Dr. #2 Scottsdale 85257
Michelle Clemente	602-286-3020		YES	1841 N. 64 TH PL, 85257
BRIAN STOLFA	602.486.7239		YES	6438 E. PALM LN
brian knob	480-225-7599	brianknob@hotmail.com	yes	6519 e. oak st.

January 26 @ 6p.m.

		URIAS COMMUNICATIONS		
Name	Phone	Email	Want to be included in future Communications	Address
Donna Thompson	480-946-8564	donnaathomp@cox.net	YES	2714 N. 66 th ST Scottsdale AZ 85257
Jeff Birtch	714 - 622-5277	jbirtch@chriswices.com	YES	105 Attinity Lane Buffalo, NY 14214
Bruce Stone	480-946-4384	—	Yes	6432 E. Palm LN Scotts 85257
MARK CASLER	602-956-5660	LANE2AZ@cox.net	YES	5132 N 31 st WAY #121, PHOENIX AZ 85016
* Peggy + Randle Markhan	480-451-8465	Rmarkhan2@Hotmail.com	Yes	6513 E Palm Lane
Sonnie Kirtley	602 717 3886	COGS@COGS42.net	Yes	7904 E Chaparral A-110-127 85250
Tiffany Davis	(520)-370-2429		Yes	6445 E Palm, Scottsdale AZ 85257
BERTICE RUSZKOWSKI	480 945 6884	tgertvude@msn.com	Yes	6532 E. HOLLY ST 85257
Phil Wahlmark			"	
Dana Close	602-214-5295	dana-close-c3@gmail.com	yes	1838 N. 78 th ST Scottsdale 85257
ROSEMARY GHIRARDI	6514 E PALM	(on file)		
Lisa Sampson	6632 E. Hubbell	lisaconnected@gmail.com	yes	602-432-1670
Jane S Burnett	6713 E. Granada	janeburnett@yahoo.com	yes	480-423-5920

1/26/16 Official NH Meeting

Sunchase – 64th Street & McDowell Road

Attendees

Todd Tupper, Sunchase Holdings
Lisa Urias, Urias Communications
Jennifer Sanchez, Urias Communications
Korina Garcia, Urias Communications
Janet Quan, Nelson Partners
Kris Floor, Floor Associates
Heidi Tilson, CVL Consulting
Curt Johnson, CVL Consulting
Marina Stender, Burgess & Niple
Don Hadder, Planning Consultant
Tom Bilsten, Bilsten Consulting
Ed Bull, Burch & Cracchiolo
Brennan Ray, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
28± Neighbors (See sign-in sheets)

Overview by Ed Bull

- Reviewed approximately 45 boards
- Compared the old boards with the new boards and noted the changes
- Sunchase assembled the approximate 30 acres over the past 9 years
- Goal – listen to neighbors and answer their questions
- Redevelopment area is approximately 23 acres. Zoned C-4 and the north 2' zoned O/S
- Proposing additional trees be added in the open space area
- Stakes installed in the open space area are representative of the additional trees
- Entryway feature at the corner of 64th & McDowell not yet designed
- Streets will not be lined with parking lots along 64th and McDowell
- Access – two right-in, right-out only accesses, plus existing entry on McDowell, and one existing access on 64th
- There is approx. 151' from the redevelopment area north wall to the south edge of the alley and additional approx. 12' (total 163') to the north edge of the alley
- There will be at least 10% internal open space
- Mixed use redevelopment site – office, residential, little retail, and possible hotel
- Previous meetings, some neighbors wanted office along the north (showed all residential at prior meetings)
- Created 4 new alternative conceptual site plans. Some show office along the north
- Shadow exhibit – no shadows will be cast on the adjacent residential

- Wall is about 6" within Open Space area on north side so including approximately 2' of Open Space in the rezoning application
- Step back plane drawings reviewed. Building setback minimum of 24' on north and east sides. Approx. 187' (163' + 24') to closest building to the north side of the alley and approx. 206' (182' + 24') to closest building east of the canal
- Previous meeting expressed concern with open space area needing to be cleaned up and maintained, and it has been done
- Additional trees will be desert compatible and will supplement existing trees
- Had a meeting with abutting neighbors last week and asked them to let us know whether or not they wanted more trees and what types
- Reviewed list of proposed Stipulations above and beyond what the City's PUD District requires
- Reviewed proposed Development Standards
- Proposing lighting in the open space area with 10' poles, shoe box style fixtures that are screened and downward directed. Lighting on buildings will be either attached or on poles
- Traffic engineer ran traffic analysis. The driveways work and there will be a signal in time at the main entrance on McDowell. Streets have more capacity than traffic trips projected
- Reviewed construction hours in winter and summer with the exception of when concrete is poured because of temperature sensitivity

Questions, Comments and Answers

1. Who owns the open space?

Owned by a SunChase-related entity which will eventually be owned by the Property Owners' Association.

2. What type of residential and how much is planned?

The residential is not specifically locked in yet. Types could be either or both condos and/or apartments. Depends on market demand and economic development. It will be a mix of uses on the site.

3. The bubble exhibit shows Res/Hotel? What does that mean?

Means it could be one or the other – residential or hotel. Were encouraged to identify a hotel on the site.

4. What is the maximum height? There are no buildings at the other corners.

Maximum height is 48'. Explained the existing built wood columns that are on the north side of the north building. One column is at about 41' and the other is at 48'. 41' is about eye height of someone standing on 3rd floor of an office building or 4th floor of a residential building.

5. Likes the offices on the north side of the site.

We listened to what the neighbors wanted and prepared a conceptual plan with that in mind; however, the plans and locations of the uses are conceptual and not guaranteed.

6. What is the timing of the PUD?

Hope to file PUD application within a week or so. Will then receive Staff review and comments, will resubmit, receive PC and CC dates. Guessing the PUD rezoning process will take approx. 6 months. Then will need to make a decision what the first DR case will be. The PUD Rezoning focuses on land use while the DR focuses on the site details – site plan, color, architectural design, circulation, building elevations, streetscape/landscape, etc. DRB is made up of people appointed by the Mayor and Council and includes 1 PC and 1 CC member.

7. How can the neighbors stay informed?

City has official requirements for noticing neighbors and posting signs on the site. Notification requirements are 750' around the site and registered neighborhood associations near the site. In addition we have added everyone that signed in at any of the previous meetings. In addition, we have launched a website that will provide updated information beginning tomorrow. Gave out website handout.

8. Will the exhibits be put on the website?

We will file the application first and get staff comments before we put the plans on line.

9. How far back of sidewalk on McDowell Road will these buildings be located?

Buildings will be setback between approx. 40-60' from the curb.

10. What is the standard size of the sidewalk?

City's current standard width is 10', sidewalk now is probably 8'. May need to widen an additional 2'.

11. Many neighbors were appreciative of the SunChase Team's openness, what we are doing, and believe we are listening to the neighbors and what they have to say.

End of Meeting

EXHIBIT F

Name	Email	Phone	Date of contact	Form of communication: Email	Form of communication: Phone
Beth Shurr	beth@shurrcpa.com	610-587-7042	7/28/15	x	
Christina O'Connor	Christina@deepeddyvodka.com		7/31/15	x	
Marilyn Stolfa	Marilyn@stolfa.net		9/4/2015, 1/25/16	x	
David Guido	Guido2@cox.net	480-458-8465	1/25/16	x	x
Austin Jack	ajames.jack@gmail.com	916-208-0213	1/25/16	x	x
Paul Smith	psmith@technicalsolutionsaz.com	602-499-4680	1/25/16	x	x
Karen Lee	dadgumit10@aol.com	602-679-1805	1/25/16	x	
Art Powell	artero4@mac.com	480-399-9900	1/25/16	x	x
Thomas Jordan	tomjordanphoto@hotmail.com	602-908-1771	1/25/16	x	x
Michelle Clemente	michelle.clemente@gmail.com	915-329-0479	1/25/16	x	
Ron Eich	roneich3@cox.net	480-289-1014	1/25/16	x	
Erin Bowen	esevrens@gmail.com	858-349-8825	1/25/16	x	
Robert Markham	rmarkham2@hotmail.com	602-627-0160	1/25/16	x	
Cheri Shewak	chericleans@yahoo.com	480-709-6068	1/26/16	x	

EXHIBIT G

Scottsdale Entrada

scottsdaleentrada.com

Home Scottsdale Entrada Project Overview Project Notifications Community Feedback

SCOTTSDALE | ENTRADA

SCOTTSDALE ENTRADA PROJECT OVERVIEW PROJECT NOTIFICATIONS COMMUNITY FEEDBACK



Surrounded by stunning 360-degree mountain views, Scottsdale Entrada will offer vibrant and diverse opportunities for both natural and urban fun for those looking for a uniquely Arizona lifestyle. Located at the intersection of the sophisticated charms of Scottsdale and the majestic natural wonder of Papago Park, here you will watch a stunning sunset on the Papago buttes, catch a great lunch at a nearby eatery, or take an invigorating 12-mile ride along the canal after work. This mixed-use property will offer new residents and office workers the freedom to live an active and inspiring lifestyle where the outside open space is integral to every part of your day. Ideally located, Scottsdale Entrada is close to ASU, the restaurants and nightclubs of Downtown Scottsdale and Tempe, and Phoenix Sky Harbor Airport. Decidedly progressive yet respectful of its surroundings, Scottsdale Entrada will transform the daily experience as a place of work, and for those who want to call it home.



WWW.SCOTTSDALEENTRADA.COM

EXHIBIT H



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 883-PA-2015

Project Name: _____

Location: 6420 E. McDowell Rd.

Site Posting Date: 1/8/16

Applicant Name: Burch & Cracchiolo

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

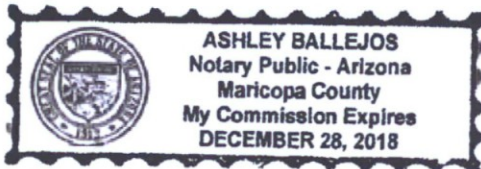
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela Swartz
Applicant Signature

1-8-16
Date

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

Acknowledged before me this the 8th day of January 2016



Aly Ballejos
Notary Public
My commission expires: 12-28-18

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Tuesday January 26, 2016
Time: 6:00 P.M.
Location: 6420 E. McDowell Road, Scottsdale, AZ

Site Address: NEC 64th Street and McDowell Road,
Scottsdale, AZ 85257

Project Overview:

- Request: Rezone to Planned Unit Development ("PUD")
- Description of Project and Proposed Use: Mixed Use community to include office, retail, multi-family residential and potentially hospitality uses.
- Site Acreage: 23.14 acres
- Site Zoning: C-4 (23.077) and O-S (0 063) to PUD

Applicant Contact:

Ed Bull 602-234-9913
ebull@bcattorneys.com

City Contact:

Brad Carr 480-312-7713
bcarr@scottsdaleaz.gov

Pre-Application #: 883-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

<http://www.scottsdaleaz.gov/projects/>

Posting Date: 1/8/16

Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal

01/08/2016 09:23:22

Early Notification of Project Under Consideration

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Applicant Contact:

Ed Bull 602-234-9913
ebull@bcattorneys.com

City Contact:

Brad Carr 480-312-7713
bcarr@scottsdaleaz.gov

Pre-Application #: 883-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:

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Posting Date: 1/8/16

Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal

01/08/2016 09:57:19

SUN MP; 64th & McDowell
Registered NH Groups List – All

Sonnie Kirtley
7904 E. Chapparral Rd. #A110-
PMB127
Scottsdale, AZ 85250

COGS - The Coalition of Greater
Scottsdale
7904 E. Chapparral Rd # A110 PMB 127
Scottsdale, AZ 85250

Rosemary Ghirardi
Hy-View Neighborhood Association
6514 E. Palm Lane
Scottsdale, AZ 85257

Nancy Cantor
Scottsdale Coalition
3408 N. Pauite Way
Scottsdale, AZ 85251

Jim Heather
Scottsdale Coalition
6732 E. Sheridan Street
Scottsdale, AZ 85257

Bob Vairo
Coalition of Pinnacle Peak
10040 E. Happy Valley Rd., #451
Scottsdale, AZ 85255-2388

Linda Whitehead
Coalition of Pinnacle Peak
9681 E. Chuckwagon Lane
Scottsdale, AZ 85262

EXHIBIT I



ADVERTISING | CREATIVE | PR

TO: 64th Street and McDowell Road neighbors / petition signers
FROM: Jennifer Sanchez
DATE: May 4, 2016
RE: 64th Street and McDowell Road / Scottsdale Entrada

Dear Neighbors:

We appreciate your concern regarding the redevelopment of Scottsdale Entrada. The SunChase team would like to meet to reconnect with neighbors and share in open dialogue surrounding current C-4 zoning and how it compares with the proposed plan.

In an effort to address any unanswered questions, we invite you to meet on May 16, 2016 at 6:00 p.m. to have an informal discussion about the redevelopment. Your concerns have been reviewed, and SunChase would like to personally speak to all points as outlined in the signed petition.

We look forward to meeting as a smaller group and ensuring that we fully listen to your concerns and address them as necessary.

Monday, May 16, 2016 @ 6:00 p.m.
6420 E. McDowell Road
Building #9-A (old Subaru building)
Scottsdale, AZ 85257
(Building closest to NEC of 64th Street & McDowell Road)

If you have questions regarding this informal meeting, please contact
Lisa Urias - lisa@uriascommunications.com / 480-751-5569, Ed Bull ebull@bcattorneys.com / 602-234-9913, or me - jennifer@uriascommunications.com / 480-751-5569.

Thank you,

A handwritten signature in black ink that reads "Jennifer Sanchez". The signature is written in a cursive, flowing style.

Jennifer Sanchez
Urias Communications

3/2016 Petition Signers invited to	5/16/16 NH Mtg	MAIL_CITY	MA	MAIL_ZIP
Troy C. Booher	6420 E PALM LN	SCOTTSDALE	AZ	85257
George L. Bellas	1917 N. 65TH PL.	SCOTTSDALE	AZ	85257
Scott & Cheryl Shewak	6549 E PALM LN	SCOTTSDALE	AZ	85251
Eric O'Neill	1907 N. 66th St.	SCOTTSDALE	AZ	85257
Donald Gates	2619 N. 66TH ST.	SCOTTSDALE	AZ	85257
Harris Konstantinopoulos	1918 N 66TH ST	SCOTTSDALE	AZ	85257
Louis Ferrera	6549 E HUBBELL ST	SCOTTSDALE	AZ	85257
Marilyn Olson	6537 HUBBELL ST	SCOTTSDALE	AZ	85257
Dodd McDonnell	6519 E HUBBELL ST	SCOTTSDALE	AZ	85257
Kathleen Gail Sikes	6507 E HUBBELL ST	SCOTTSDALE	AZ	85257
Mayra Dusek	8625 E BELLEVIEW PL NO 1117	SCOTTSDALE	AZ	85257
Mayra Dusek	6537 E PALM LN	SCOTTSDALE	AZ	85257
Joseph Weinreis	6531 E PALM LN	SCOTTSDALE	AZ	85257
Jesus M King	6519 E PALM LN	SCOTTSDALE	AZ	85257
Tyson Bowen	6507 E PALM LN	SCOTTSDALE	AZ	85257
Anna & Audrey Paolinelli	6443 E PALM LN	SCOTTSDALE	AZ	85257
Ramsey Clark	6441 E. PALM LN	SCOTTSDALE	AZ	85257
Phillip Wagner	6402 E PALM LN	SCOTTSDALE	AZ	85257
Thomas Van Swearingen	6408 E PALM LN	SCOTTSDALE	AZ	85257
Tianna, Nick & Nathan Boyar	1901 N. 66TH ST	SCOTTSDALE	AZ	85257
Hector Bernal	6420 E. HUBBELL ST	SCOTTSDALE	AZ	85257
Bruce Steege	6401 E HUBBELL ST	SCOTTSDALE	AZ	85257
Frank Ong	6407 E HUBBELL ST	SCOTTSDALE	AZ	85257
Jessie Toporek	6419 E HUBBELL ST	SCOTTSDALE	AZ	85257
James & Christina O'Connor	6532 E HUBBELL ST	SCOTTSDALE	AZ	85257
Ryan Richardson	6538 E HUBBELL ST	SCOTTSDALE	AZ	85257



Name	Phone	Email	Want to be included in future Communications?	Address
Debra Marinslaw	480 205-5578	mmarinslaw@cox.net	yes	6431 E Oak St
Tom Elav Spieser	480 994-3789	Tespriesser@aol.com	yes	10520 E Oak
Cheriz Scott Shrawk	480 709-6068	6549 E. Palm Ln.	YES	→ CherizCleans@yahoo.com
William Lykins	602 625 0685	wmlenkins@10aol.com	yes	6526 E. Cypress Street
Bruce Klein	480 663 1180	shzghsba@cox.net	y	6419 E Wilsite Dr.
Adren Cady	602-818-7767	6525 East Vernon Ave	yes	6525 E Vernon Ave
ROSEMARY GHIRARDI	602 909 1062	blackmitch112@gmail.com		
		gmail.com rosemary.ghirardi	YES	6514 E PALM LN
Tim Paul	602-908-5876	tim@olympicweather.com	yes	6501 E. Vernon Ave
George Wood	480-421-9640	gdwood@gmail.com	yes	6414 E Vernon Ave
Kathy Littlefield	Council			

5/16/16 Neighborhood Meeting

Scottsdale Entrada – 64th Street & McDowell Road

Attendees

Todd Tupper, Sunchase Holdings
Lisa Urias, Urias Communications
Jennifer Sanchez, Urias Communications
Janet Quan, Nelson Partners
Kris Floor, Floor Associates
Don Hadder, Planning Consultant
Tom Bilsten, Bilsten Consulting
Mark Sobol, Bilsten Consulting
Ed Bull, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
26± Neighbors (See sign-in sheets)

Introductions by Ed Bull

Recap

- A letter was sent to 26 neighbors inviting them to this NH mtg. These neighbors signed a statement petition that was sent to the City in March, 2016.
- Reviewed the number of meetings that were previous held.
- Another meeting is being scheduled for second week of June.
- This 5/16/16 meeting was scheduled in reference to the letter in opposition to the project that was sent to the city.
- The issues we want to focus on were in the letter and petition. Those included:
 - Retail Uses,
 - Safety concerns on the greenbelt area,
 - Aesthetics/colors and materials,
 - Parking garages, and
 - Building height
- Sunchase can dispose of many of these concerns because we agree. Our exhibits have evolved from the August 2015 and January 2016 neighborhood meetings based on neighbors' and community members' feedback.

Retail Uses: We can resolve some of the types of retail expressed in the petition letter. People do not want Payday loans, Smoke Shops, or loud music on restaurant patios. The property, as it is currently zoned as C-4, may not prohibit those types of businesses, nor does PUD zoning necessarily exclude it. However, Sunchase's CC&Rs and related documents are private agreements that will prohibit a variety of what would be considered undesirable uses, such as Payday loans, Smoke Shops, etc.

Safety related concerns: At a previous neighborhood meeting, some neighbors said the landscaping needed to be trimmed and maintained. SunChase has since sent a crew out and cleaned up the area and in addition has continued to do regular maintenance. Many neighbors agreed that it is a lot better.

The existing landscaping in the open space area was identified on the exhibit boards. We previously had the adjacent neighbors say if they wanted more or less trees. Additional trees were staked with different colors so people could identify the types of trees they wanted. Tonight's version is slightly different than the January 2016 version based on SunChase's responsiveness to the input we received from the adjacent neighbors.

We received City approval today to put in 3 lights on an experimental basis to see how those lights look, work, and to make sure the shielding is appropriate. SunChase will install the lights and we look forward to hearing from neighbors about what they like and/or don't like. We have also put in irrigation enhancements.

With respect to safety, it goes without saying that while the open space area is currently hidden behind an 8' block wall, as we've discussed in prior meetings and as most neighbors have agreed, we should provide pedestrian access to/from and views into the existing open space area with the new development. There will be no vehicular traffic into the open space from the redevelopment property.

There is approximately 163' from the south side of the existing wall to the north neighbors' rear property. Pedestrian access to the park will provide an opportunity for pedestrian interaction. In addition, a portion of the wall will be masonry with wrought iron above to allow "eyes on the park." There will be no vehicular access to the open space. If there are illegal activities occurring on the open space, it is not good for the HyView neighborhood nor is it good for SunChase.

Aesthetics: Another issue brought up had to do with materials and colors, etc.. People wanted to be sure we were aware of the surrounding environment, and that this area had a "midcentury modern" theme. Neighbors do not want a mirrored glass building. The proposed Design Guidelines that address this issue were reviewed. The PUD book, including the Design Guidelines, is on the City's website. We refined one of the Guidelines to confirm that the building materials and colors will be compatible with the nearby buttes and hills, and midcentury traditions of the region. This property is in a transition location from both natural areas to the south, southwest, and residential to the north and northeast. We want to respect the tradition from the midcentury modern to the natural environment surrounding the area.

Parking: There was a comment about keeping the parking underground. For those neighbors who attended the August, 2015 neighborhood meetings, these plans were somewhat different - we had residential all along the north side. In August some neighbors asked us not to have residential all along the northern edge. Some suggested parking along the northern edge. Plans were changed to reflect the

neighbors' desires. The zoning stipulation proposed for the parking structures provides that any above ground structures be "dressed up" and screened. To provide all parking underground is prohibitive, and there are soil problems that cannot be overcome. Parking will include some surface parking but mostly parking structures that may include "Texas wrap" where the parking is on the inside and the building is wrapped around the parking, parking podium and some underground. It appears the neighbors' concerns were primarily around aesthetics, which have been taken care of through a stipulation.

Building Height: The highest structure is 48' in "building height."

With respect to height, the development is not being rezoned into the open space. The open space surrounding the development to the east and north will remain. The developable acreage is approximately 23.5 net acres inside of the walls.

On McDowell, west of the canal, there is a large (100' half-street) right-of-way on McDowell, which forces the buildings to be setback off of McDowell and 64th Street. The PUD application will allow building height up to 48 feet, which are likely 3 stories of office and 4 stories of residential. If there is a hotel it might be 4 stories.

Part of the height related concerns by the neighbors is views and people looking into the neighbors' homes from the development. The building where this neighborhood meeting is being held is about 30'. The neighbors want the height limited to 24'. The surrounding R1-7 zoning allows 30' in building height, the C-4 zoning allows 36' in height and the PUD allows up to 48' in height. We are stipulating to additional building setbacks (buildings will be setback a minimum of 24' from the perimeter walls with larger and more trees installed on the north and east sides) and building separation (the distances between buildings will be increased).

Exhibit boards have been put together to show the perspective of views to the west and to the southwest so neighbors can see what their views are like now and what they will look like with landscaping. We heard in August - "I don't want someone looking into my backyard." So through drone photos, etc., we've prepared exhibits for people to see the existing condition, the existing condition if these hypothetical buildings were in the back, and a scenario with the landscaped trees incorporated. In addition, a new exhibit was reviewed to show that the development will not block all views to the west and southwest.

We have done our level best to ensure that the condition of the property will be improved over what exists today.

Questions, Answers and Comments

1. Are the existing walls going to come down or stay up?

Existing walls will be a combination of both. The walls are approximately 8' solid block walls. There will be no vehicular connections to the north or east. We have been encouraged by most neighbors to provide pedestrian connections to the north

and east. In some locations it might be appropriate to lower the wall and provide wrought iron work so there can be “eyes on the park.” If a parking garage were built in a particular area, it may make sense to keep the existing wall in place.

The pedestrian connections that were encouraged were twofold: one was so people within the new development could access the open space or canal, as well as so that neighbors in HyView could come in to access the area for potential retail offerings or to get a cup of coffee or a bagel.

2. *What’s the timeframe for building?*

It is a phased approach. Anticipate first phase would be the enhanced landscaping within the open space area and the second phase would be the infrastructure (perimeter streets and internal circulation – “skeleton”). Then the redevelopment will be phased in on a building-by-building basic and over the course of many years. ***It could be up to 10 years then?*** Yes. It could.

3. *You keep referring to residential. Are those apartments or townhomes?*

We know that typically in a mixed use development, residential is part of that component. We cannot say for sure it will be condos, rental apartments, or townhomes—or a mixture thereof.

4. *Each plan has a possible 300– 800 residents – do we know what it will be?*

The mixed framework is office – residential – commercial and possibly a hotel. When we resubmit, we will provide more refined square footage, etc., trying to hone in. For example, if Scottsdale’s Economic Development office shows up and says a corporate headquarters wants to come here and needs 250,000 square feet, that’s when we would consider putting that building in on this site. Until the market speaks, we cannot answer with more specificity as to how many residences.

5. *Would this project be ‘north Scottsdale’ appropriate?*

Yes. SunChase selected Nelsen Partners as the redevelopment’s architects/planners. They are the architectural team responsible for Kierland, Scottsdale Quarter, as well as other high-end mixed use projects.

This is a wonderful sight – one of the few with the luxury of north-south depth. This site is deep because it involved multiple car dealerships. That gives it a lot of advantages for setbacks, etc.

We named it “Scottsdale Entrada” to announce symbolically that you’re entering into beautiful Scottsdale without differentiation in quality between different regions in Scottsdale.

6. *What is the maximum overall height expected to be on these buildings including mechanical?*

If it is a building that has a rooftop patio, that rooftop patio has to be ADA compliant. The elevator itself to get to the rooftop has to be an additional 16' **What about shade structure?** No rooftop patio could be closer than 60'. Mechanical equipment could be up to about 10' for air conditioning and screening. **What cannot be more than 30% of roof area?** Rooftop mechanical elevators, shade, seating areas, etc. (in total) cannot exceed 30% of the roof area.

7. Is it part of the plan to have rooftop patios?

It is on the plans as a potential and is encouraged by indoor/outdoor environments being desirable and an indication of overall quality.

8. I thought there was going to be seating and courtyard areas within.

There are. There will be ground level common area open spaces throughout. People in the neighborhood and elsewhere can come in and there will be ground floor open space for people to read their paper, have coffee, etc.

9. How does the roof top area affect the site lines if it's going to be higher than 48'?

If there are any patios on the roof, they will be screened and so will the mechanical equipment, as is done elsewhere.

10. The Los Aquas development at McDowell and 68th Street is ugly. We're very concerned about that. Don't want this to be the same type of project.

There are numerous differences between our site and that site. Our site is a lot deeper, we have a greenbelt of open space to the north and we have a much wider ROW available. We have cornerstones (lot size, lot depth, greenbelt, widened McDowell Rd ROW, etc.) we are building on that are much different than was available on the Los Aquas site.

11. Anyone on the southeast corner is going to be losing views of the Papago, right?

Depending on where that neighbor lives, you may or may not lose views. It also depends on building placement and building separations. A neighbor will have further discussions with our landscape architect who will possibly prepare line of site drawings.

12. I'm concerned about my baby. This could be going on for 10 years. Is there anything detailed about construction hours or things like that?

The City of Scottsdale has detailed regulations about when you can start/stop construction and also depends on the season. The city code specifies this and we have no problem providing people with contact information for an onsite superintendent.

13. Will the sight be presentable during construction? What will happen to existing buildings?

The current plan is not to scrape site. We anticipate that part of what will happen is to install the landscaping, add lighting in the open space, create the perimeter roads, sidewalks, and internal spine road. We're still looking at the utilities. It may be that in order to build the utilities and we cannot maneuver around the buildings, we may have to knock down all or the buildings at once. However, we have the responsibility to keep the dust down if that should happen.

14. Has SunChase have any interested buyers?

SunChase has been assembling the property since 2006. We would prefer to get the zoning and plan in place first so we better understand what we have. Then we can go from there. Whether SunChase does it on its own, or works with others to develop, is still being decided.

15. Thinking about safety and children, what does SunChase plan to do to keep the kids away so there will not be any accidents? What would you do to keep the property safe at night?

We currently have a guard that comes in 7 days a week from 6pm-9am. We have been very conscious of people coming in here. We have tenants in some of the buildings and have enough activity during the day to not need a guard during the day. It is in everyone's interest to keep it safe.

16. In the past there's been somebody using the back parking lot as a racetrack.

We were not aware of this. SunChase will check into it.

17. Please address the traffic issues - if you're going to have 800 to 1,600 more cars in here, and the impact that will have on the area.

With almost every zoning application we are required to do a traffic study. In January the traffic engineer was here. Volumes on McDowell Road have gone down. Just like in the August and January meetings, we talked about access points that exist today. All vehicular access will be limited to McDowell and 64th Street. We are not proposing to move the current accesses. The City's traffic engineer is proposing to perhaps adjust the median on 64th. You may see an island on McDowell intended to be an interim condition until signal warrants are satisfied. As this site develops, signal warrants will be satisfied and a traffic light will eventually be installed at the main access on McDowell Road. Others access points will be right in right out only. We believe traffic conditions to/from the site will improve.

18. Thomas and 64th Street - on the north end of Hyview the traffic already backs up. Does the city consider what's going on at Thomas and 64th Street when they do their analysis?

We don't know. However, when this property was at its fullest potential, it probably generated more traffic. The site is not creating a lot of traffic today. Redevelopment of the property is the right thing to do, but we don't know about the traffic on Thomas and 64th Street.

19. Two things: Parents who have to take their kids in the morning say that 64th & Thomas is so backed up they have to wait to get their kids to school. The City's former transportation person told me they were going to put in a right hand only turn lane at 64th & Thomas. Still waiting for the right only turn lane.

We do not know about this issue, but we will ask the question about whether this will be in the City's Capital Improvement Program.

20. What are next steps?

We anticipate about one year or so to be working on the streetscape, etc., assuming the economy is where it is today. If we hit another recession it could be longer. We need to go through zoning, design review board and engineering processes to have plans we can build from. On a good day that is going to take at least a year or more.

21. Tell us where you are now?

We completed the pre-application submittal and have had several neighborhood meetings. We submitted the PUD application in February. We went through staff review and got their comments. We will resubmit again in the coming weeks or so. We are planning another neighborhood meeting the second week in June. We do not know when we are going to the Planning Commission and/or Council.

22. Will there be people at the next meeting we can speak with from the city?

We have a councilperson here tonight – Councilwoman Littlefield and a previous Councilman here tonight. The planner assigned to the case from the city is Brad Carr. We will ask. We welcome anyone who wants to come.

23. If you would like someone from the City to come, Councilwoman Littlefield said she can contact the City.

Thank you.

Meeting adjourned



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TO: Scottsdale Entrada Neighbors (64th Street and McDowell Road)
FROM: Jennifer Sanchez
DATE: May 20, 2016
RE: June 6, 2016 Neighborhood Open House and Meeting

Dear Neighbors:

We value your continued interest in the redevelopment of Scottsdale Entrada. As such, the SunChase team would like to reconnect with neighbors and share the progress of these plans occurring over the next few months.

To share this information and to listen to your feedback, we invite you to join us on June 6, 2016 at 6:00 p.m. for an informal discussion about the redevelopment project. We will discuss the rezoning timeline and how it will affect the process, and what you can expect in the months to come.

We look forward to meeting with you and having an open dialogue regarding the project next steps.

Monday, June 6, 2016 @ 6:00 p.m.
6420 E. McDowell Road
Building #9-A (old Subaru building)
Scottsdale, AZ 85257
(Building closest to NEC of 64th Street & McDowell Road)

If you have questions regarding this informal meeting, please contact Lisa Urias - lisa@uriascommunications.com / 480-751-5569, Ed Bull ebull@bcattorneys.com / 602-234-9913, or me - jennifer@uriascommunications.com / 480-751-5569.

Thank you,

Jennifer Sanchez
Urias Communications

CLOSE DANA	1838 N. 78TH ST.	SCOTTSDALE	AZ	85257	
COHEN ROY	6626 E CORONADO	SCOTTSDALE	AZ	85257	12929037
COHEN ROY	P.O. BOX 1027	SCOTTSDALE	AZ	85252	
COOK JO ANN W TR	6514 E HUBBELL	SCOTTSDALE	AZ	85257	12936128
DALTON BERNARD F SR/SHIRLEY J	2025 N 66TH ST	SCOTTSDALE	AZ	85257	12936160
DARREN A TAGGART FAMILY TRUST	6431 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936144
DAVIS TIFFANY A	10527 E PANTERA AVE	MESA	AZ	85212	12936201
DAVIS TIFFANY A	6445 E. PALM LM	SCOTTSDALE	AZ	85257	
DEEVER DANIEL BRUCE/DIANA L	6638 E PALM LN	SCOTTSDALE	AZ	85257	12931003
DEMBOW MARIA B	6538 E PALM LN	SCOTTSDALE	AZ	85257	12936181
DESJARDINS THOMAS P	6505 E OSBORN RD UNIT 112	SCOTTSDALE	AZ	85251	12929010
DESJARDINS THOMAS P	6638 E ALMERIA RD	SCOTTSDALE	AZ	85257	
DIAMOND DIANE M/ALLEN A	6707 E GRANADA RD	SCOTTSDALE	AZ	85257	12929055
DIEMER KELSEY	6637 E GRANADA RD	SCOTTSDALE	AZ	85257	
DILORENZO MICHAEL D/COLLEEN A	6701 E CORONADO RD	SCOTTSDALE	AZ	85257	12929032
DIPSIA ANDREW MARK	6550 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936122
DOWNING MIKE	1308 E JULIE DR	TEMPE	AZ	85283	12929036
DUHAME JANICE J TR	P O BOX 1835	SCOTTSDALE	AZ	85252	
DUSEK NATHAN/MAYRA	8625 E BELLEVIEW PL NO 1117	SCOTTSDALE	AZ	85257	12936194
DUSEK NATHAN/MAYRA	6537 E. PALM LN.	SCOTTSDALE	AZ	85257	
EATON REBECCA J	6702 E ALMERIA RD	SCOTTSDALE	AZ	85257	12929012
EICH RON	6902 E Earll Dr	SCOTTSDALE	AZ	85251	
ELNA LEDMAN	2331 N. 66TH ST.	SCOTTSDALE	AZ	85257	
ENGLISH JOSEPH/HANLINE- ENGLISH JANICE	1842 E 64TH PL	SCOTTSDALE	AZ	85257	12936210
FERRARA STEPHEN L/ELIZABETH	3400 N VENICE ST	ARLINGTON	VA	22207	12936155A
FLEDDERJOHN DENNIS MICHAEL & KAZUKO	6543 E HOLLY	SCOTTSDALE	AZ	85257	12936120
FLEMING TODD J	6512 E PALM LN	SCOTTSDALE	AZ	85257	12936174
FLETCHER DAVID RAY	6525 E HOLLY LN	SCOTTSDALE	AZ	85257	12936117
FRENKEL TOM	7340 East Main Street, Ste 200	SCOTTSDALE	AZ	85251	
FRERE GARY R & CAROLE L TR	6708 E PALM LN	SCOTTSDALE	AZ	85257	12931006
FROST ROBERT V/CHERYL M	6532 N 60 TH ST	PARADISE VALLEY	AZ	85257	12929008
FULLER WILLIAM J	6638 E CORONADO	SCOTTSDALE	AZ	85257	12929039
FULTON JAMES T JR & MARY L	6447 E PALM LN	SCOTTSDALE	AZ	85257	12936200
GABRIELSON JAMES R	6414 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936136
GARCIA STACIE M	21034 E MEWES RD	QUEEN CREEK	AZ	85242	12929079
GARRE PHILIPPE	10384 E VERBENA LN	SCOTTSDALE	AZ	85255	12929031
GATES DON	2619 N. 66th St.	SCOTTSDALE	AZ	85257	
GHIRARDI ROSEMARY	6514 E PALM LN	SCOTTSDALE	AZ	85257	12936175&77
GLENNYS GEHRING FAMILY LP	2465 YUKON HARBOR	PORT ORCHARD	WA	98366	12936206
GOLDSTEIN STEVEN	5111 N. SCOTTSDALE RD. #160	SCOTTSDALE	AZ	85250	
Grady Andrew	6525 E Vernon Ave	SCOTTSDALE	AZ		
GRANITE REEF PROPERTIES LLC	8722 E JOSHUA TREE LN	SCOTTSDALE	AZ	85250	
GRANT RANDY	7447 E. Indian School Rd.	SCOTTSDALE	AZ	85251	
GRAY SCOTT	6702 E Coronado Rd	SCOTTSDALE	AZ	85257	

5/20/16
mailing list

750' Ownership List - SunMP 64th & McD	MAIL_ADDR1	MAIL_CITY	MAIL_STA	MAIL_ZIP	APN
ABUGHARBIEH KHALDOON	11319 SE PASCALI CT	HAPPY VALLEY	OR	97086	12936123
ADLER JACOB/ADLER-KUBIACZYK ILONA	6439 E PALM LN	SCOTTSDALE	AZ	85257	12936204
ALLEY ANDREA	6828 E Almeria Rd.	SCOTTSDALE	AZ	85257	
ARAUJO JOSE D/KELLEY-ARAUJO ERIN M	6531 E HOLLY ST	SCOTTSDALE	AZ	85257	12936118
ARELLANO-MURASKY MELISSA/MARK	PO BOX 3564	SCOTTSDALE	AZ	85271	12936111
ARMSTRONG LUCAS/ANDREA/LESLIE/LORI	6643 E PALM LN	SCOTTSDALE	AZ	85257	12929081
BADENOCH PATTY	3370 N HAYDEN RD UNIT 123	SCOTTSDALE	AZ	85251	
BARR STACY	6402 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936138
BELLAS GEORGE L	1917 N 65TH PL	SCOTTSDALE	AZ	85257	12936179
BERNAL HECTOR & MARIA C	6420 E HUBBELL	SCOTTSDALE	AZ	85257	12936135
BINSFELD DAVID LUKE/LISA MAHIN TR	5519 E CALLE TUBERIA	PHOENIX	AZ	85018	12936143
BINTCH JEFF	105 AFFINITY LN.	BUFFALO	NY	14215	
BOCZAR WILLIAM J & BARBARA L	6631 E GRANADA RD	SCOTTSDALE	AZ	85257	12929059
BOLANGER CHARLES W TR	6531 E HUBBELL ST.	SCOTTSDALE	AZ	85257	12936152
BOOHER TROY C/MARY LEE	6420 E PALM LN	SCOTTSDALE	AZ	85257	12936166
BOURQUE ANN E	6525 E HUBBELL RD	SCOTTSDALE	AZ	85257	12936151
BOWEN TYSON J/ERIN C	6507 E PALM LN	SCOTTSDALE	AZ	85257	12936199
BOYAR NATHAN	1901 N 66TH ST	SCOTTSDALE	AZ	85257	12936189
BRABEC FRANK F/DIANE	6312 W VILLA LINDA DR	GLENDALE	AZ	85310	12936167
BRIAN KROB	6599 E OAK ST.	SCOTTSDALE	AZ	85257	
BRIGGS ROBERT M/SHARON R TR	6543 E PALM LN	SCOTTSDALE	AZ	85257	12936193
BURKONS HOLDEN JAGGER	6 COPRA LN	PACIFIC PALISADES CA		90272	
BURTNETT JANE S TR	6713 E GRANADA RD	SCOTTSDALE	AZ	85257	12929054
CAGLEY MARK	5130 N. 31ST WAY, #121	PHOENIX	AZ	85016	
CANTOR NANCY	3408 N. Pauite Way	SCOTTSDALE	AZ	85251	
CAR COLLECTION LLC	5665 N SCOTTSDALE RD STE 135	SCOTTSDALE	AZ	85253	12909003T
CARNELL JOHN D & DWAN L	6632 E CORONADO DR	SCOTTSDALE	AZ	85257	12929038
CARR BRAD	7447 E. Indian School Rd.	SCOTTSDALE	AZ	85251	
CARRILLO PETER P/ROSALYN J	6543 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936154
CASWELL JOHN JOSEPH ST	6441 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936146
CECIL CHAD E/HOLLY D	6701 E PALM LN	SCOTTSDALE	AZ	85257	12929080
CHAPMAN MCDOWELL L L C	6601 E MCDOWELL RD	SCOTTSDALE	AZ	85257	12934052A
CHARLTON MARK	2959 N 68th Pl, Unit 203	SCOTTSDALE	AZ	85251	
CHARLTON AIDA	6631 E ALMERIA RD	SCOTTSDALE	AZ	85257	
CHILL RICHARD/MARJORIE A TR	6522 E PALM LN	SCOTTSDALE	AZ	85257	12936176
CHRISTEE DEANA L/JOHN P	6508 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936129
CHRISTIANA TRUST	1661 WORTHINGTON RD	W PALM BEACH	FL	33409	12931002
CIRCELLO RYAN J/CARRIERES KATHRYN M	6626 E PALM LN	SCOTTSDALE	AZ	85257	12931001
CLARK RAMSEY B	6441 E PALM LN	SCOTTSDALE	AZ	85257	12936203
CLEM MARTIN JOHN/LAURETTA JEANNINE	8731 E CAMELBACK RD	SCOTTSDALE	AZ	85251	12929042
CLEMENTE MICHELLE	5401 EAST VAN BUREN ST NO 2084	PHOENIX	AZ	85008	12936207
CLEMENTE MICHELLE	1841 N. 64TH PL.	SCOTTSDALE	AZ	85257	
CLIFFORD ANDREW D/BAITY LENRAE	6643 E CORONADO	SCOTTSDALE	AZ	85257	12929033

LEHANE LINDSAY F	6350 N 78TH ST UNIT 284	SCOTTSDALE	AZ	85250	
LEWIS DENNIS TR	6637 E GRANADA RD	SCOTTSDALE	AZ	85257	12929058
LILLIE JOHN	6537 HOLLY ST	SCOTTSDALE	AZ	85257	12936119
LIPINSKI GLEN	370 N BELL PL	CHANDLER	AZ	85223	
LITTLEFIELD KATHY	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
LOEWENTHAL MARK/MELISSA	6425 E HOLLY ST	SCOTTSDALE	AZ	85257	12936109
Lykins William	6526 E Cypress	SCOTTSDALE	AZ		
MANN RICHARD L TR	6638 E HUBBELL ST	SCOTTSDALE	AZ	85251	12931027
MARK CAGLEY	5130 W. 31ST WAY, #121	PHOENIX	AZ	85016	
MARKHAM RANDLE LEE & PEGGY LOUISE	6513 E PALM LN	SCOTTSDALE	AZ	85257	12936198
MARTHA J SORDAHL FAMILY TRUST	1919 N 66TH ST	SCOTTSDALE	AZ	85257	12936186
Marinshaw Debra	6431 E Oak St	SCOTTSDALE	AZ		
MARY L NELSON TRUST	1841 N 66TH ST	SCOTTSDALE	AZ	85257	12936191
MATTILA KRISTINE	6432 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936133
MCDONNELL DODD M	6519 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936150
MCDOWELL 64 LLC	5665 N SCOTTSDALE RD # 135	SCOTTSDALE	AZ	85253	12909003PSUVW
MCDOWELL 6500 LLC	5665 N SCOTTSDALE RD # 135	SCOTTSDALE	AZ	85250	12909003N
MCDOWELL 6620 LLC	5665 N SCOTTSDALE RD STE 135	SCOTTSDALE	AZ	85250	12909003Q
MECKER THOMAS A/KAREN L TR	6701 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931020
MCGINN ELAINE	1201 N. Galvin Parkway	PHOENIX	AZ	85008	
MERCADO ELAINE	6731 E. Oak St.	SCOTTSDALE	AZ	85257	
MERLIN NOREEN	6520 E. SHERIDAN ST.	SCOTTSDALE	AZ	85257	
MILHAVEN LINDA	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
MILLER DEREK J	6407 E HOLLY LN	SCOTTSDALE	AZ	85257	12936106
MILLER MAX N & LEOLA	1835 N 64TH PL	SCOTTSDALE	AZ	85257	12936208
MILLER TODD M/KATHRYN L	2007 N 66TH ST	SCOTTSDALE	AZ	85257	12936157
MITCHELL PHILIP A/HELEN J TR	6513 E HUBBELL	SCOTTSDALE	AZ	85257	12936149
MOODY KENNETH L	6501 E HOLLY ST	SCOTTSDALE	AZ	85257	12936113
MUCKEY CHRISTINA	6532 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936125
MULLEN LESLIE B/WELLS REBECCA A	6714 E CORONADO RD	SCOTTSDALE	AZ	85257	12929043
MUSZYNSKI ADAM	6631 E CORONADO RD	SCOTTSDALE	AZ	85257	12929035
NEE BRANDON/JUSTIN	1836 N 64TH PL	SCOTTSDALE	AZ	85257	12936209
NELSON MARY	1841 N. 66th St.	SCOTTSDALE	AZ	85257	
NEUFELD JULIA KATHRYN TR	9801 E GARY RD	SCOTTSDALE	AZ	85260	12936137
NEUFELD JULIA KATHRYN TR	6408 E. HUBBELL ST.	SCOTTSDALE	AZ	85260	
NORLAND THOR S & MARY JANE TR	6644 E HUBBELL	SCOTTSDALE	AZ	85257	12931028
O'CONNOR CHRISTINA & JAMES	6532 E HUBBELL ST	SCOTTSDALE	AZ	85257	
OLSON OTMAR O/MARILYN D TR	6537 HUBBELL ST	SCOTTSDALE	AZ	85257	12936153
ONEIL ERIC	1907 N. 66th St.	SCOTTSDALE	AZ	85257	
ONG FRANK Y C/LOUISE M TR	6407 E HUBBELL	SCOTTSDALE	AZ	85257	12936140
PANZA HELEN	6526 E. Holly St.	SCOTTSDALE	AZ	85257	
PAOLINELLI ERMES J ETAL	6443 E PALM LN	SCOTTSDALE	AZ	85257	12936202
PAUL					
PARTRIDGE JANET	2514 66TH ST.	SCOTTSDALE	AZ	85257	

GRUNTLER WILLIAM RUDD	3370 N HAYDEN RD UNIT 114	SCOTTSDALE	AZ	85251	12929061
GUIDO DAVID					
GWINNER JOHN W & JULIE A	6708 E ALMERIA	SCOTTSDALE	AZ	85257	12929013
HALEY SHARI/GOLDFISHER LISA/WENDY	6401 E PALM LN	SCOTTSDALE	AZ	85257	12936213
HALL ORAL EUGENE/PHYLLIS HOPE TR	6643 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931021
HEATHER JIM	6732 E. Sheridan Street	SCOTTSDALE	AZ	85257	
HELEN PANZA	6526 E. HOLLY ST.	SCOTTSDALE	AZ	85257	
HERVATIN SHIRLEY	6902 E EARLL DR.	SCOTTSDALE	AZ	85251	
HOLLAND MARLINE D/ROLLA B	6413 E HOLLY ST	SCOTTSDALE	AZ	85257	12936107
HUDEK KIM M/PHILLIP T	6413 E PALM LN	SCOTTSDALE	AZ	85257	12936205
HULS KENNETH F/EOLDFEDER MICA	6519 E HOLLY ST	SCOTTSDALE	AZ	85257	12936116
JACK AUSTIN					
JACKS WALTER M	6626 E ALMERIA RD	SCOTTSDALE	AZ	85257	12929022
JOHNSEN KASEY	6702 E CORONADO RD	SCOTTSDALE	AZ	85257	12929041
JOHNSON ANDREW T & JACQUELINE H	1718 EDGEMOOR LN	EVERETT	WA	98203	12936158
JOHNSON MIKE	13862 S. 37TH ST.	PHOENIX	AZ	85044	
JONES LORI	2019 N 66TH ST	SCOTTSDALE	AZ	85257	12936159
JORDAN THOMAS	1839 N. 64th St.	SCOTTSDALE	AZ	85257	
JORDAN JOSEPH DURWOOD JR TR	6029 E LINDEN LN	PHOENIX	AZ	85018	12936215
KARLIN PHILIP GLEN/ROSEMARY	6632 E GRANADA RD	SCOTTSDALE	AZ	85257	12929062
KEITH RICKER & SUSAN RICKER TRUSTE	13931 E HAWKNEST RD	SCOTTSDALE	AZ	85262	
KELLAR MIA ORLANDI	6702 E PALM LN	SCOTTSDALE	AZ	85257	12931005
KELTZ FAMILY TRUST	6413 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936141
KIM HUDEK & PHILIP HUDEK REV LIV TRUST	6413 E PALM LN	SCOTTSDALE	AZ	85257	12936211
KING JESUS M	6519 E PALM LN	SCOTTSDALE	AZ	85257	
KING FAMILY REVOCABLE TRUST	6519 E PALM LN	SCOTTSDALE	AZ	85257	12936197
KIRTLEY SONNIE	7904 E. Chapparral Rd. #A-110-PMB127	SCOTTSDALE	AZ	85250	
KLAPP SUZANNE	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
Klein Bruce	6419 E WukksShire Dr	SCOTTSDALE	AZ		
KONSTANTINOPOULOS HARRIS P	1918 N 66TH ST	SCOTTSDALE	AZ	85257	12936185
KORTE VIRGINIA	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
KROB BRIAN	6519 E. OAK ST.	SCOTTSDALE	AZ	85257	
KRESSATY DARREN M	6525 E PALM LN	SCOTTSDALE	AZ	85257	12936196
KURKA JONATHAN	6833 E. Palm Ln.	SCOTTSDALE	AZ	85257	
LA ROCHE ROBERT S TR	6643 E ALMERIA RD	SCOTTSDALE	AZ	85257	12929009
LAING NICOLE A	6401 E HOLLY ST	SCOTTSDALE	AZ	85257	12936105
LANE JIM	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
LARSON MARY CATHERINE	6713 E ALMERIA RD	SCOTTSDALE	AZ	85257	12929006
LAURENT TODD S	6625 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931024
LAVALLEE ROBERT JOSEPH	6443 E HOLLY ST	SCOTTSDALE	AZ	85257	12936112
LEBED RICHARD/THEISEN REBEKAH FAITH	6625 E GRANADA RD	SCOTTSDALE	AZ	85257	12929060
LEDMAN ELNA	2331 N. 66th St.	SCOTTSDALE	AZ	85257	
LEE MICHAEL F/KAREN K	1912 N 66TH ST	SCOTTSDALE	AZ	85257	12936184
LEHANE LINDSAY F	8055 E THOMAS RD NO L203	SCOTTSDALE	AZ	85251	12929056

PARRISH LYA					
PATHUIS KRISTEN J/PATRICIA P/JONATHAN	13558 E PARADISE DR	SCOTTSDALE	AZ	85259	12936114
PAUL BRENN/CAROLYN	6644 E PALM LN	SCOTTSDALE	AZ	85257	12931004
Paul Pamela	6501 E Vernon Ave.	SCOTTSDALE	Az	85257	
Paul Tim	6501 E Vernon Ave.	SCOTTSDALE	Az	85257	
PHALEN TERENCE/ANDREA	6631 E PALM LN	SCOTTSDALE	AZ	85257	12929083
PHILLIPS GUY	7131 E. CHOLLA ST.	SCOTTSDALE	AZ	85254	
PHILLIPS GUY	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
PHILLIPS "COPPER" JOANNE	21925 N. DOBSON RD.	SCOTTSDALE	AZ	85255	
PHOENIX CITY OF	251 W WASHINGTON ST 3RD FLOOR	PHOENIX	AZ	85003	12937001+3
POLLOCK STEVEN J/KISER JEFFREY L	5808 E CALLE DEL PAISANO	PHOENIX	AZ	85018	12929011
POLYTARIDIS NICHOLAS	6407 E PALM LN	SCOTTSDALE	AZ	85257	12936212
POWELL ART	6480 E. McDowell Rd.	SCOTTSDALE	AZ	85257	
PRITCHETT ROD	P.O. BOX 878	SCOTTSDALE	AZ	85252	
RAVINDER BABRA & GENISE TOMKO FAM TR	6431 E HOLLY ST	SCOTTSDALE	AZ	85257	12936110
Reed Allen & Judith	6531 E Cypress St.	SCOTTSDALE	AZ	85257	
RICHARD M LESIAK SURVIVORS TRUST	8908 E CORTEZ ST	SCOTTSDALE	AZ	85260	12929014
RICHARDS ESTHER K TR (LIFE ESTATE)	6419 E HOLLY DR	SCOTTSDALE	AZ	85257	12936108
RICHARDSON RYAN Y	6538 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936124
RICKER FAMILY TRUST	28150 N ALMA SCHOOL PKY #103-143	SCOTTSDALE	AZ	85262	12929030
RILEY JEAN MARIE	6526 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936126
RIVERA GLORIA B TR	5134 W CAVEDALE DR	PHOENIX	AZ	85083	12936121
ROBERTS DAWN	8722 E JOSHUA TREE LN	SCOTTSDALE	AZ	85250	12929021
RODGERS ROBERT R/ROBIN L TR	6414 E PALM LN	SCOTTSDALE	AZ	85257	12936165
ROONEY JUDITH M TR	6508 E PALM LN	SCOTTSDALE	AZ	85257	12936172
ROTTENBERG JANET	6444 E. SHERIDAN ST.	SCOTTSDALE	AZ	85257	
ROTTENBERG SHARON	6444 E. SHERIDAN ST.	SCOTTSDALE	AZ	85257	
ROSE CECILIA TEEL TRUST	6643 E GRANADA RD	SCOTTSDALE	AZ	85251	12929057
S R P A I & P D	PO BOX 1980	PHOENIX	AZ	85001	12910004A&B
SALTZMAN LESLIE J/MELISSA L	6637 E CORONADO RD	SCOTTSDALE	AZ	85257	12929034
SAMPSON LISA	6632 E. HUBBELL ST.	SCOTTSDALE	AZ	85257	
SAMPSON STEVEN J/ELISABETH L	6632 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931026
SCHENKAT SANDY	10961 E. GARY RD.	SCOTTSDALE	AZ	85259	
SCHUTZ KEN	1201 N. Galvin Parkway	PHOENIX	AZ	85008	
SCORDO NOAH/JESSICA	6442 E PALM LN	SCOTTSDALE	AZ	85257	12936170
SCOTTSDALE MAR LLC	105 AFFINITY LN	BUFFALO	NY	14215	12929126
SEDLOCK LEONARD P/TINA M	1941 E DUNBAR DR	TEMPE	AZ	85282	12936182
SHAFAER STANTON	1366 N. SCOTTSDALE RD. #110	SCOTTSDALE	AZ	85281	
SHAROFF LEE	6550 E PALM LN	SCOTTSDALE	AZ	85257	12936183
SHAWL BAY PROPERTIES LLLP	12808 S 40TH PL	PHOENIX	AZ	85044	12934053P
SHEWAK SCOTT RICHARD/CHERI	6549 E PALM LN	SCOTTSDALE	AZ	85251	12936192
SHUPE LAWRENCE J/MARJORIE A TR	2001 N 66TH ST	SCOTTSDALE	AZ	85257	12936156
SHURR BETH A/PORCH ROBERT G	520 CHURCH LANE RD	READING	PA	19606	12936127
SHURR BETH A	6520 E Hubbell St	SCOTTSDALE	AZ	85257	

SIKES GAIL	6507 E HUBBELL ST	PHOENIX	AZ	85257	12936148
SIMMONS RICHARD BAKER/CECILIA DORAN	2226 E HALE ST	MESA	AZ	85213	12931048
SIMPSON REVOCABLE LIVING TRUST	5841 CALLE DEL PAISANO	PHOENIX	AZ	85018	12936132
SMITH DAVID N.	3939 N. Drinkwater Blvd.	SCOTTSDALE	AZ	85251	
SMITH ROBIN D	1913 N 66TH ST	SCOTTSDALE	AZ	85257	12936187
SMITH PAUL					
Spresser Tom	6520 E Oak St	SCOTTSDALE	AZ		
STAFFORD GEORGE W/MILDRED R	6502 E PALM LN	SCOTTSDALE	AZ	85257	12936171
STANFORD KENT D & PATRICIA LEE	6713 E PALM LN	SCOTTSDALE	AZ	85257	12929078
STANTON KEITH R/LYNDA N	6426 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936134
STARK ANDREA L	6626 E HUBBELL	SCOTTSDALE	AZ	85257	12931025
STEEGE BRUCE WILLIAM/MARILYN JEAN TR	6401 E HUBBELL	SCOTTSDALE	AZ	85257	12936139
STEELE RANDY JOSEPH TR	P O BOX 24183	TUCSON	AZ	85734	12929084
STENSAAS ANGELA J	1913 N 65TH PL	SCOTTSDALE	AZ	85257	12936180
STEVENSON MICHAEL S	1847 N 66TH ST	SCOTTSDALE	AZ	85257	
STOLFA MARILYN S TR	1180 N KAYENTA DR	MOAB	UT	84532	12936169
STOLFA BRIAN	6438 E. PALM LN.	SCOTTSDALE	AZ	85257	
STOLPER RICHARD R JR/MARK S	6637 E ALMERIA RD	SCOTTSDALE	AZ	85257	12929018
STONE RUTH BETTY	6432 E PALM LN	SCOTTSDALE	AZ	85257	12936168
STRAUBE JOHN	2850 E CAMELBACK RD UNIT 128	PHOENIX	AZ	85016	12929063
STRAUBE JOHN	6638 E GRANADA RD	SCOTTSDALE	AZ	85257	
SULLENS PAMELA	6945 E. SAHUARO DR.	SCOTTSDALE	AZ	85254	
TAKADA PROPERTY 1 LLC	14 BLACKBUTT PL	BYRON BAY	Australia NSW	2481	12929019
TALLMAN MARY BELL	6625 E ALMERIA RD	SCOTTSDALE	AZ	85257	12929020
THOMAS RANDALL LOUIS/ANN-MARIE	6513 E HOLLY ST	SCOTTSDALE	AZ	85257	12936115
THOMPSON DONNA	2714 N. 66TH ST.	SCOTTSDALE	AZ	85257	
TOBERMAN CORRINNE F TR	6437 E HUBBELL	SCOTTSDALE	AZ	85257	12936145
TOLEDO FORTE JENIFER	6637 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931022
TOM LEWIS LIVING TRUST/SCHMITT DWAIN	6714 E GRANADA RD	SCOTTSDALE	AZ	85257	12929067
TOPOREK JESSIE	6419 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936142
TRUSZKOWSKI BERNICE/WAHLMARK PHIL	6532 E. HOLLY ST.	SCOTTSDALE	AZ	85257	
VAIRO BOB	10040 E. Happy Valley Rd., #451	SCOTTSDALE	AZ	85255	
VALENCIA CHRIS	12107 E CLOUD RD	CHANDLER	AZ	85249	12929007
VAN SWEARINGEN THOMAS J	6408 E PALM LN	SCOTTSDALE	AZ	85257	12936164
VANCE CATHERINE	8300 E MCDOWELL RD UNIT 2071	SCOTTSDALE	AZ	85251	12929023
VANDELL PERRY	200 E. VAN BUREN ST.	PHOENIX	AZ	85004	
WAGNER PHILLIP W & CAROL J	6402 E PALM LN	SCOTTSDALE	AZ	85257	12936163
WALCO INC	6717 E MCDOWELL	SCOTTSDALE	AZ	85257	12934053Q
WALLACE FAMILY L L C	7601 N CENTRAL AVE STE 22	PHOENIX	AZ	85020	12934053R
WALLACE FAMILY L L C	2033 W MEDINA AVE	MESA	AZ	85202	
WARD GARY BLAINE/PATRICIA ANNE	6502 E HUBBELL	SCOTTSDALE	AZ	85257	12936130
WEINREIS JOSEPH W	6531 E PALM LN	SCOTTSDALE	AZ	85257	12936195
WEISE FAMILY LIMITED PARTNERSHIP	2225 E INCA ST	MESA	AZ	85213	12929066
WELLIVER JULIA R	6702 E GRANADA RD	SCOTTSDALE	AZ	85257	12929065

WESTFALL TERENCE J/JANICE T	6644 E GRANADA RD	SCOTTSDALE	AZ	85257	12929064
Whipple Alex & Sarah	6532 E Hubbel St	SCOTTSDALE	AZ	85257	
WHITEHEAD LINDA	9681 E. Chuckwagon Lane	SCOTTSDALE	AZ	85262	
WILKERSON GINNY A/ROBERT DAVID	1916 N 65TH PL	SCOTTSDALE	AZ	85257	12936178
WITT LYNDSEY G	1845 N 64TH ST	SCOTTSDALE	AZ	85257	12936214
Wood George	6414 E Vernon Ave	SCOTTSDALE	AZ	85257	
WURTZ VIRGINIA F TR/WURTZ LYLE D	6510 E PALM LN	SCOTTSDALE	AZ	85257	12936173
YOUNGS DANIEL B/LAURA A	16867 S AVENUE F	SOMERTON	AZ	85350	12936131
ZBIEGIEN LEONARD J & CELESTE M	6644 E CORONADO RD	SCOTTSDALE	AZ	85257	12929040
ZESTOW SHARON L	1907 N 66TH ST	SCOTTSDALE	AZ	85257	12936188
ZINN BRADLEY M/CARYL A	6501 E HUBBELL ST	SCOTTSDALE	AZ	85257	12936147
ZURICK THOMAS W/SANDRA L	6631 E HUBBELL ST	SCOTTSDALE	AZ	85257	12931023

EMAIL BLAST – NOTIFIED OF 6/16/16 NEIGHBORHOOD MEETING

<u>Last Name</u>	<u>First Name</u>	<u>Category</u>	<u>Email</u>
Alley	Andrea	Neighbor	ae.alley@gmail.com
Badenoch	Patty	Neighbor	guardbadenoch@cox.net
Biesemeyer	Brian	City Manager	BBiesemeyer@Scottsdaleaz.gov
Bintch	Jeff	Neighbor	jbintch@chasowcos.com
Booher	Cort	Neighbor	brotherc@cox.net
Bowen	Erin	Neighbor	esevrens@gmail.com
Briggs	Robert & Sherry	Neighbor	rbriggs8@cox.net
Briggs	Sherry	Neighbor	malaika@cox.net
Burnett	Jane	Neighbor	janeburnett@yahoo.com
Cagley	Maria	Neighbor	lanceaz@cox.net
Cagley	Mark	Neighbor	lanceaz77@gmail.com
Carr	Brad	Economic Developer	bcarr@scottsdaleaz.gov
Casey	Danielle	Economic Developer	DCasey@Scottsdaleaz.gov
Charlton	Mark	Neighbor	markcharlton96@gmail.com
Clemente	Michelle	Neighbor	michelle.clemente@gmail.com

Close	Dana	Neighbor	danaclosec3@gmail.com
Cohen	Roy	Neighbor	callroyc@gmail.com
Cross	Kathy	City Council	kcross@scottsdaleaz.gov
Duhamel	Janice	Neighbor	jduhamel@cox.net
Dusek	Nathan & Mayra	Neighbor	dusekhsc@cox.net
Eich	Ron	Neighbor	roneich3@cox.net
Frenkel	Tom	Neighbor	tom@claytoncompanies.com
Gates	Don	Neighbor	dgates7@cox.net
Ghirardi	Rosemary	Neighbor	rosemary.ghirardi@gmail.com
Goldstein	Steven	Neighbor	shg348@gmail.com
Grady	Andrew	Neighbor	blockwatch112@gmail.com
Grant	Randy	Economic Developer	RGrant@Scottsdaleaz.gov
Gray	Scott	Neighbor	scottdgray@ymail.com
Guido	David	Neighbor	guido2@cox.net
Hudek	Kim & Phil	Neighbor	gogoodwood@gmail.com
Jack	Austin	Neighbor	ajack91@gmail.com
Jack	Austin	Neighbor	ajames.jack@gmail.com
Johnson	Mike	Neighbor	mdjohnson.office@gmail.com

Jordan	Thomas	Neighbor	tomjordanphoto@hotmail.com
Kirtley	Sonnie	Neighbor	cogs@cogsaz.net
Klapp	Suzanne	City Council	sklapp@scottsdaleaz.gov
Klein	Laura & Bruce	Neighbor	shaq1hsb@cox.net
Konstantinopoulos	Harris	Neighbor	harryki17@yahoo.com
Korte	Virginia	City Council	vkorte@scottsdaleaz.gov
Krob	Brian	Neighbor	b.krob@alinedesignstudio.com
Krob	Brian	Neighbor	briankrob@hotmail.com
Kurka	Jonathan	Neighbor	jmkurka83@gmail.com
Lane	Jim	Mayor	jlane@scottsdaleaz.gov
Lee	Karen	Neighbor	dadgumit10@aol.com
Littlefield	Kathy	City Council	klittlefield@scottsdaleaz.gov
Lykin	William	Neighbor	wmlykins01@aol.com
Marinshaw	Deborah & Mike	Neighbor	mmarinshaw@cox.net
Markham	Peggy & Randle/Rbt	Neighbor	rmarkham2@hotmail.com
Milhaven	Linda	City Council	LMilhaven@scottsdaleaz.gov
Nee	Brandon	Neighbor	blnee@aol.com
Nee	Brandon	Neighbor	brandoo.nee@gmail.com

Nee	Justin	Neighbor	justinanee@gmail.com
Nelson	Mary	Neighbor	mnelson105@cox.net
O'Connor	Christina	Neighbor	christina@deepeddyvodka.com
Panza	Helen	Neighbor	hpanza@live.com
Parrish	Lya	Scottsdale Report	lparrish@azbex.com
Partridge	Janet	Neighbor	janetpartridge40@gmail.com
Paul	Pamela	Neighbor	pamelapaul@juno.com
Paul	Tim	Neighbor	tim@olympicwestfire.com
Phillips	Copper	Neighbor	copperphillips@cox.net
Phillips	Guy	City Council	gphillips@scottsdaleaz.gov
Phillips	Guy	City Council	guyrphillips@gmail.com
Powell	Art	Neighbor	artero4@mac.com
Pritchett	Rod	Neighbor	rolocreative@yahoo.com
Reed	Allen & Judith	Neighbor	jjjareed@msn.com
Rodgers	Robin & Bob	Neighbor	r2rodgers@cox.net
Rooney	Judy	Neighbor	jrooney929@aol.com
Rottenberg	Janet & Sharon	Neighbor	mipro@aol.com
Sampson	Lisa	Neighbor	lisaconnected@gmail.com

Schenk	Sandy	Neighbor	sandras@hbc.com
Shafer	Stanton	Neighbor	stan@holualoa.com
Sharoff	Lee	Neighbor	penguinlee@msn.com
Shewak	Cheri & Scott	Neighbor	chericleans@yahoo.com
Shurr	Beth	Neighbor	beth@shurrcpa.com
Sikes	Gail	Neighbor	gs595@aol.com
Smith	David	City Council	dnsmith@scottsdaleaz.gov
Smith	Paul	Neighbor	psmith@technicalsolutionsaz.com
Spesser	Tom	Neighbor	tespesser@aol.com
Stanton	Keith	Neighbor	keith_stanton@hotmail.com
Steege	Bruce & Marilyn	Neighbor	cookie.marilyn@gmail.com
Stolfa	Marilyn	Neighbor	marilyn@stolfa.net
Sullens	Pamela	Neighbor	pmsullens@cox.net
Truskowski	Phil & Bernice	Neighbor	tgertrude@msn.com
Vandell	Perry	Neighbor	pvandell@arizonarepublic.com
Whipple	Alex & Sarah	Neighbor	alexwhipple@me.com
Witt	Lyndsey	Neighbor	lmiller@kiz.com
Witt	Troy	Neighbor	troy@wittrebar.com

Wood	George	Neighbor	gdwood@gmail.com
Wurtz	Virginia	Neighbor	ginnywurtz@yahoo.com
	Paul	Neighbor	pmevents@aol.com

5050 N. 40th Street, Suite 240 | Phoenix, AZ 85018 | T 480.751.5569

Begin forwarded message:

From: "SunChase Team" <info@sunchase.com>
Subject: [TEST] June Neighborhood Meeting Reminder
Date: June 2, 2016 at 10:33:42 AM MST
To: korina@uriascommunications.com

This is a **preview email**.

SCOTTSDALE | ENTRADA



Dear Neighbors,

We value your continued interest in the redevelopment of Scottsdale Entrada. As such, the SunChase team would like to reconnect with neighbors and share the progress of these plans occurring over the next few months.

To share this information and to listen to your feedback, we invite you for an informal discussion about the redevelopment project.

We look forward to meeting with you and having an open dialogue regarding the project next steps.

SunChase Team

COMMUNITY MEETING

Monday, June 6, 2016 @ 6:00 p.m.

**6420 E. McDowell Road
Building #9-A (old Subaru building)
Scottsdale, AZ 85257**

(Building closest to NEC of 64th Street & McDowell Road)



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This email was sent to korina@uriascommunications.com.

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June 6, 2016

Name	Phone	Email	Want to be included in future Communications?	Address
Kerlin Petersen	480-994-9010	dap0804@aol.com	✓	7327 E. Hilshie Dr. Scottsdale, Az 85257
Ruth Ann + Tom LaRue	480-946-4955	chezlarue@gmail.com	✓	6909 E Almena Rd 85257-2609
Judie Solise	602-321-5834	jasolise@esicorp.net	✓	6222 E. Wilshire Dr. 85257
Dave Rucker Bingham	4	wvriverat@cox.net	✓	" " "
Robin Rodgers	480-946-8198	r2rodgers@cox.net	✓	6414 E Palm Ln 85257
Dan BARNETT	480/423-5151	dan@ajcorporatebuilders.com	✓	2618 N. 56th Place 85257
Scott Steadk				



June 6, 2016



Name	Phone	Email	Want to be included in future Communications?	Address
Marilyn Steege	(480) 949-1665	cookie.marilyn@gmail.com	✓	6401 E. Hubbard St. 85257
Byron Stone	480-946-4384	—	✓	6432 E ^{Palm} Palm Lane Scott. 85257
Rhonda Herrera	602-819-8160	rhonda0709@msn.com	✓	6944 E. Diamond St. 85257
Julie Schlechter	602-515-1614	julie.schlechter@yahoo.com	✓	11
GREGG BACOME			✓	6950 E PORTLAND ST. SCOTTSDALE, AZ 85257.
Katie Paulsen	602-616-6506	azkpaulsen@yahoo.com	✓	6907 E Bellevue St Scottsdale 85257
Mike Marinshaw	480 990 2129	mmarinshaw@cox.net	✓	6431 E Oak St. 85257



June 6, 2016



Name	Phone	Email	Want to be included in future Communications?	Address
Yvonne Henricks		thenricks4@cox.net	yes	7087 E Willetta St Scottsdale, AZ 85257
Dana Close		danaclosec3@gmail.com	yes	1838 N. 78 th St Scottsdale 85257
Maureen Merlein	480(947-9143)	.—————>	YES	6520 E SHERIDAN SCOTTSDALE 85257
Jeff Barnes				
Joe Ray	602-384-7365	joe@Maximbranding.com	Yes	2320 N. 58 th St Scottsdale 85257
Kelly & Mark Triplet	480-326-4416	ktriplette.scottsdalecvb.com	Yes	8114 E. Palm Lane
Jim Vigil	480-217-8808	VigilJim19@yahoo.com VigilJim19@yahoo.com	Yes	7449 E Filmore St Scottsdale AZ 85257

June 6, 2016

Name	Phone	Email	Want to be included in future Communications?	Address
Kristine Matka	480-216-9828	kristine@zhenzhen.com	✓	6432 E Hubbell St.
Diana Smith	480-664-0535	diana1234@aol.com	✓	10801 E. Happy Valley #82 85255
Rachel Smetana	480-312-7806	rachel.smetana@cox.net	✓	2542 N. 80th Pl 85257
Randy Grant	480-312-2664	rgrant@scottsdaleaz.gov		7447 B Indian School Rd
Michelle Clemente	602-826-3020	michelle.clemente@gmail.com	✓	1841 N. 64th Pl 85257
Brian Krob	480-225-7359	briankrob@hotmail.com	X	6519 e. oak st.
Sandy Conky	602-942-3718	sconley@gmreg.com	✓	6644 E. Mc Dowell Rd



June 6, 2016



Name	Phone	Email	Want to be included in future Communications?	Address
Doreen Thompson Linda Doreen	480-946-8564	doreenLthomp@cox.net	YES	2714 N 66 th STREET SCOTTSDALE, ARIZONA 85257
LEE- Straffoff	480-429-7805	PENQUINLEE1@MSO.COM	YES	6550 E PALM LN SCOTTSDALE
JUSTIN NEE	614-214-0137	JUSTINANEE@GMAIL.COM	YES	1836 N. 64 TH PL. SCOTTSDALE 85257
Ryle Powers	480 522 4733	KYLE PAVIO POWERS A GMAIL.COM	YES	7729 EAST PORTLAND ST SCOTTSDALE AZ 85257
Margaret Henning	480-947-2760	mhenning@cox.net	YES	6001 E. VERDON AVE SCOTTSDALE, AZ 85257
RAUL ALEJANDRO	480 949 7056	RAUL1952@COX.NET	YES	6400 E. FULLY ST SCOTTSDALE, AZ 85257
Pamda Sullens	602-770-8082	pmsullens@cox.net	YES	6640 E. McDowell Rd SCOTTSDALE 85257



Name	Phone	Email	Want to be included in future Communications?	Address
Suzanne Klapp	602-750-0207	SKLAPP@SCOTTSDALEAZ.BOV	Yes	
Jonathan Kurka	309-657-3538	jmKurka83@gmail/	Yes	6833 E Palm Lane Scottsdale 85257
BRIAN STOLFA				6833 E. PA PALM LANE 85257
Cheryl Green	713 261 6563	cgreen 202@ hotmail.	Yes	
Susan B. Smith				
Tim & Pam Paul	602-908-5074	pamelepaul@juno.com	yes	6501 E Vernon Ave Scotts - 85257
Rosemary Ghirardi	602 909 1062	rosemary.ghirardi @gmail.com	YES	6514 E PALM



June 6, 2016



Name	Phone	Email	Want to be included in future Communications?	Address
Janet Rottenberg	480-946-2624	mipro@aol.com	yes	6444 E. Sheridan St, Sed, Az 85257
Sharon Rottenberg	"	"	"	"
Robert Markham	480-458-8465	Rmarkham2@hotmail.com	Yes	6513 E Palm Lane
Tom Trickel	480 734 1000	tomtrickel@gmail.com	Yes	6402 E. Lewis Ave
PAUL PRITS	6025586066	PPRITS69@GMAIL	YES	7437 E TAYLOR
Meredith P. Pitts	480 861 2027	missymert4@yahoo.com	YES	"
SCOTT GRAY			YES	6702 E. CORONADO RD 85257



Name	Phone	Email	Want to be included in future Communications?	Address
BERNICE TRUSZKOWSKI	480-945 6884	tgertrude@ MSA.COM	y	6532 E. Holly 80257
Guy Phillips				



Name	Phone	Email	Want to be included in future Communications?	Address
Wendy Anderson	6025310553	wesawillow@yahoo.com	yes	
PATTY BADENECH	480 949 5549	quardbadenech@cox.net	yes	
Keith Stanton	7205495157	Keith_Stanton@hst.com	yes	6426 East Hubbell
Janice Duhanne	602-432-3541	jduhanne@cox.net	yes	

6/6/16 Official NH Meeting

Sunchase – 64th Street & McDowell Road

Attendees

David Smith, Councilmember
Guy Phillips, Councilmember
Suzanne Klapp, Councilmember
Todd Tupper, Sunchase Holdings
Lisa Urias, Urias Communications
Jennifer Sanchez, Urias Communications
Korina Garcia, Urias Communications
Janet Quan, Nelson Partners
Kris Floor, Floor Associates
Heidi Tilson, CVL Consulting
Don Hadder, Planning Consultant
Tom Bilsten, Bilsten Consulting
Ed Bull, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
Morgan Klaas, Burch & Cracchiolo
58+/- Neighbors (See sign-in sheets)

Overview by Ed Bull

- Recap of neighborhood meeting process and schedule. 2 meetings in August, 2 in January, 1 in May, and 1 in June.
- Reviewed approximately 45 boards. Noted the changes from old boards.
- Only the redevelopment area identified will be subject to the PUD application. The greenbelt to the north and east will remain.
- Entryway feature at the corner of 64th & McDowell not yet designed. It will celebrate and welcome people to Scottsdale and/or the McDowell corridor.
- Access points on McDowell include the existing, full directional entrance and two right-in/right-out only accesses with no additional median breaks. The existing, full directional entrance on 64th will remain.
- There is no vehicular access going north or east through the site. This ensures the greenbelt is maintained.
- Proposed pedestrian system to and from the trail system to the north and the canal to the east.
- Showed artist rendering of conceptual park plan. Parks will not be on lots adjacent to 64th Street or McDowell; all parks will be internal.
- There is approx. 151' from the redevelopment area north wall to the south edge of the alley and additional approx. 12' (total 163') to the north edge of the alley. Building setback minimum of 24' on north and east sides. Approx. 187' (163' + 24') to closest building to the north side of the alley and approx. 206' (182' + 24') to closest building east of the canal.

- Reviewed 4 alternative conceptual site plans. Plans have been redesigned since the first meeting; buildings have new shapes (Texas wrap, partial Texas wrap, etc.) and include proposed uses. All plans will be consistent with the proposed development standards and guidelines and will be reviewed by the City's DRB with regard to shape, size, materials, colors, etc. At previous meetings some neighbors wanted office along the north (showed all residential at prior meetings), so those changes have been made. Mixed use redevelopment site – common uses for all conceptual site plans include office, residential, community space, and possibly hotel.
- PUD booklet has received staff comments. Updated version should be ready for resubmittal in the next few weeks.
- Traffic engineer ran traffic analysis. Streets have more capacity than traffic trips projected. Adjustments were made to the island on 64th Street in order to create a safe zone. An interim porkchop will be provided in the median break at the main entry on McDowell until the future traffic signal on McDowell is warranted and installed.
- Phase 1 calls for enhancements to existing landscape, including additional trees (15-16 trees have been planted), maintained path, work on solar-operated low level lights experiment, etc.
- Reviewed building height exhibits. There will be a 48 foot maximum building height not including mechanical equipment, elevators, etc. Height is measured from parapet wall if at edge of roof or from roof deck if parapet wall is interior. Per City of Scottsdale, parapet wall used to screen elevator bulkheads, mechanical equipment (ie. A/C units) can be located on edge of building or set interior. 48 feet still provides a line of sight from the rooftop that looks out rather than down into neighbors' yards.
- Nothing on the roof can exceed 30% of the total roof area. Rooftop patios have to be ADA compliant and would need to have an approximately 16 foot elevator which would not fit within the 10 foot allowance for elevators as permitted by City of Scottsdale.
- Reviewed list of 14 proposed Stipulations which are not normally proposed by developers/applicants. Final decision-making process for stipulation wording and adoption is as follows: Staff makes recommendation, Planning Commission makes recommendation, City Council makes final decision.
- Tom B will get neighbors a hard copy of the booklet for review if they do not want to or cannot read it online.
- Goal – listen to neighbors and answer their questions.

Questions, Comments and Answers

1. How tall is the tallest building?

Maximum building height is 48 feet which is typically 3 stories for office or 4 stories for residential. In addition, mechanical rooftop equipment and possibly rooftop patios and shade (for seating areas) will be provided.

2. What does "boutique" hotel mean?

A relatively small hotel that is not a resort hotel. Hotel may or may not occur. The marketplace will decide what kind (if any) hotel comes to this site.

3. What kind of residential will be built?

Multifamily residential will be developed. Residential is an important component to make mixed use development successful. Not sure if that will mean condos, apartments, or townhomes (although townhomes are unlikely).

4. Are infrastructure and its capacity in terms of population considered, or are those things more of an afterthought?

Infrastructure is not an afterthought or dismissed at all. It is discussed with Staff. Water and sewer analysis was done months ago. Traffic engineer ran traffic analysis. Streets have more capacity than traffic trips projected. Review, analyses, and studies are conducted. The proposals were tested against worst case (most intense) scenarios and passed.

5. What is the target construction time?

The rezoning process will be several more months. After zoning, phase 1 (open space landscape and lighting enhancements) streetscape and backbone infrastructure can occur, followed by Phase 2. It will probably be at least 2 years before any building construction takes place. SunChase wants to use existing buildings until more development can take place rather than leaving the site vacant.

6. What has been done to study the multifamily housing bubble and ensure it doesn't burst before the project is completed?

SunChase is not interested in selling the land for all residential development, nor does SunChase want to simply "flip the dirt." SunChase will judge the market after the zoning process is complete in order to ensure development proposals are appropriate and will succeed long term. There is both continuing confidence and apprehension with regard to the multifamily housing trend. However, the housing options will be high quality and will take advantage of nearby employment corridors and amenities (Tempe Town Lake, etc.). The owner of the site has the financial ability to be patient and make sure the redevelopment is done right.

7. Is there a market study for the area? What is the reason for people wanting to live or build shops in the area?

SunChase has received market input for over 2 years from many parties. The main point of this proposal is to provide employment opportunities, and residential options are an important mixed-use part of that. There needs to be a sufficient number of people living in an area before retail will get built. No particular market report exists but SunChase has owned portions of the property since 2006 and has been observing market conditions for 10 years, so they believe their proposals and projections are justified for this site right now. Plus, demand for the land from other developers indicates that opportunity exists.

8. Motor mile is gone and the McDowell corridor is underutilized. Why is multifamily the answer?

Many lots near this site on McDowell are shallow in the N/S direction and wide in the E/W direction which are challenging to redevelop. In those cases, multifamily developments (or residential developments in some way) are the only options, especially at midblock locations. This site is different due to its shape/depth, lack of 360 degree trade area, location, and allows for other options besides only residential. The primary use for this site will be employment with residential as an "adjunct" use.

9. How tall are the painted stilts on the site?

Yellow stilts are 48 feet and represent the maximum building height. Red stilts are 39 feet and represent the height of a person standing at the 4th floor of a residential building or the 3rd floor of an office building.

10. What other developments has SunChase done? Can residents see examples?

Estrella (19,000+/- acres) in Goodyear and Mountain House (4,000 +/- acre Master Plan) in California are two examples. Most projects have not been vertical developments. Most involve acquiring the land, going through the entitlement process, installing infrastructure and then selling parcels to another developer/builder. At Scottsdale Entrada, a SunChase-related entity(ies) may engage in vertical development.

11. Commending all the hard work of the SunChase team. Hopes that something does actually get done on the site and that the 27 acres of vacant land disappears. Encouraging other neighbors to support this proposal.

Thank you...

12. What are the hours of the security guard?

6pm-9am 7 days/week. There are tenants during the day.

13. Are there plans for a right turn possibility at 64th and Thomas (heading N on 64th)?

City of Scottsdale studied that intersection a while ago and found that putting a right turn lane there would be very complicated and wouldn't relieve much traffic. Don't know if the City will revisit that study or not.

14. What is happening to the entrance on 64th Street?

There will be a safe harbor location for outbound left turns. The entrance point/curb cut remains, and no street widening will occur.

15. Reminding everyone that this is only a rezoning case, not a development proposal yet.

Hopefully SunChase maintains ownership of this land because the PUD zoning is better than the existing zoning, but there is a possibility that SunChase could sell to someone else. What is the current zoning on this site, and what does it allow? (Councilmember Guy Phillips)

The site is currently zoned C-4 which allows intense commercial uses with a wide variety of commercial and retail options. The proposed PUD zoning is more restrictive with respect to

uses. The uses SunChase is proposing are better than what currently exists. Draft CC&Rs and stipulations (proposed by SunChase with neighborhood input) in conjunction with the zoning change could also help exclude offensive uses (payday loans, smoke shops, late night loud bands or patios) because the draft CC&Rs include a prohibited uses section.

16. Has Ed been the lead on all Bill Pope's properties?

Yes, he has been involved in all of the zoning/entitlements aspects of SunChase's Arizona properties for 23+ years.

17. Are there plans for public transportation options that will serve the employment corridor?

There are existing right turn lanes that could be transformed into bus pullouts in the future. Don't know what the City's ultimate plan for transportation is, but it will probably continue along McDowell since there is room for it. There is a 100 foot half-street right of way on McDowell west of the canal, and the setbacks are much wider. There are no plans or requirements for bays or pullouts for this particular site. There is a bus stop at the SEC with shade structure and a bus stop at the NWC with no shade structure.

18. How many residential units are being considered?

There are various conceptual plans with different proposals. The PUD resubmittal booklet lists 750 as the maximum number of residential units, but it's most likely that a smaller number will actually happen. The base plan calls for 560 units. Plan 1 calls for 333. Plan 2 calls for 560. Plan 3 calls for 812.

19. The Hy-View neighborhood has approximately 439 homes. Will more people be living in Entrada than the existing neighborhood?

Most likely not because less people live in multifamily units due to the growth in 1 bedroom units as compared to single family homes which house larger families. According to Don Hadder, historically, the persons per unit in multifamily housing is 1.6-1.8 where the persons per unit in single family housing is 2.3-2.7.

20. Thinks this proposal will bring energy to the area and raise property values. She looks forward to having restaurants to walk to and thinks the location is great. Her mother (who has lived in the neighborhood for 57 years) disapproves of the new concept, but her daughter loves it. New development that attracts the younger demographic is necessary to keep a neighborhood from dying.

Thank you.

End of Meeting

Carr, Brad

From: Kuester, Kelli
Sent: Monday, June 13, 2016 4:20 PM
To: 'gsikes1@cox.net'
Cc: City Council; Biesemeyer, Brian K; Smetana, Rachel
Subject: RE: Entrada

Dear Gail,

Mayor Lane and some members of Council have asked that I thank you for your email and for sharing your concerns. I have forwarded your email to the Planning Staff so they can include your comments on the case file for this project.

Thank you again for your email, please let me know if you have any questions.

Best,

Kelli Kuester
Management Assistant to Mayor & City Council
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: gsikes1@cox.net [<mailto:gsikes1@cox.net>]
Sent: Saturday, June 11, 2016 10:04 AM
To: City Council
Subject: Entrada

<https://www.dropbox.com/s/3430uhturazrtso/S-Scottsdale-Development.jpg?dl=0>

Please copy and paste (don't think it will open from here) this picture of 'Entrada' and surrounding areas. Please think this over carefully before ruining a wonderful area that's been here since the 1960s. We'll have a nice one story residential area and a beautiful park with this 'thing' wedged in between. Four stories are simply too high for this area. We won't even know what we'll have until we get it. We will, for sure, have increased traffic and people living like they're in sardine cans. If you attended the last meeting at the Volvo place, that person who initiated the applause, we believe, was a 'plant' from the SGA or the developer. I've talked to so many people here who are definitely opposed to this thing. Just because people can't make it to the meetings (I, as one), does not mean we have no voice. Why can't you at least take a poll in the HyView area and get a real idea of what the people here want?

Thank you,
Gail Sikes
480-990-7749

The attached document was originally filed on 03/24/16. The document was refiled today (04/01/16) with additional signatures.

Thank you.

OFFICE OF THE
CITY CLERK

2016 APR -1 AM 10: 27

OFFICE OF THE
CITY CLERK

2016 MAR 24 AM 10: 19

March 21, 2016

Kathleen Gail Sikes
6507 E. Hubbell St.
Scottsdale, AZ 85257
480-990-7749

Cheryl Shewak
6549 E. Palm Lane
Scottsdale, AZ 85257
480-709-6068

Dear Scottsdale City Council Members,

This letter is in regards to the proposed development at 64th St. and McDowell Rd.

As residents of the Hy-View neighborhood, we have concerns regarding several issues:

1. The proposed heights of the buildings. We request that the building heights be limited to 24 feet (or 2 stories) versus the proposed 48 feet. The height indicator poles that have been placed by the company indicate that the heights will partially or completely eradicate the views of the buttes for many of the residents depending upon where their homes are located. Although this will be felt mostly for Palm Lane residents, views from front porches and back yards of residents on Hubbell will also be spoiled, as well as for residents living on 66th St.
2. The colors, textures of the buildings. We request that the colors and textures of the structures blend in with the surrounding three corners of the intersection. We ask there be no shiny, mirror-like glass wall buildings.
3. Parking garages. We request that parking garages be kept underground. Palm Lane residents are particularly requesting that views from their back yard not be parking garages built right up to the wall.
3. The overall 'look' of this development as it impacts the three other corners of the intersection. This is a special intersection due to the surrounding three corners, including the buttes, the open space and wild desert. This intersection is the entrance to South Scottsdale. With the height proposal, as Scottsdale is entered from the west and from the south, vistas of the mountains will be blocked. Any big, shiny buildings would stick out like a sore thumb from the other three corners of the intersection.
4. Safety concerns regarding the back wall and use of the wash area. Safety concerns have been expressed as to what type of entry into the wash area will be available for people inside the 'Entrada' area. Over the years there have been many instances of drug use and trading at the south end of 66th St. and the east end of Palm Lane. Some of these instances have been caught by Cheri Shewak with the use of her house cameras.
5. Concerns about types of retail shops and restaurants. We request that there be no Pay Day loans or smoke shops or any restaurants with patios featuring loud music allowed in this area.

We have gathered 30 signatures on the attached informal petitions from neighbors on Palm Lane, Hubbell St., and 66th St. Many more signatures from Hy-View can be obtained if requested. People were eager to sign and thanked us for providing them this opportunity.

I find it such a shame that this special corner is being developed in this manner, since so many really awesome alternatives exist. I could give you a list, but it seems that it is apparently too late for that. The residents and owners were not involved in this planning.

We ask that you consider the wishes of the Hy-View residents and voters, many who have been here since the beginning of Hy-View. I have owned my home here since 1989, and Cheri and her family have owned their home since 1970.

I have listened to many voters, young and old, who are not happy with the increased building heights, increased density, increased traffic, and the blocking of natural vistas in this area. I have heard the word 'claustrophobic' mentioned several times. I also often heard that 'all we need are more apartments'. There are also concerns about city services such as police and firefighters being able to keep up with this increased number of residents in this small area. Many agree that the quality of life here is being diminished with this rampant growth and would like for the city to start moving in a more positive direction for its residents.

Cheri and I will be making appointments to speak with some of you in the following week. As yet, the date for the rezoning has not been set. So, there should be ample time to discuss this and make some positive changes for the residents.

Thank you for your consideration,

Kathleen Gail Sikes & Cheryl Shewak

Kathleen Gail Sikes 11/24/16

Cheryl D. Shewak 11/24/16

Petition for Changes to the Rezoning at 64th Street and McDowell Road

I, the undersigned, a qualified elector of the county of Maricopa, state of Arizona, and of Scottsdale, Arizona, and a resident of the Hy-View neighborhood, request the following changes to the proposed rezoning: (1) heights of structures not to exceed 2 stories or 24 feet, (2) garages be placed underground, (3) colors of buildings to be earth tones to blend with the surrounding 3 corners of the intersection, (4) no shiny, mirrored windows, again to blend in with the surrounding 3 corners.

Signature	Printed name	Actual residence address	Date of signing
<i>Troy C. Booher</i>	Troy C. Booher	6420 E Palm Ln ^{Scottsdale} AZ 85257	3-12-16
<i>George L. Bellon</i>	GEORGE L. BELLON	1917 N. 65 th PL	3-12-16
<i>Scott Shewak</i>	Scott Shewak	6549 E PALM LN ^{Scotts 2nd, AZ} 85257	3-12-16
<i>Eric O'Neill</i>	ERIC O'NEILL	1907 N. 66 th ST, SCOTTSDALE, 85257	3-12-16
<i>Cheryl Shewak</i>	Cheryl Shewak	6549 E. Palm Ln ^{Scotts} AZ 85257	3-12-16
<i>Donald R. Gates</i>	Donald R. Gates	2619 N. 66 th St Scottsdale	3-14-16
<i>Harris Konstantinopoulos</i>	Harris Konstantinopoulos	1918 N. 66 th St. Scottsdale 85257	03/19/2016
<i>Louis Ferrara</i>	LOUIS FERRARA	6549 E Hubbell Scottsdale	3/19/16
<i>Marilyn Orson</i>		6537 E Hubbell St 85257	
<i>Dodd M. McDonnell</i>	Dodd M. McDonnell	6519 E Hubbell Street 85257	

Collected by: Kathleen Ann Siler
& Cheryl Shewak

Petition for Changes to the Rezoning at 64th Street and McDowell Road

I, the undersigned, a qualified elector of the county of Maricopa, state of Arizona, and of Scottsdale, Arizona, and a resident of the Hy-View neighborhood, request the following changes to the proposed rezoning: (1) heights of structures not to exceed 2 stories or 24 feet, (2) garages be placed underground, (3) colors of buildings to be earth tones to blend with the surrounding 3 corners of the intersection, (4) no shiny, mirrored windows, again to blend in with the surrounding 3 corners.

Signature	Printed name	Actual residence address	Date of signing
<i>Kathleen Sikes</i>	Kathleen GAIL SIKES	6507 E. Hubbell St Scottsdale, AZ 85257	3/11/16
<i>Mayra Dusek</i>	Mayra Dusek	6537 E. Palm Lane Scottsdale, AZ 85257	3/11/16
<i>Joseph W. Warrick</i>	Joseph W Warrick	6531 E PALM LN SCOTTSDALE AZ 85257	3/11/16
<i>Jesus M. King</i>	JESUS KING	6519 E. Palm Lane	3-11-16
<i>Tyson Bowen</i>	Tyson Bowen	6507 E Palm Ln Scottsdale, AZ 85257	3-11-16
<i>Anna Padinelli</i>	ANNA PADINELLI	6447 E PALM LN SCOTTSDALE AZ 85257	3-12-16
<i>Audrey Padinelli</i>	AUDREY PADINELLI	6443 East Palm Lane	
<i>Ramsay Clark</i>	Ramsay CLARK	6441 E. Palmer Lane PALM LN. 9 SCOTTSDALE AZ 85257	
<i>Phillip Wagner</i>	PHILIP WAGNER	6402 E PALM LANE	3-11-16
<i>Thomas Van Sverdrager</i>	Thomas Van Sverdrager	6408 E Palm Lane	3-12-16

Collected by: Kathleen Sikes
& Cheryl Shewak

Petition for Changes to the Rezoning at 64th Street and McDowell Road

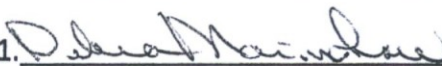
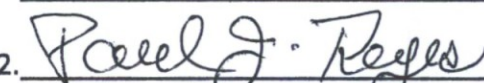
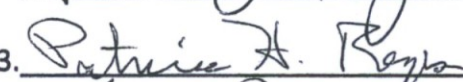
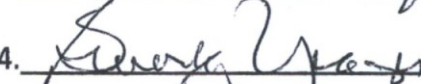

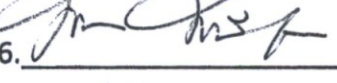

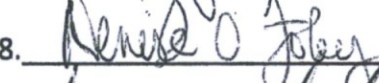
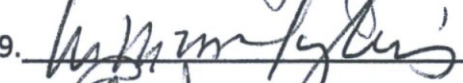
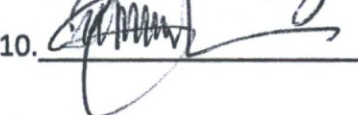
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Signature	Printed name	Actual residence address	Date of signing
1. <i>Tianna Spottleson</i>	Tianna Spottleson	1901 N 66th St Scottsdale 85257	3/17/16
2. <i>Nathan Boyar</i>	Nathan Boyar	1901 N 66 th St, Scottsdale, AZ 85257	3/17/16
3. <i>Nick Jameson</i>	Nick Jameson	1901 N 66 th St Scottsdale AZ 85257	3/17/16
4. <i>Hector Bernal</i>	HECTOR BERNAL	6420 E. Hubbell ST	3-17-2016
5. <i>Bruce Steege</i>	Bruce Steege	6401 E Hubbell St	3-19-2016
6. <i>Frank Long</i>	6407 FRANK LONG	6407 E HUBBELL ST	3/19/2016
7. <i>Jessie Toporek</i>	Jessie Toporek	6419 E. Hubbell St.	3/19/2016
8. <i>James O'Connor</i>	James O'Connor	6532 E Hubbell St	3/19/2016
9. <i>Christina O'Connor</i>	Christina O'Connor	6532 E. Hubbell St	3/19/2016
10. <i>Ryan Richardson</i>	Ryan Richardson	6538 E Hubbell St.	3/19/16

Collected by: Kathleen and Mary
E Cheryl Shewar

Petition for Changes to the Rezoning at 64th Street and McDowell Road

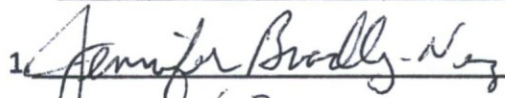
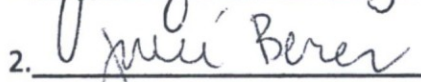
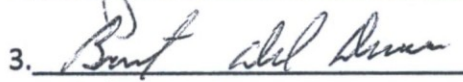


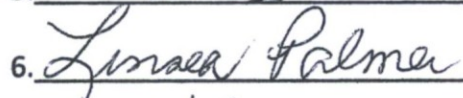
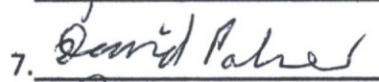
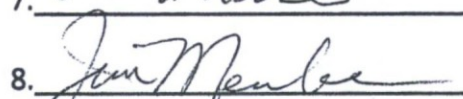
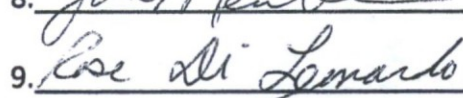
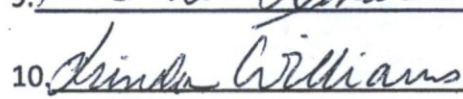
I, the undersigned, a qualified elector of the county of Maricopa, state of Arizona, and of Scottsdale, Arizona, and a resident of the Hy-View neighborhood, request the following changes to the proposed rezoning: (1) heights of structures not to exceed 2 stories or 24 feet, (2) garages be placed underground, (3) colors of buildings to be earth tones to blend with the surrounding 3 corners of the intersection, (4) no shiny, mirrored windows, again to blend in with the surrounding 3 corners.

Signature	Printed name	Actual residence address	Date of signing
	Debra Marinshaw	6431 E Oak St	3-24-16
	PAUL J. REYES	6520 E Oak St	3-24-16
	PATRICIA H. REYES	6520 E. OAK ST.	3-24-16
	BEVERLY YEAGER	6431 E. OAK ST	3/24/16
	LORIN YEAGER	6437 E. OAK ST	3-24-16
	Michael Marinshaw	6431 E Oak St	3-24-16
	Kelly Flores	6431 E. OAK ST	3-25-16
	Denise O. Foley	6520 E Cypress St	3-26-16
	William L. LYKINS	6526 E. CYPRESS ST	3-26-16
	ARQUIMEDES TRAJANO	6520 E. CYPRESS ST.	3.26.16

collected by Debra Marinshaw 480 205-5578



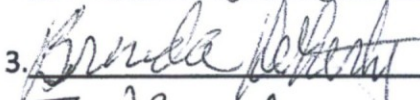
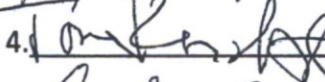


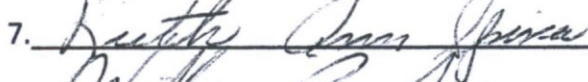

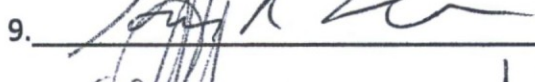

Petition for Changes to the Rezoning at 64th Street and McDowell Road

I, the undersigned, a qualified elector of the county of Maricopa, state of Arizona, and of Scottsdale, Arizona, and a resident of the Hy-View neighborhood, request the following changes to the proposed rezoning: (1) heights of structures not to exceed 2 stories or 24 feet, (2) garages be placed underground, (3) colors of buildings to be earth tones to blend with the surrounding 3 corners of the intersection, (4) no shiny, mirrored windows, again to blend in with the surrounding 3 corners.

Signature	Printed name	Actual residence address	Date of signing
1. 	Jennifer Bradley-Nez	6413 E. Oak St.	March 26, 2016
2. 	Julie Beron	6414 E Oak St	3/26/2016
3. 	BART DIGI ANNA	6425 E. SHERIDAN	3-27-2016
4. 	Heather Gorton	6419 E Oak St	March 30, 2016
5. 	Shannon Prescott	6419 E. Oak St	3/30/2016
6. 	LINNEA PALMER	6401 E OAK ST	3/30/2016
7. 	DAVID PALMER	6401 E OAK ST	3/30/2016
8. 	JIM MENKE	2301 N 64 th PL	3/30/2016
9. 	ROSE DILEONARDO	6525 E. OAK ST	3/31/2016
10. 	LINDA WILLIAMS	6508 E. OAK ST, SCOTTSDALE, AZ 85257	4/1/2016

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Signature	Printed name	Actual residence address	Date of signing
1. 	RON BELL	6425 E. OAK ^{SCOTTSDALE} 85257	3-27-16
2. 	LINDA S. BELL	6425 E. OAK ^{SCOTTSDALE} 85257	3-27-16
3. 	BRENDA DOHERTY	6507 B OAK ^{SCOTTSDALE} 85257	3-30-16
4. 	Tom Kirchheimer	6532 E OAK ^{SCOTTSDALE} 85257	3/30/16
5. 	Cynthia Kirchheimer	6532 E. Oak Scottsdale 85257	3-30-16
6. 	Thomas Kirchheimer	6532 E. Oak Scottsdale 85257	3-30-16
7. 	Ruth Ann Spina	6538 E OAK ST Scotts	3-30-16
8. 	William P. SPINA	6538 E OAK ST Scotts	3/30/16
9. 	Gary R Loman	6443 E OAK ST Scottsdale	3-30-16
10. 	Lilian Garcia Rojas	6443 E Oak St Scottsdale	3/30/16

OFFICE OF THE
CITY CLERK

2016 MAR 24 AM 10:19

March 21, 2016

Kathleen Gail Sikes
6507 E. Hubbell St.
Scottsdale, AZ 85257
480-990-7749

Cheryl Shewak
6549 E. Palm Lane
Scottsdale, AZ 85257
480-709-6068

Dear Scottsdale City Council Members,

This letter is in regards to the proposed development at 64th St. and McDowell Rd.

As residents of the Hy-View neighborhood, we have concerns regarding several issues:

1. The proposed heights of the buildings. We request that the building heights be limited to 24 feet (or 2 stories) versus the proposed 48 feet. The height indicator poles that have been placed by the company indicate that the heights will partially or completely eradicate the views of the buttes for many of the residents depending upon where their homes are located. Although this will be felt mostly for Palm Lane residents, views from front porches and back yards of residents on Hubbell will also be spoiled, as well as for residents living on 66th St.
2. The colors, textures of the buildings. We request that the colors and textures of the structures blend in with the surrounding three corners of the intersection. We ask there be no shiny, mirror-like glass wall buildings.
3. Parking garages. We request that parking garages be kept underground. Palm Lane residents are particularly requesting that views from their back yard not be parking garages built right up to the wall.
3. The overall 'look' of this development as it impacts the three other corners of the intersection. This is a special intersection due to the surrounding three corners, including the buttes, the open space and wild desert. This intersection is the entrance to South Scottsdale. With the height proposal, as Scottsdale is entered from the west and from the south, vistas of the mountains will be blocked. Any big, shiny buildings would stick out like a sore thumb from the other three corners of the intersection.
4. Safety concerns regarding the back wall and use of the wash area. Safety concerns have been expressed as to what type of entry into the wash area will be available for people inside the 'Entrada' area. Over the years there have been many instances of drug use and trading at the south end of 66th St. and the east end of Palm Lane. Some of these instances have been caught by Cheri Shewak with the use of her house cameras.
5. Concerns about types of retail shops and restaurants. We request that there be no Pay Day loans or smoke shops or any restaurants with patios featuring loud music allowed in this area.

We have gathered 30 signatures on the attached informal petitions from neighbors on Palm Lane, Hubbell St., and 66th St. Many more signatures from Hy-View can be obtained if requested. People were eager to sign and thanked us for providing them this opportunity.

I find it such a shame that this special corner is being developed in this manner, since so many really awesome alternatives exist. I could give you a list, but It seems that it is apparently too late for that. The residents and owners were not involved in this planning.

We ask that you consider the wishes of the Hy-View residents and voters, many who have been here since the beginning of Hy-View. I have owned my home here since 1989, and Cheri and her family have owned their home since 1970.

I have listened to many voters, young and old, who are not happy with the increased building heights, increased density, increased traffic, and the blocking of natural vistas in this area. I have heard the word 'claustrophobic' mentioned several times. I also often heard that 'all we need are more apartments'. There are also concerns about city services such as police and firefighters being able to keep up with this increased number of residents in this small area. Many agree that the quality of life here is being diminished with this rampant growth and would like for the city to start moving in a more positive direction for its residents.

Cheri and I will be making appointments to speak with some of you in the following week. As yet, the date for the rezoning has not been set. So, there should be ample time to discuss this and make some positive changes for the residents.

Thank you for your consideration,

Kathleen Gail Sikes & Cheryl Shewak

Kathleen Gail Sikes 11/24/16

Cheryl D. Shewak 11/24/16

Petition for Changes to the Rezoning at 64th Street and McDowell Road

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Signature	Printed name	Actual residence address	Date of signing
<u>Troy C. Booher</u>	Troy C. Booher	6420 E Palm Ln ^{Scottsdale} AZ 85257	3-12-16
<u>George L. Bellas</u>	GEORGE L. BELLAS	1917 N. 65 th PL	3-12-16
<u>Scott Shewak</u>	Scott Shewak	6549 E PALM LN ^{Scotts 2nd, AZ} 85257	3-12-16
<u>Eric O'Neill</u>	ERIC O'NEILL	1907 N. 66 th ST, SCOTTSDALE, 85257	3-12-16
<u>Cheryl Shewak</u>	Cheryl Shewak	6549 E. Palm Ln ^{Scotts.} AZ 85257	3-12-16
<u>Donald R. Gates</u>	Donald R. Gates	2619 N. 66 th St Scottsdale	3-14-16
<u>Harris Konstantinopoulos</u>	Harris Konstantinopoulos	1918 N. 66 th St. Scottsdale 85257	03/19/2016
<u>Louis Ferrara</u>	LOUIS FERRARA	6549 E Hubbell Scottsdale	3/19/16
<u>Marilyn Olson</u>		6537 E Hubbell St 85257	
<u>Dodd M. McDonnell</u>	Dodd M. McDonnell	6519 E Hubbell Street 85257	

Collected by: Kathleen Fair Sun
& Cheryl Shewak

Petition for Changes to the Rezoning at 64th Street and McDowell Road

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Signature	Printed name	Actual residence address	Date of signing
	Kathleen GAIL SIKES	6507 E. Hubbell St Scottsdale, AZ 85257	3/11/16
	Mayra Dusek	6537 E. Palm Lane Scottsdale, AZ 85257	3/11/16
	Joseph W Warrick	6531 E PALM LN 3600 SPACE 85257	3/11/16
	JESUS MARTINEZ	6519 E. Palm Lane	3-11-16
	Tyson Bowen	6507 E. Palm Ln Scottsdale, AZ 85257	3-11-16
	ANNA PACINELLI	6443 SCOTTSDALE AVE E PALM LN	3-12-16
	AUDREY PACINELLI	6443 East Palm Lane	
	Ramsay CLARK	6441 E. PALM LN. SCOTTSDALE AZ 85257	
	PHILIP WAGNER	6402 E PALM LANE	3-11-16
	Thomas Van Sverdrager	6408 E Palm Lane	3-12-16

Collected by: Kathleen Gail Sikes
& Cheryl Shevick

Petition for Changes to the Rezoning at 64th Street and McDowell Road

I, the undersigned, a qualified elector of the county of Maricopa, state of Arizona, and of Scottsdale, Arizona, and a resident of the Hy-View neighborhood, request the following changes to the proposed rezoning: (1) heights of structures not to exceed 2 stories or 24 feet, (2) garages be placed underground, (3) colors of buildings to be earth tones to blend with the surrounding 3 corners of the intersection, (4) no shiny, mirrored windows, again to blend in with the surrounding 3 corners.

<u>Signature</u>	<u>Printed name</u>	<u>Actual residence address</u>	<u>Date of signing</u>
1. <i>Tianna Spottleson</i>	Tianna Spottleson	1901 N 66th St Scottsdale 85257	3/17/16
2. <i>Nathan Boyar</i>	Nathan Boyar	1901 N 66th St, Scottsdale, AZ 85257	3/17/16
3. <i>Nick Jameson</i>	Nick Jameson	1901 N 66th St Scottsdale 85257	3/17/16
4. <i>Hector Bernal</i>	HECTOR BERNAL	6420 E. Hubbell ST	3-17-2016
5. <i>Bruce Steege</i>	Bruce Steege	6401 E Hubbell St	3-19-2016
6. <i>Frank Long</i>	FRANK LONG	6407 E HUBBELL ST	3/19/2016
7. <i>Jessie Toporek</i>	Jessie Toporek	6419 E. Hubbell St.	3/19/2016
8. <i>James O'Connor</i>	James O'Connor	6532 E Hubbell St	3/19/2016
9. <i>Christina O'Connor</i>	Christina O'Connor	6532 E. Hubbell St	3/19/2016
10. <i>Ryan Richardson</i>	Ryan Richardson	6538 E Hubbell St.	3/19/16

Collected by: Kathleen Ann Hill
 & Cheryl Shewar



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

- Project Under Consideration Sign (White)
- Public Hearing Notice Sign (Red)

Case Number: 883-PA-2015

Project Name: _____

Location: 6420 E. McDowell Rd.

Site Posting Date: 1/8/16

Applicant Name: Burch & Cracchiolo

Sign Company Name: Dynamite Signs, Inc.

Phone Number: 480-585-3031

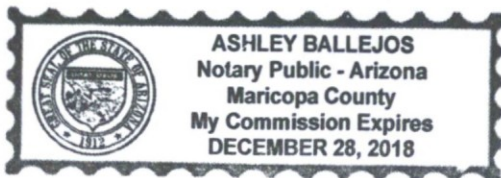
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Pamela Swartz
Applicant Signature

1-8-16
Date

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

Acknowledged before me this the 8th day of January 2016



Aly Ballejos
Notary Public
My commission expires: 12-28-18

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Tuesday January 26, 2016
Time: 6:00 P.M.
Location: 6420 E. McDowell Road, Scottsdale, AZ

Site Address: NEC 64th Street and McDowell Road,
Scottsdale, AZ 85257

Project Overview:

- Request: Rezone to Planned Unit Development ("PUD")
- Description of Project and Proposed Use: Mixed Use community to include office, retail, multi-family residential and potentially hospitality uses.
- Site Acreage: 23.14 acres
- Site Zoning: C-4 (23.077) and O-S (0.063) to PUD

Applicant Contact:

Ed Bull 602-234-9913
ebull@bcattorneys.com

City Contact:

Brad Carr 480-312-7713
bcarr@scottsdaleaz.gov

Pre-Application #: 883-PA-2015 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<http://www.scottsdaleaz.gov/projects/>

Posting Date: 1/8/16

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

01/08/2016 09:23:22

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Posting Date: 1/8/16

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

01/08/2016 09:57:19

February 19, 2016

Subject: Scottsdale | Entrada, Application #5-ZN-2016

Dear Brad Carr:

We are pleased to announce that the zoning application for Scottsdale | Entrada was formally filed on February 18. Scottsdale | Entrada is SunChase Holdings' approximately 24 acre redevelopment at the northeast corner of 64th Street and McDowell Road. We remain excited about the opportunity to revitalize this property along the McDowell Corridor, creating an inviting gateway to Scottsdale and providing new economic development and residential opportunities for the area.

Over the past several months, we have actively engaged the community through a series of successful neighborhood meetings, including a formal meeting to discuss the zoning application on January 26th. At this meeting, we explained that the large open space areas along the north and east side of the Redevelopment Site are remaining open space and, per discussions with adjoining neighbors, are being enhanced with additional trees and other landscaping.

We continue to consider community engagement an important part of our commitment to being good neighbors and to working with the leadership of the City of Scottsdale. We have also continued to engage with neighborhood organizations, including Coalition of Greater Scottsdale (COGS) and Scottsdale Gateway Alliance. Neighbors will continue to receive information through the Scottsdale | Entrada website, located at scottsdaleentrada.com.

Please let us know if you need any additional information or if you would like to meet to personally address any questions or comments you may have.

Thank you.

Sincerely,



Jennifer Sanchez

cc: Ed Bull
Todd Tupper

School District Response Form

For additional information, please contact Brad Carr, Senior Planner at the City of Scottsdale 480-312-7713/bcarr@scottsdaleaz.gov

To be completed by applicant

Date: 1/21/16

Project Name: Scottsdale Entrada

Project Location: NEC 64th Street and McDowell Road

Applicant Name: Ed Bull, Burch & Cracchiolo, P.A.

Phone: ~~602-234-8728 - Ricki Horowitz~~
602-234-9913 - Ed Bull

Applicant E-mail: ebull@bcattorneys.com or
rhorowitz@bcattorneys.com

Fax: _____

School District: Scottsdale Unified School District

I, A. Denise Birdwell hereby certify that the following determination has been made in regards to the above referenced project:

- The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning/amendment within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
- The applicant and the school district have entered into or are working on an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner;
- The agreement includes or will include the reservation of a school site.
- The agreement does not or will not include the reservation of a school site.
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of attendance areas for elementary, middle, and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three (3) years.

A. Denise Birdwell
Superintendent or Designee

1/26/16
Date

January 12, 2016

Dear Brad Carr,

As you are aware, SunChase is proposing Rezoning approximately 23.14 acres located at the northeast corner of McDowell Road and 64th Street, and plans to provide a distinctive, high-quality mixed-use community. Our intention from the inception has been to conduct several neighborhood open houses to inform the community of our progress and to receive their input.

This week we are sending a communiqué inviting the area neighborhoods and other interested parties to our next scheduled meeting (attached) on **Tuesday, January 26 at 6pm** at 6420 E. McDowell Road, Building #9 (the old Subaru building). We have attached the letter for your reference.

The neighborhood open house will include an overview of the rezoning permitted uses, plans, the City's processes and answers to questions they may have. As always, we will spend a good deal of time listening to the neighbors' interests and suggestions, and of course, you are more than welcome to join us. Meantime, if you have any questions or if you would like additional information, please feel free to contact me or Jennifer Sanchez at 480-751-5569 or lisa@uriascommunications.com, jennifer@uriascommunications.com or Ed Bull at 602-234-9913, ebull@bcattorneys.com.

Warm Regards,



Lisa Urias.



BURCH & CRACCHIOLO

BURCH & CRACCHIOLO, P.A.

702 E. Osborn Road, Suite 200

Phoenix, AZ 85014

602-234-9913 (o)

602-343-7913 (fax)

ebull@bcattorneys.com

TO: 64th Street and McDowell Road Neighbors
FROM: Ed Bull
DATE: January 11, 2016
RE: NEC 64th Street and McDowell Road
Pre-App No. 883-PA-2015
1/26/2016 Neighborhood Open House and Meeting

Dear Area Neighbors and Interested Parties:

We invite you to a neighborhood open house and meeting regarding a proposed Rezoning on approximately 23.14 acres located at the northeast corner of McDowell Road and 64th Street (the "Site"). A copy of the Aerial Site Map outlining the Site is attached.

SunChase-related entities ("SunChase") own the Site. As SunChase has done elsewhere, SunChase plans to provide a distinctive, high-quality mixed use community. The request is to rezone the approximately 23.14 acre redevelopment area from C-4 (23.077 acres) and O-S (.063) to Planned Unit Development (PUD) through a Zoning District Map Amendment. The redevelopment will include office, retail, multi-family residential and potentially hospitality uses.

The neighborhood open house and meeting will be held at the below listed time and place. Discussions at the meeting will include an overview of the rezoning, permitted uses, plans, the City's processes, and answers to questions you may have. The neighborhood open house and meeting will be held:

*Tuesday, January 26, 2016 at 6:00 p.m.
6420 E. McDowell Road
Building #9-A (old Subaru building)
Scottsdale, Arizona 85257
(Building closest to NEC of 64th Street & McDowell Road)
(Aerial Map attached)*




Burch & Cracchiolo, P.A.
702 E. Osborn Rd., Suite 200 • Phoenix, AZ 85014
Main: 602.274.7611 • Fax: 602.234.0341

BCATTORNEYS.COM

If you have questions regarding this meeting, please contact Jennifer Sanchez (jennifer@uriascommunications.com / 480-751-5569), Brennan Ray (bray@bcattorneys.com / 602-234-8794), Don Hadder (dhadder85@gmail.com / 480-662-5835), or me (ebull@bcattorneys.com / 602-234-9913). Brad Carr, City Senior Planner at the City of Scottsdale, can also be contacted at bcarr@scottsdaleaz.gov or (480-312-7713). Information may also be available on the City's web site (<http://www.scottsdaleaz.gov/>).

Thank you.



Edwin C. Bull

ECB/rlh
Attachments





Neighborhood Open House and Meeting

Tuesday, January 26, 2016 at 6:00 p.m.
6420 E. McDowell Road
Scottsdale, AZ 85257



N 64th St

26th St

19th Rd

N 64th St

E Palm Ln

E Palm Ln

N 64th Pl

E Palm Ln

E Palm Ln

N 66th Pl

N 66th St

N 66th Pl

E Granada

E Coronado

E Almeria

E McDowell Rd

E McDowell Rd

E McDowell Rd

E McDowell Rd