

**Marked Agendas
Approved Minutes
Approved Reports**

**The September 5, 2019
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 5, 2019 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Cabana on Hayden 2-DR-2019

Location: 2240 North Hayden Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new residential development, with 89 dwelling units in approximately 76,834 square feet of building area within two multi-story buildings, all on a 4.46-acre site.

OWNER

Cabana Hayden, LLC
480-609-6779

APPLICANT CONTACT

Rob Gaspard
Worksbureau
602-391-4444

BACKGROUND

Zoning

The site is zoned Multiple-family Residential (R-5) zoning. The R-5 district is intended for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is basically residential in character and promotes a high-quality environment through aesthetically oriented property development standards.

Context

This site is located at the southwest corner of the intersection of East Oak Street and North Hayden Road.

Adjacent Uses and Zoning

- North SRP substation; zoned Multiple-family Residential (R-5) district and Grace Baptist Church; zoned Single-family Residential (R1-7) district.
- South Existing single-family residences, Cox Heights Four Amended subdivision; zoned Single-family Residential (R1-7) district.

- East Existing single-family residences, Cox Heights One subdivision; zoned Single-family Residential (R1-7) district and an existing office building; zoned Service Residential (S-R) district.
- West Existing single-family residences, Cox Heights Four Amended subdivision; zoned Single-family Residential (R1-7) district.

Key Items for Consideration

- City of Scottsdale Design Guidelines and Sensitive Design Principles
- Neighborhood feedback
- Right-turn lane on Oak Street
- Continuance from the July 18, 2019 meeting

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval to build a multi-family residential development with 89 dwelling units consisting of a mix of studio, 1-bedroom, and 2-bedroom units. The building clusters create interior courtyards and are a combination of 2- and 3-stories in height.

Neighborhood Communication

The applicant and the City sent out notification of the application submittal to property owners within 750 feet of the site. The neighborhood held 2 open house meetings to share information and identify key issues/concerns. Those took place on February 28th and May 20th, City staff attended both meetings.

The concerns expressed by the surrounding neighborhood, over the course of the application review generally included: the project density, building height, potential parking and traffic impacts, neighborhood safety concerns, the relationship of the site and building design to the existing single-family residences of the neighborhood, creating visual and physical barriers between the project and the existing neighborhood, and creating a visually apparent entrance to the project on Hayden Road.

Following the direction from the July 18th Development Review Board meeting and resulting Continuance, another neighborhood meeting was coordinated between the applicant team and neighborhood representatives which was held on August 12th. City staff attended that meeting.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed site plan provides the required 31% open space relative to the 20 dwelling units per acre density category per the R-5 zoning district development standards. The site plan also sets the buildings back the requisite 50 feet from the adjacent R1 district boundaries to allow for the multi-story building height, as required for the R-5 district. Site layout provides the required minimum 15-foot-wide landscape buffer along the perimeters of the development abutting adjacent single-family residential (R1-7) zoned properties.

Parking is provided in accordance with the zoning ordinance requirements which are based on dwelling unit type. Parking spaces per dwelling unit are required at the rate of 1.25 spaces per number of efficiency units (studios), 1.3 spaces per number of one-bedroom units, and 1.7 spaces

per number of two-bedrooms units. The breakdown of required parking spaces per unit type averages to be about 1.39 spaces per dwelling unit for this 89-unit development project. The result is that a minimum of 124 parking spaces are required for this development and 128 parking spaces are proposed on-site to achieve that requirement. The applicant is providing parking at what results to be 1.44 spaces per unit which they had assessed to be exceeding their identified practical needs of 1.3 spaces per unit based on operations of other comparable developments that they have around the Valley. Although concerns were raised from the neighborhood meetings that parking from this development would overflow onto the surrounding public streets (primarily Oak Street and Monte Vista Road), this analysis would appear to confirm that the parking requirement established by the Zoning Ordinance will provide sufficient parking on-site. Should on-street parking present an issue in the future, from the combined impacts of the Cox Heights Four Amended subdivision and this development project, the City's Transportation Department has programs that can be pursued such as permit parking, time limited parking, and designated no parking areas. Each program would be evaluated based on the data for what is occurring at that time and would have positive and negative impacts to be considered by all parties effected.

Each of the two main buildings on the site is comprised a combination of 2-story and 3-story building elements surrounding a central courtyard common area in the middle of each building. Building 1 courtyard includes a pool area while Building 2 courtyard includes a turf and hammock area. From the first submittal to the current version of the proposal, the applicant team has worked with comments from City staff and surrounding neighbors to enhance the architectural appearance of the prominent building corners through the use of varying materials and surface planes as well as relocating windows and adding window shade devices. Additional articulation was added to the surface depths to subdivide the massing of the buildings along the prominent east (Hayden Road) elevations.

The proposal includes trees along all the perimeters to aid in buffering the existing neighborhood and softening the potential visual impacts of the development beyond what the setbacks seek to accomplish. In accordance with the R-5 zoning requirements and the density category utilized, a minimum of 70% of the required trees shall be mature trees as defined by the zoning ordinance. This will aid in the initial appearance and effectiveness of the landscape upon initial installation. The site design also proposes the use of covered parking within the parking areas, which allows the use of lower scale parking lot lighting and reduces the potential amount of pole mounted light fixtures throughout the site. This aids in the control of light trespass from the light sources to the property boundaries.

The original iteration of the proposed site design included three vehicular entry points, one on each street frontage. Based on feedback from the surrounding neighborhood and comments from staff, the applicant team revised the site design to eliminate the Monte Vista Road vehicular driveway that was initially proposed. The feedback received throughout the review process also requested the removal of the vehicular driveway on Oak Street but based on staff analysis the Hayden Road driveway cannot have full motion due to existing median breaks and intersection spacing from Monte Vista Road to Oak Street. In an effort to address neighbor concerns about increased westbound traffic along Oak Street, the applicant has included the proposal of directional curbing that would steer exiting traffic right toward the intersection instead of left through the neighborhood. Staff is recommending that the site design be modified at the north end along Oak

Street to include the widening of the Oak Street improvements to provide for the addition of a right-turn-lane at the intersection for southbound Hayden Road traffic. Currently the right-turn and the eastbound through lane are shared. The expectation is that this separation will reduce vehicle queuing at the traffic signal and allow more efficient vehicle movement for this site and the residents along or using Oak Street.

The number and location of pedestrian access points to the public streets have been reduced to keep originating activity near the buildings while still providing connectivity for future residents of this project, with connectivity along Hayden Road, north to Thomas Road or south to McDowell Road, and connectivity along Oak Street, west to Eldorado Park and Coronado High School or east to Hohokam Middle School. Elimination of pedestrian access south from Building 2 to Monte Vista Road was requested by residents along Monte Vista Road and was evaluated by staff and the applicant team but was identified to be associated to the egress requirements of the Building Code. As a potential resolution, the applicant may elect to restrict that pedestrian gate to exit only, discouraging street parking along Monte Vista Drive to access Building 2.

Resulting from the neighborhood-initiated meetings and individual neighborhood feedback to staff, requests were stated for various forms of walls surrounding the project site, which would have the effect of visually and physically disconnecting this development project from the surrounding neighborhood. Staff recommendation is that, as shown on the proposed site plan, the parking areas only be screened with low walls to cut off headlight trespass while keeping the visual openness and maintaining continuity of open space areas along the street frontages. Following the City of Scottsdale Design Guidelines and Sensitive Design Principles, along with Crime Prevention Through Environmental Design (CPTED) principals, taller walls are discouraged where they hinder visibility to the parking areas and the open space areas of the development.

The latest version of the proposal relocates the Service Entrance Section (SES) locations, from the north and south building elevations where they would have been visible along the street frontages, to interior building locations recessed into the building faces. The roof top mechanical equipment is proposed to be screened on all sides and by metal flat seam panels and centralized to the rooftops to minimize offsite visual impacts.

Development Information

- Existing Use: Place of Worship (vacant)
- Proposed Use: Multiple-family residential
- Parcel Size: 4.46 gross acres
3.21 net acres
139,823 net square feet
- Total Building Area: 76,834 square feet
- Building Height Allowed: 36 feet (limited to 1-story within 50-feet of the adjacent R1-7 district boundary line)
- Building Height Proposed: 36 feet
- Parking Required: 124 spaces
- Parking Provided: 128 spaces
- Open Space Required: 43,345 square feet / 0.99 acres
- Open Space Provided: 48,849 square feet / 1.1 acres

- Number of Dwelling Units Allowed: 89 units
- Number of Dwelling Units Proposed: 89 units
- Density Allowed: 20 dwelling units per acre
- Density Proposed: 20 dwelling units per acre

OTHER BOARDS & COMMISSIONS

Development Review Board

This case went before the Development Review Board on July 18, 2019 and the Board motioned and granted a Continuance to the September 5, 2019 hearing, with a vote of 5-0.

With the Continuance, the Board provided direction to the applicant which included the following:

- Participate in an open house meeting with the neighborhood prior to the September meeting
- Return with more detailed building elevations of the interior courtyard
- Take an additional look at the existing materials of the surrounding neighborhood and the potential to better integrate those into the proposed building and site design
- Consider modeling a view study(s) from within the adjacent neighborhood(s) to aid in showing the neighborhood context

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Cabana on Hayden per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Jeff Barnes
Senior Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov

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ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Open Space Plan
 - 7. Landscape Plans
 - 8. Building Elevations (black & white)
 - 9. Building Elevations (color)
 - 10. Perspective
 - 11. Streetscape Elevations
 - 12. Site Details
 - 13. Material and Color Board
 - 14. Photometric Site Plan
 - 15. Exterior Lighting Cutsheets
 - 16. City Notification Map
 - 17. Public Comment

**Stipulations for the
Development Review Board Application:
Cabana on Hayden
Case Number: 2-DR-2019**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Works Bureau and Dig Studio, with a city staff date of 8/29/2019.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Works Bureau and Dig Studio, with a city staff date of 8/29/2019.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Works Bureau and Dig Studio, with a city staff date of 8/29/2019.
 - d. The case drainage report submitted by Sustainability Engineering Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Sustainability Engineering Group and accepted in concept by the Water Resources Department.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The final building elevations shall include exterior shade devices for the 2nd and 3rd story windows on all sides of the buildings to provide protection from solar exposure, heat gain, and to minimize reflected heat. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Refer to Scottsdale Sensitive Design Principle 9, the Scottsdale Commercial Design Guidelines, and the following internet link: <http://www.scottsdaleaz.gov/design/Shading>.

3. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
4. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

5. All drive aisles shall have a width of twenty-four (24) feet.
6. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2147-1, 2 for double enclosures.

LANDSCAPE DESIGN:

Ordinance

- B. In accordance with Zoning Ordinance Sec. 5.1004.D, based on a proposed density of 20 DUAC the minimum percentage of mature trees (as defined by Sec. 3.100 of the Zoning Ordinance) shall be 70% of the tree requirement.

DRB Stipulations

7. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTRIOR LIGHTING:

Ordinance

- C. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

8. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
9. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.

- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

DRB Stipulations

- 10. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. North Hayden Road
 - i. Remove, and replace the driveway ramps in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, Detail 2256-CL1.
 - ii. Remove, and replace the existing curb ramp at the northeast corner of the intersection of East Oak Street in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, Detail 2232, directional ramps.
 - iii. Remove, and replace the existing curb ramp at the northeast corner of the intersection of East Monte Vista Road in accordance with the City of Scottsdale (COS) Supplement to MAG Standard Details, Detail 2232 directional ramps.
 - iv. Remove, and replace the sidewalk adjacent to the development project with an 8-foot-wide sidewalk that is setback from the curb a minimum of four (4) feet.
 - b. East Oak Street
 - i. Remove, and replace the driveway ramps in accordance with the City of Scottsdale (COS) Supplement to MAG Standard Details, Detail 2256-CL1.
 - ii. Remove, and replace the sidewalk adjacent to the development project with a six (6) foot wide sidewalk.
 - iii. The property owner shall provide the dedication of five (5) feet of additional Public Right-of-Way width and ten (10) feet of Public Non-Motorized Access Easement width for sidewalk and other associated improvements, along East Oak Street for a length of two-hundred (200) feet measured west from the existing North Hayden Road Right-of-Way line.
 - c. East Monte Vista Road
 - i. Remove, and replace the sidewalk adjacent to the development project with a 6-foot-wide sidewalk.
- 11. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

DRB Stipulations

12. WATER AND SEWER LINE IMPROVEMENTS. Prior to issuance of any building permits on the site, other than demolition, civil improvement plans shall be approved, and permits issued for the following infrastructure improvements:
- a. WATER
 - i. Submittal of a revised hydrant flow test using the hydrant at the southeast corner of Hayden and Oak as the pressure hydrant is required. Update and resubmittal of final water basis of design report is required if results from this revised flow test and determination of fire flow does not result in DSPM defined acceptable flow and pressure conditions.
 - ii. Underground vault for each three (3) inch meter.
 - iii. Tee connection and valve for each three (3) inch service.
 - iv. Valves at all fittings into watermain for isolation purposes.
 - v. Twenty (20) foot minimum water and sewer facilities easement required.
 - vi. Fittings installed into asbestos cement pipe or PVC pipe within six (6) feet of another fitting or joint will require that section of pipe to be removed and replaced with ductile iron pipe, not accordingly on construction plans.
 - b. SEWER
 - i. New manhole in Hayden Rd shall be five (5) feet in diameter and coated.
 - c. WATER + SEWER
 - i. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

13. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM, and the case drainage report accepted in concept by the Stormwater Manager or designee. In subsequent submittal all ponding depths at catch basins, before surface overflow, shall be revised to be 6 inches or less.

EASEMENTS DEDICATIONS:

DRB Stipulations

14. Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
- a. Sight Distance (SD) easements where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.



Context Aerial

ATTACHMENT 1

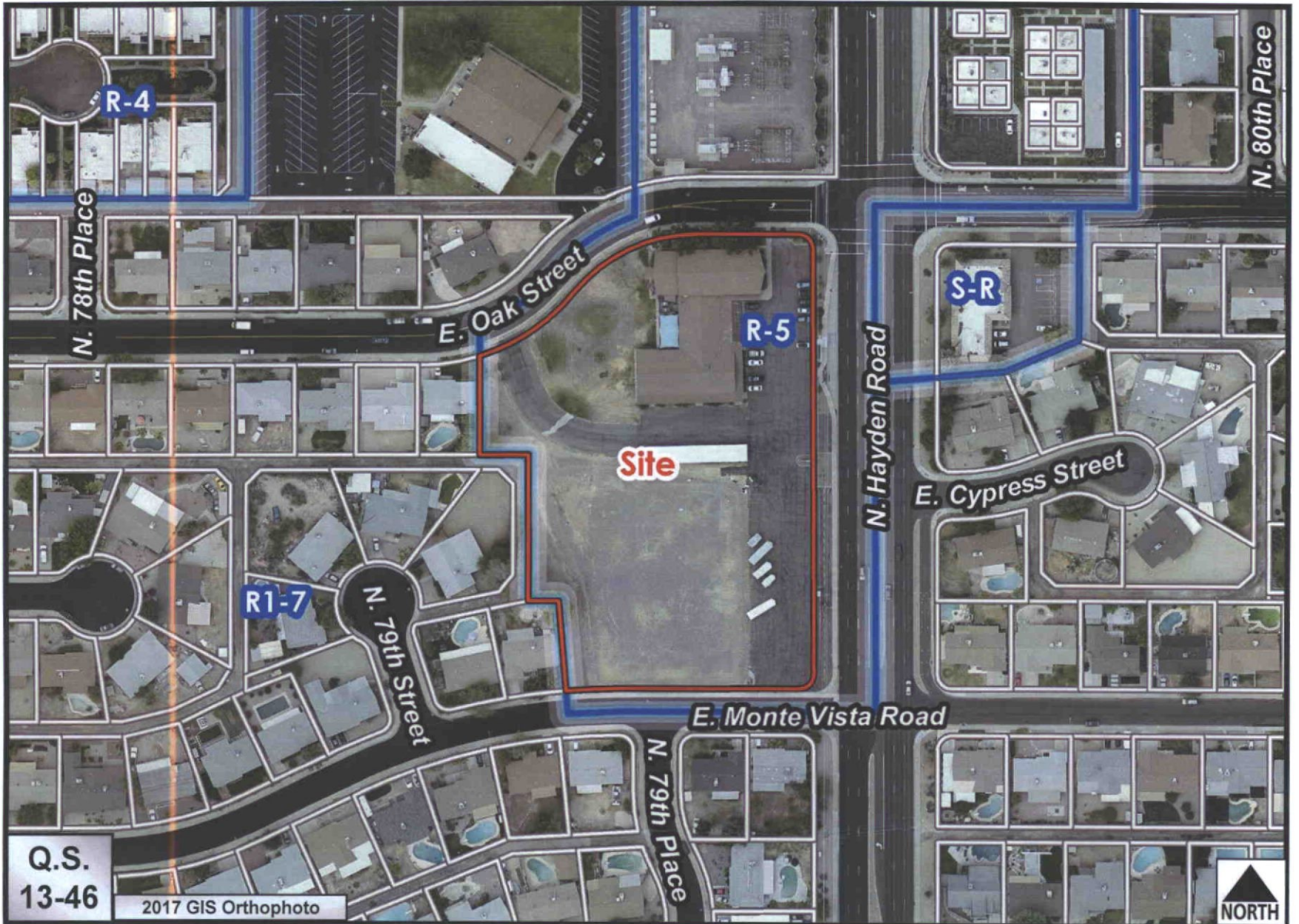
2-DR-2019



Close-Up Aerial

ATTACHMENT 1A

2-DR-2019



Q.S.
13-46

2017 GIS Orthophoto



Zoning Map

ATTACHMENT 2

2-DR-2019

Item 21 Application Narrative

Cabana on Hayden

Project # 817-PA-2018

Case # 2-DR-2019

Property Owner:

Cabana Hayden, LLC

c/o Dan Richards

8135 E Indian Bend Road, Suite 101

Scottsdale, AZ 85250

Applicant & Architect:

Worksbureau, Inc.

c/o Rob Gaspard

2524 N 24th Street

Phoenix, AZ 85008

Engineer:

Sustainable Engineering Group

c/o Brad Junker

8280 E. Gelding Dr, Suite 101

Scottsdale, AZ 85260

Landscape Architect:

Dig Studio

c/o Brandon Sobiech

600 N 4th St Suite D

Phoenix, AZ 85004

Submitted 5/20/2019

This request is for Development Review Board ('DRB') approval of a 4.46 / 3.21 gross / net acre site located on the west side of Hayden Road between E Oak St and E Monte Vista Rd with an address of 2240 Hayden Road. The project is titled Cabana on Hayden.



Site mapping with adjacent uses

The property owner plans to create a modest community based apartment project that respects the neighborhood and adjacent developments. Cabana has three unit types to appeal to a range of younger members of the work force; 468 sf studio, a 624 sf 1 bedroom, and a 828 sf 2 bedroom unit. These unit sizes provide adequate space for living, dining, kitchen, bedrooms with baths and built in laundry to allow for obtainable rental rates. Cabana provides a much needed product that is not currently being constructed by other developments in Scottsdale.

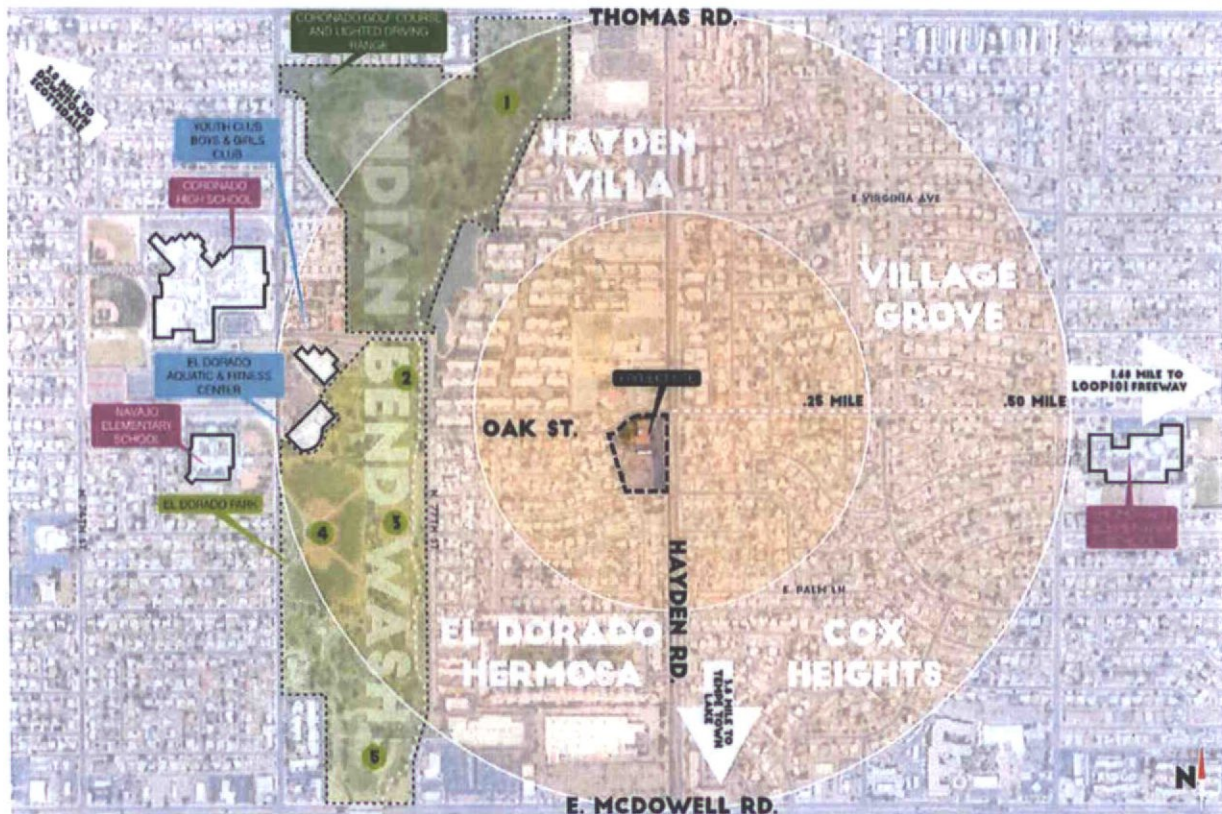
Cabana on Hayden is a mix of 2 story and 3 story buildings which will house 89 units; 36 studios, 31 (1) bedrooms, and 22 (2) bedrooms. The overall development consists of two uniquely planned buildings that contain enclosed courtyards (pods). The courtyard serves as the community heart of Cabana. The courtyards are secured spaces which provide the pathway to unit entry as well as the shared amenity spaces to the residents. Cabana's courtyards are planned to include a pool, BBQ areas, seating areas, hammock areas, grass play areas, and a 'cabana area'. Also included in the courtyard are dedicated private outdoor spaces for each resident. These occur on the entry porches to each unit and are edged by the undulating courtyard façade elements formed by the service closet to each unit. Not the typical porch to the street approach, but these private outdoor spaces focus around the community internal heart. They become individual spaces that overlook the courtyard heart and allow for internal interaction with the Cabana community of residents. The private open space area is delineated with an ornamental metal patterned screen wall.

Also included in Cabana is an interior amenity space which will serve as a cowork lounge for the residences. This space will overlook the pool courtyard and function like a community home office. It provides a space for the residents to collaborate with their peers and engage in coworking activities.

The site is accessed by vehicle from two locations with safe access to the signalized intersection of Oak and Hayden. Parking is shaded by the trees that are strategically placed in the landscaped parking areas. Parking is intentionally segmented to create smaller parking zones eliminating the large parking lot experience common to other developments with surface parking.

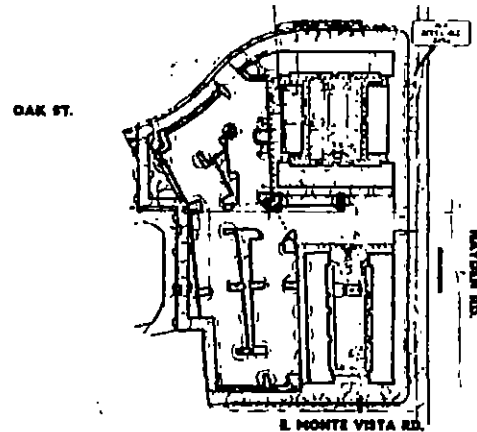
Covered parking is provided at a rate of 1 space per unit. They are dispersed about the site to allow for the best proximity to the units.

Internal pedestrian circulation is carefully planned, easily linking both buildings together. Other links provide access to the eastern bus stop on Hayden, the northern bus stop on Oak, as well as Indian Bend Wash to the west – El Dorado Park.



Adjacency mapping with walking time radius

The landscape design has been carefully orchestrated to provide 4 distinct zones in accordance with the design guidelines. The perimeter of the site is planned with a series of layering landscape of trees, shrubs, and vertical landscape elements that form a part of the undulating rhythm of the architectural facades. This landscape zone screens the building from the street while providing a sense of separation from the traffic of Hayden. Within the interior of the site, the 3 other landscape zone characters take shape. The internal courtyard open space spills out to form a perimeter landscape edge around the buildings providing additional screening from the parked cars. The parking area landscape edges the parking but also allows space for internal landscape islands and peninsulas to break down the parking into smaller segments. Then lastly, there is the landscape zone that provides buffering against the single-family residence districts to the west.



Landscape Zones

The western edge of the site is adjacent to the service alley. This alley is used for the adjacent single-family residences' trash collection. Cabana will not use the alley. Trash enclosures area are provided within the site parking areas.

The site is developed utilizing two distinct building masses of 2 and 3 story building blocks. This is purposefully executed to minimize the scale of the buildings common to multi-family construction. The two heights are used to further enhance the mass along the site's long axis of Hayden on the east and the adjacent neighbors to the west. Each collection of building blocks is planned as a single loaded corridor allowing for sunlight to enter every unit from a minimum of 2 sides. Exterior balcony porches link the buildings of the pod providing for horizontal and vertical circulation and a community based private outdoor space for each resident.

Unit types are stacked for efficiency of construction with the larger 2 bedrooms carefully planned to the edge of the individual building blocks. This allows the unit to have natural light to enter from three sides, but also allows for the exterior mass to be architectural punctuated at the building corners. This is accomplished by the introduction of a corner window, a horizontal window shade element, and the façade massing planes being shifted for greater relief. The mass at the corners not only anchors the corner but allows for a subtle color shift between the field color of the building on one elevation to a darker timeless plum color on the adjacent elevation.

The color palette has been selected to create a neutral background base for the dense perimeter landscape. The plum brown and peacock plume become the subtle desert accents that are used at the building corners and the doors to punctuate the architectural elements.

The elevations have been enhanced through the addition of color, material, and texture. This is coupled with the addition of horizontal window shade elements at the building corner along with a corner window. Horizontal raked stucco, stippled stucco, and lap siding are used as the primary materials.



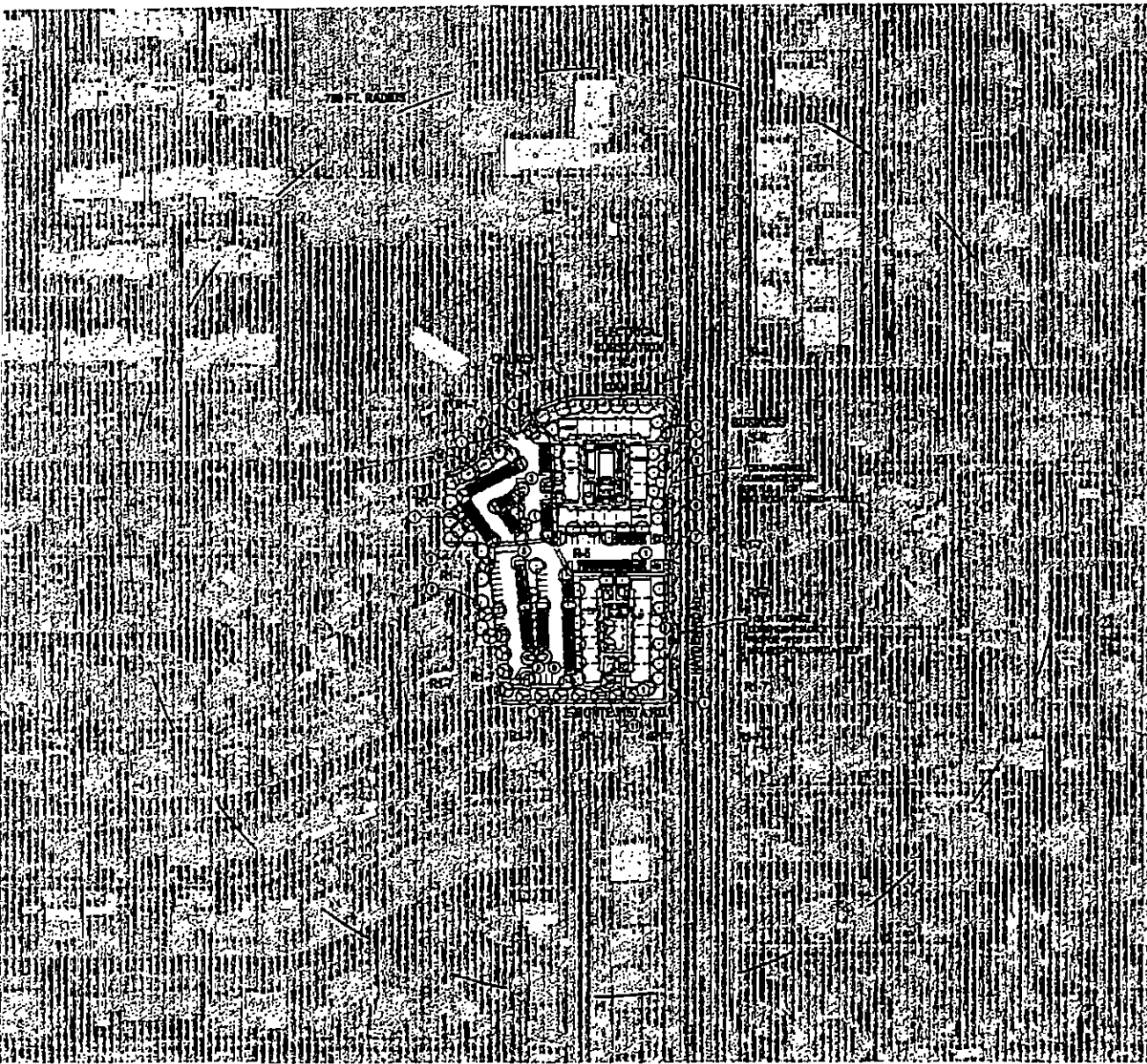
Hayden & Oak Corner

The mass is further divided through the introduction of vertical elements. These elements provide additional depth to the façade. These elements pierce the parapet line, to further break up the scale/

The south building courtyard opens to the street and provides a front door character to the neighborhood. Bougainvillea green screens and patterned CMU landscape elements are added to further breakdown the scale.

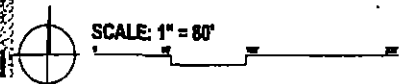


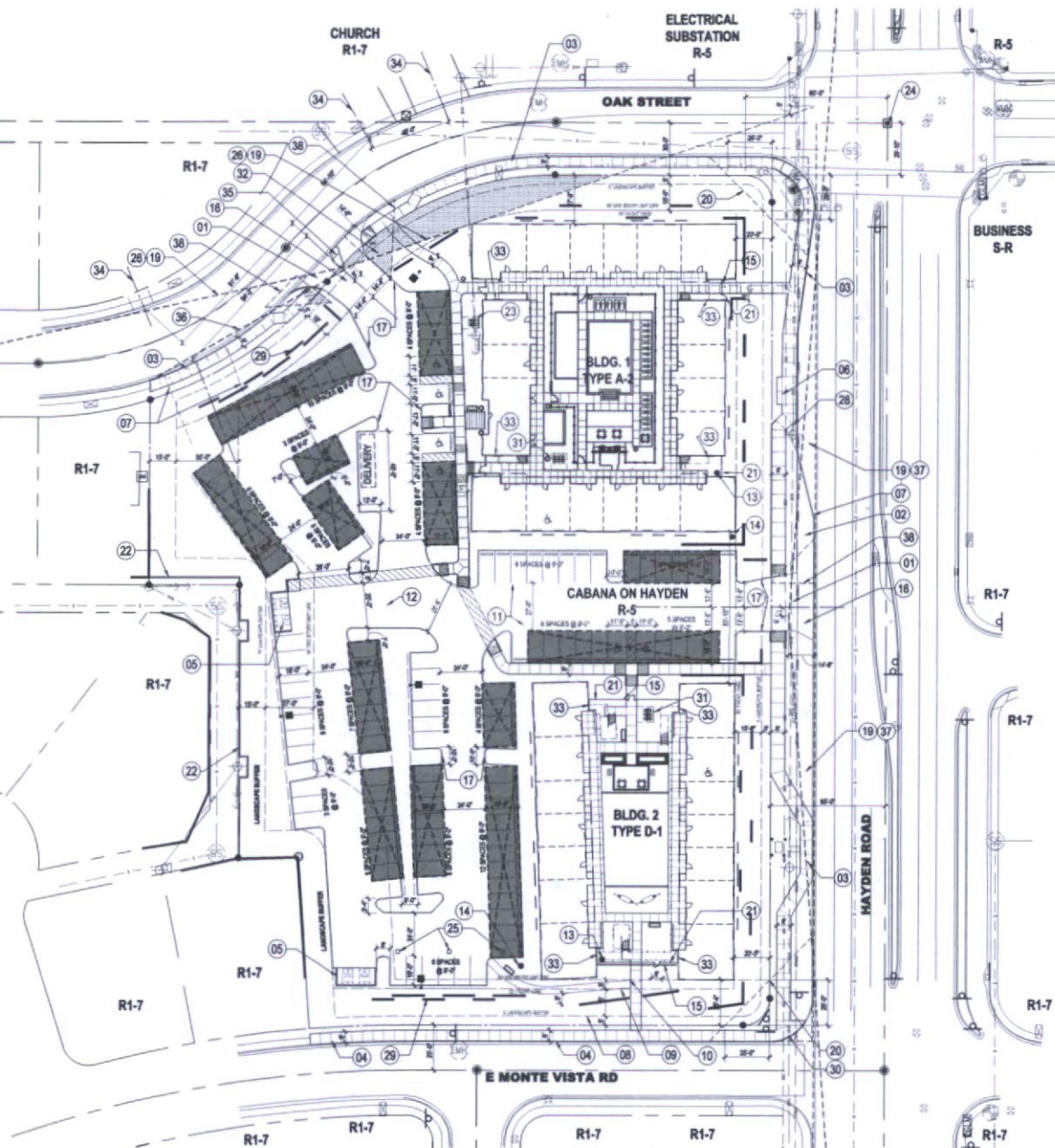
Monte Vista Street View



KEY NOTES

- 1. GENERAL
- 2. BOB STOP
- 3. LOADING ZONE
- 4. RECYCLING
- 5. TRUCK
- 6. CRACK/WOOD/LANE
- 7. CURB CUT
- 8. PAVEMENT
- 9. IMPERMEABLE CURB FENCE
- 10. 6' HIGH PERIMETER SCREEN WALL
- 11. 4' HIGH PATTERNO-COATED BORDER WALL





KEY NOTES

1. NEW DRIVEWAY AND SIDEWALK PER MAG226 DETAIL CL-1
2. EXTEND BUS DECELERATION LANE TO NEW DRIVEWAY
3. EXISTING CURBS AND GUTTER TO REMAIN. SIDEWALK TO INCREASE IN WIDTH (REFERENCE DRAWING FOR DIMENSION)
4. EXISTING ROLLED CURB AND GUTTER TO REMAIN. INCREASE SIDEWALK TO 8' WIDE
5. 4 CY DOUBLE REFUSE ENCLOSURE AND CONTAINMENT PER MAG 2147-1
6. EXISTING BUS STOP TO REMAIN
7. EXISTING DRIVEWAY ENTRANCE TO BE REMOVED AND REPLACED WITH CURB AND GUTTER AND SIDEWALK
8. 5' LANDSCAPE BUFFER
9. 30' BUILDING SETBACK
10. 30' ONE STORY BUILDING LIMIT LINE
11. FIRE TRUCK TURNING RADIUS (25' AND 40')
12. FIRE TRUCK BUCKET CLEARANCE (50' - NO OBSTRUCTIONS OVER 5' HIGH)
13. EXTERNAL FIRE RISER
14. REMOTE FDC
15. KNOX BOX
16. FIRE DEPARTMENT ACCESS AND RIGHT OF WAY
17. FIRE LANE
18. NEW REFUSE ENCLOSURES PER MAG DETAIL 2140-1
19. SIGHT VISIBILITY TRIANGLE (SVT) PURSUANT TO DS&PM FIGURE 5-3-20
20. RIGHT OF WAY CORNER TRIANGLE PURSUANT TO DS&PM FIGURE 5-3-27
21. SCREEN WALL
22. PERIMETER SITE WALL, UNDULATE WALL AROUND EXISTING ELECTRIC SERVICE POLES WITH 3' CLEARANCE
23. DOUBLE BICYCLE RACK IN CONFORMANCE WITH MAG 2285 CLEARANCES AND COS 2285
24. NEAREST MONUMENT LINE
25. 3 EXISTING GROUNDWATER INSPECTION POINTS
26. SIGHT VISIBILITY TRIANGLE (SVT) PURSUANT TO DS&PM APPENDIX 5-38 TWO LANE ROADWAY, DESIGN SPEED 25 MPH, PASSENGER CAR, LT TURN MOVEMENT = 20%
27. REMOVE VEGETATION FROM ALLEY AND ROUGH GRADE
28. 6" DIAMETER CONCRETE FILLED STEEL BOLLARD 3' FROM UTILITY POLE
29. 3' HIGH PARKING SCREEN PER LANDSCAPE PLAN
30. ADA CURB RAMP
31. QUAD BIKE RACK IN CONFORMANCE WITH MAG 3385 CLEARANCES AND COS 2285
32. SIGHT EASEMENTS (DOT HATCH) WILL BE DEDICATED PER DS&PM 5-3.123
33. SES AND METER LOCATION. THESE WILL BE SET SO THE BOXES ARE FLUSH WITH THE FACADE FINISH WITHIN FACADE BUMP OUT NICHES.
34. CENTERLINE OF EXISTING DRIVEWAY
35. ROLLED CURB RIGHT ONLY RAISED PAD
36. SIGHT VISIBILITY LINE UTILIZED FOR DESIGN
37. SIGHT VISIBILITY TRIANGLE (SVT) PURSUANT TO DS&PM APPENDIX 5-38 THREE LANE ROADWAY, DESIGN SPEED 45 MPH, PASSENGER CAR, LT TURN MOVEMENT = 54%
38. SIGHT VISIBILITY TRIANGLE (SVT) PURSUANT TO FIGURE 5-3.27

PROJECT INFORMATION

CABANA ON HAYDEN
2240 N. HAYDEN RD.
SCOTTSDALE, AZ 85257
PARCEL #131-10-151
CASE # 817-PA-2018

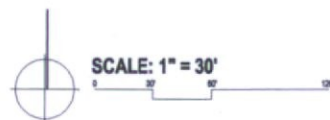
VICINITY MAP

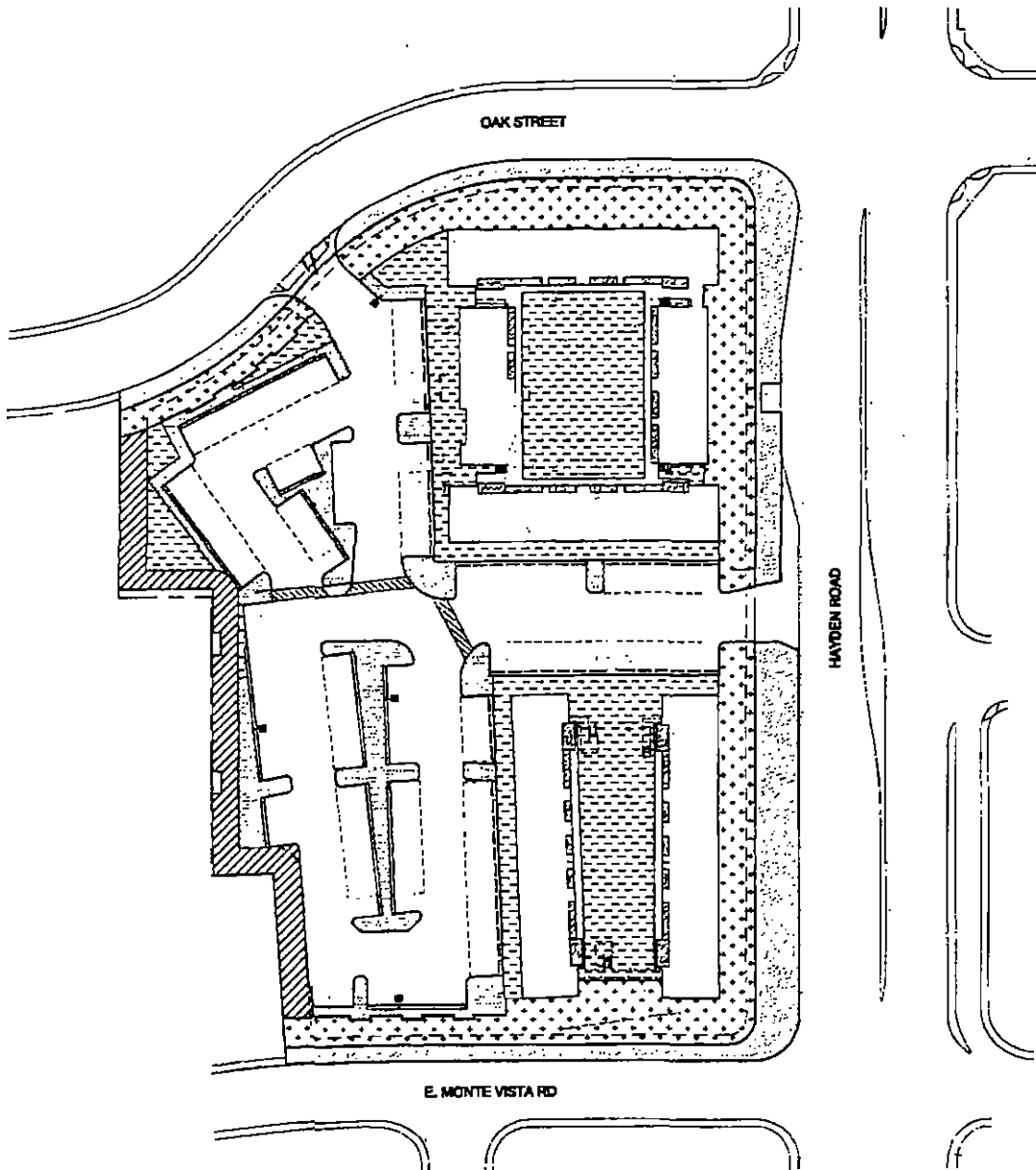


PROJECT DATA

GROSS LOT AREA:	194,354 SF (4.46) ACRES
NET LOT AREA:	138,823 SF (3.21) ACRES
PARCEL ZONING:	R-5
ADJACENT PARCEL ZONING:	NORTH - R1-7 & R-5 WEST - R1-7 SOUTH - R1-7
DENSITY:	PER 5.100A.D 4.48 ACRES X 20 DU = 89.25 UNITS 89 UNITS PROVIDED
UNIT MIX:	STUDIO 38 @ 468 SF 1 BEDROOM 31 @ 624 SF 2 BEDROOM 22 @ 628 SF
IBC 1107.8.2.1.1.2% OF THE UNITS ACCESSIBLE TYPE 'X'	88 X .02 = 2 UNITS
GROSS FLOOR AREA:	BUILDING 1 = 46,981 SF BUILDING 2 = 29,983 SF TOTAL = 76,964 SF
OPEN SPACE:	MINIMUM 31% OF NET LOT AREA MAINTAINED IN OPEN SPACE 138,823 SF / 2 = 21,873 SF FRONT YARD 48,649 SF OPEN SPACE PROVIDED
	MINIMUM 50% OF RORR OPEN SP MAINTAINED IN FRONT YARD 43,345 SF / 2 = 21,673 SF FRONT YARD 21,767 SF FRONT YARD PROVIDED
PARKING:	STUDIO 1.25 X 38 = 45 1 BEDROOM 1.30 X 31 = 41 2 BEDROOM 1.70 X 22 = 38 TOTAL REQD. 124 TOTAL PROVIDED 128
ADA PARKING:	ADA REQUIRED 5 @ 4% COS REQUIRED 8 @ 4% OF TOTAL PROVIDED 6
BIKE PARKING:	134 CARPARKS REQD / 10 = 13.4 BIKE PARKING TOTAL PROVIDED 16
DUMPSTERS:	CHAPTER 24 SRC, DS&PM TABLE 2 1 4CY CONTAINERS PER 20 UNITS 89 UNITS / 20 UNITS = 4.45 ENCLD 4.45 X 1 / 1WK X 4 CY = 17.8CY REQ 17.8CY / 4CY = 4 DUMPSTERS 4 SOLID WASTE
LOADING:	DS&PM 2-1.305.F 1 SPACE @ 1200' WITH 10' LONG

SCALE: 1" = 30'





CABANA ON HAYDEN

PROJECT INFORMATION
 GROSS LOT AREA: 10,308 SF (0.24 ACRES)
 NET LOT AREA: 8,030 SF (0.18 ACRES)
 PARKING LOT AREA: 4,287 SF (0.10 ACRES)

OPEN SPACE REQUIRED: 4,286 SF (51% OF NET LOT AREA)
 OPEN SPACE PROVIDED: 4,286 SF

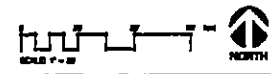
- FRONT YARD OPEN OF REQUIRED OPEN SPACE: 2,143 SF
- FRONT YARD PROVIDED: 2,147 SF
- INTERIOR OPEN SPACE: 2,143 SF
- SUPPLEMENTED SF

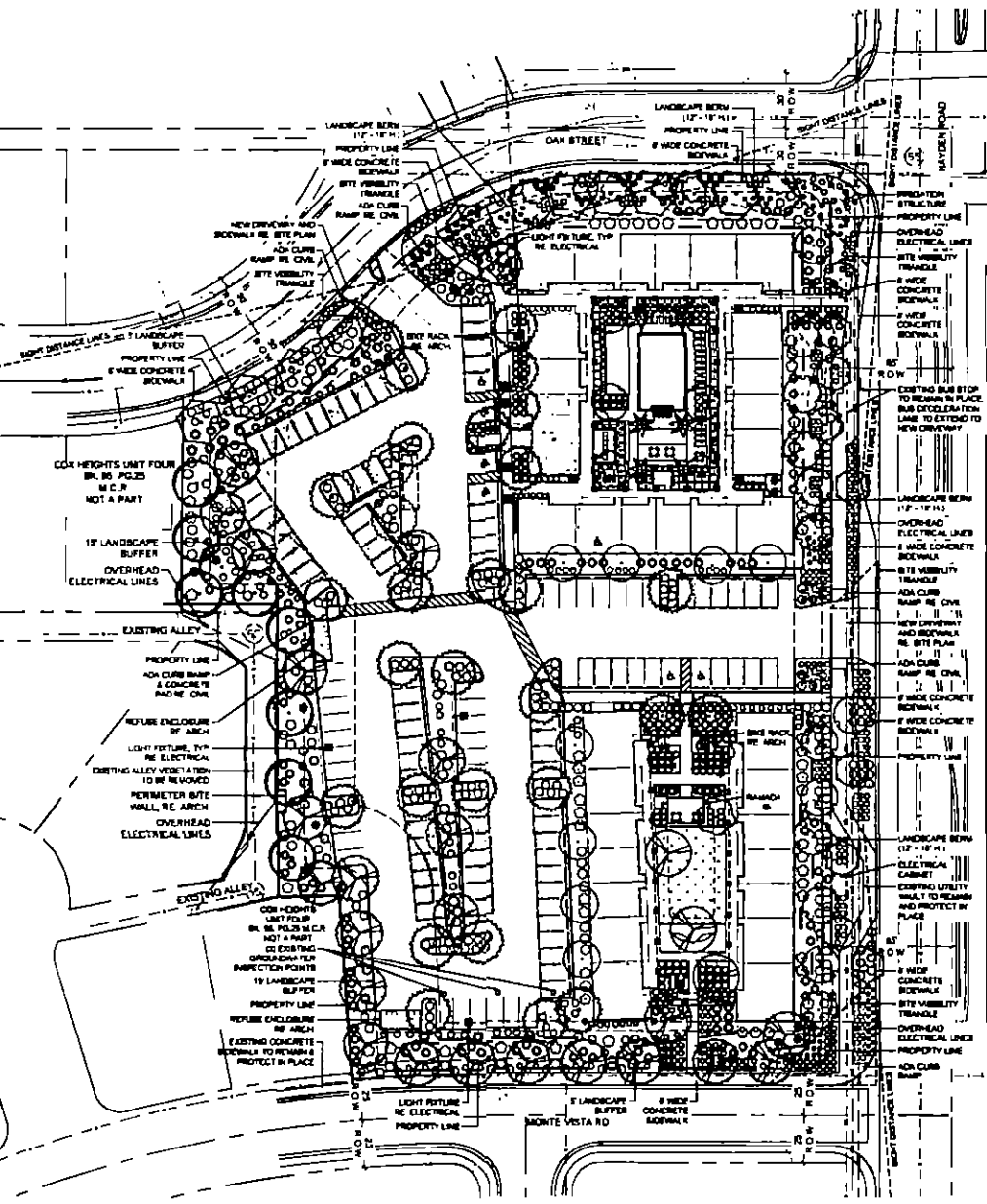
PARKING LOT LANDSCAPE REQUIRED (25% OF TOTAL PARKING LOT AREA): 1,072 SF
 PARKING LOT LANDSCAPE PROVIDED: 1,072 SF

NET OF NET LANDSCAPE AREA: 1,427 SF

LANDSCAPE ZONES	
SYMBOL	DESCRIPTION
[Dotted Pattern]	FRONT YARD AREA
[Cross-hatched Pattern]	FRONT YARD LANDSCAPE AREA
[Diagonal Lines]	INTERIOR OPEN SPACE
[Horizontal Lines]	BUFFER
[Stippled Pattern]	PARKING LOT LANDSCAPE AREA
[Wavy Lines]	PRIVATE OPEN SPACE

PRIVATE OUTDOOR LIVING SPACE				
PROVIDED TYPE	REQUIRED 12% NET FLOOR	PROVIDED 12% NET FLOOR	REQUIRED 25% 2ND FLOOR	PROVIDED 25% 2ND FLOOR
DECK	71 SF	81 SF	71 SF	81 SF
PORCH	81 SF	81 SF	81 SF	81 SF
UMB	81 SF	81 SF	81 SF	81 SF





PLANT SCHEDULE

SYM	DESCRIPTION	QTY
1	1.5" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
2	2" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
3	3" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
4	4" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
5	5" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
6	6" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
7	7" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
8	8" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
9	9" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
10	10" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
11	11" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
12	12" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
13	13" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
14	14" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
15	15" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
16	16" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
17	17" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
18	18" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
19	19" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
20	20" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
21	21" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
22	22" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
23	23" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
24	24" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
25	25" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
26	26" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
27	27" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
28	28" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
29	29" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
30	30" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
31	31" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
32	32" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
33	33" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
34	34" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
35	35" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
36	36" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
37	37" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
38	38" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
39	39" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
40	40" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
41	41" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
42	42" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
43	43" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
44	44" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
45	45" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
46	46" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
47	47" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
48	48" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
49	49" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"
50	50" CAL. P. 1/2" DBL. BELL	2 CAL. 40' 00" 00"

CITY OF SCOTTSDALE PLANTING NOTES

- AREAS OF DECOMPOSED GRANTE (IF YOUR IN A CLOS AREA) BELIEVE THE DECOMPOSED GRANTE AND PUT DECKED SURFACE SOILS WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF 1/2" IN ANY ONE DIRECTION MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPER) REVIEW BOARD AN ORDINANCE REQUIREMENTS OF THE PROVIDED TREES SHALL BE MATURE TREES PLANTING TO THE SCOTTSDALE'S ZONING ORDINANCE ARTICLE 3 SECTION 10.0 AS DEFINED BY THE CITY OF SCOTTSDALE'S ORDINANCE ARTICLE 3 SECTION 10.0
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4 INCHES SHALL BE OBTAIN UTILIZING THE SMALLEST DIAMETER OF THE TRUNK BRANCHES ABOVE THINNET GRANT ADJACENT TO THE TRUNK'S CALIPER SIZE. FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJ THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT IF ABOVE THE LOCATION THAT THE TR ORIGINATES. OR IF ABOVE FINISHED GRADE IN ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE 50 FT DISTANCE FRINGES IS TO BE CLEAR OF LANDSCAPING SOILS OR OTHER VISIBL OBSTRUCTIONS WITH A HEIGHT BEING AT 1.5 FEET TREES WITHIN THE 50 FT FRINGE SHALL HAVE A TRUNK AND A CANOPY THAT BEING AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED NEAREST STREET LANE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS ANY AL OF THE APPROVED DESIGN (ADDITIONAL PILL, BOUNDERS ETC) SHALL REQUIRE ADDITIONAL FINAL PLANS ST- AND APPROVAL.
- ALL RIGHTS OF WAY ADJACENT TO THE PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPE PRIOR TO THE ESTABLISHMENT OF WATER SERVICE. NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNU DEMAND OF TEN (10) ACRE FEET OR MORE SHALL SUBMIT A CONFORMANCE PLAN CONFORMANCE WITH SECTIONS 10-01 THROUGH 10-04 OF THE CITY CODE TO THE CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO THE MAINTAIN AREA SPECIFIED IN SECTIONS 10-04 THROUGH 10-04 OF THE CITY SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING APPROVED WITH THE SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND HOLD A AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
- THE LANDSCAPE SPECIFICATION (REVISIONS) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART CITY OF SCOTTSDALE APPROVAL.
- ALL SOILS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING INCLUDING BARRIQUAD PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN. WHEN DESTROYED DANGERED OR EXPOSED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND AND PRIOR TO THE ISSUANCE OF THE CONTRACT OF OCCUPANCY (LETTER OF ACCEPTANCE TO THE STATE-NET INSPECTION SERVICES STAFF).
- ALL REVEGETATED AREAS SHALL BE MAINTAINED FOR 3 YEARS AT THE END OF 3 YEARS THE IRRIGATION SYSTEM REVEGETATED WAYS SHALL BE PERMANENTLY DISCONTINUED.
- NO FERTILIZER SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACES, WOODS AREAS.
- PROVIDE THE NATURAL AREA OPEN SPACES (MATS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PRIOR PLANS.

NATURAL AREA OPEN SPACE (MAT) PLANT LIMITS OF CONSTRUCTION (LOC) SHALL BE IDENTIFIED IN THE PLAN.

- NO BUILDING GRADING OR CONSTRUCTION ACTIVITY SHALL ENTER INTO AREAS DESIGNATED AS OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION DEVELOPE.
- ALL WOODS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO AND DURING CONSTRUCTION BY THE FOLLOWING METHOD:
 - A REGISTERED LAND SURVEYOR SHALL STAKE ALL WOODS AND LOC DISTURBANCE BASED ON THE = THREE (3) FOOT FALL STEEL RIGID OR CITY OF SCOTTSDALE INSPECTION SERVICES APPRO BARBAR SHALL BE SET ALONG THE WOODS AND LOC AND CONNECTED WITH GROUND RIMMED BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
 - ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT WITHIN TWO FEET OF THE WOODS AND LOC LINE SHALL BE FENCED WITH WIRE FENCE PREVENT DAMAGE.
 - THE CONTRACTOR SHALL MAINTAIN THE STAKING, FENCING AND FENCED CONTACT DURING THE OF THE CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL REMOVE STAKING, FENCING AND FENCED AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION.

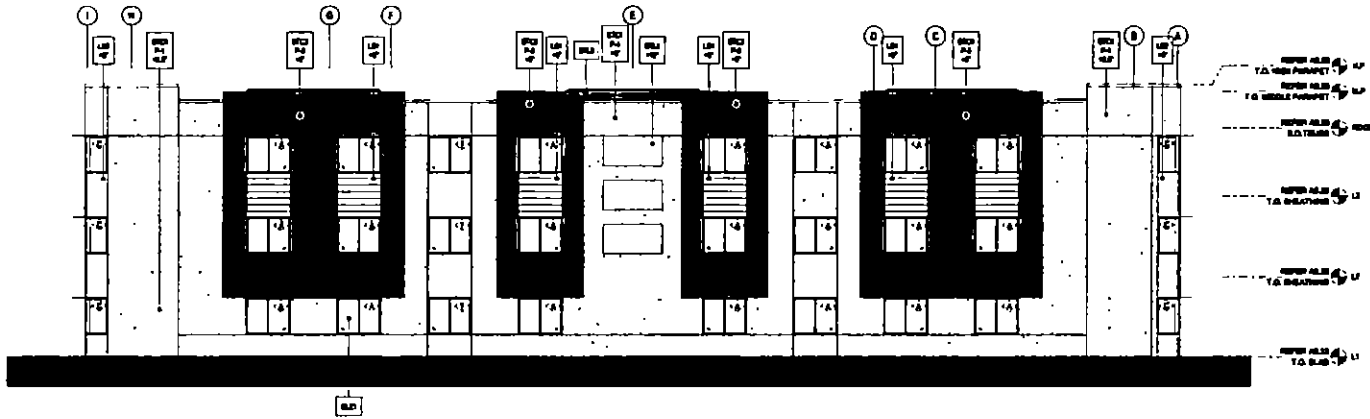
DEVELOPMENT SUMMARY TABLE

ITEM	VALUE
GROSS LOT AREA	134,704 SF
NET LOT AREA	130,823 SF
REQUIRED OPEN SPACE	43,345 SF
OPEN SPACE PROVIDED	48,885 SF
LANDSCAPE AREA ON SITE	48,885 SF
LANDSCAPE AREA ON FRONT OF WAY	14,827 SF
PARKING LOT LANDSCAPING REQUIRED	7,105 SF
PARKING LOT LANDSCAPING PROVIDED	8,822 SF

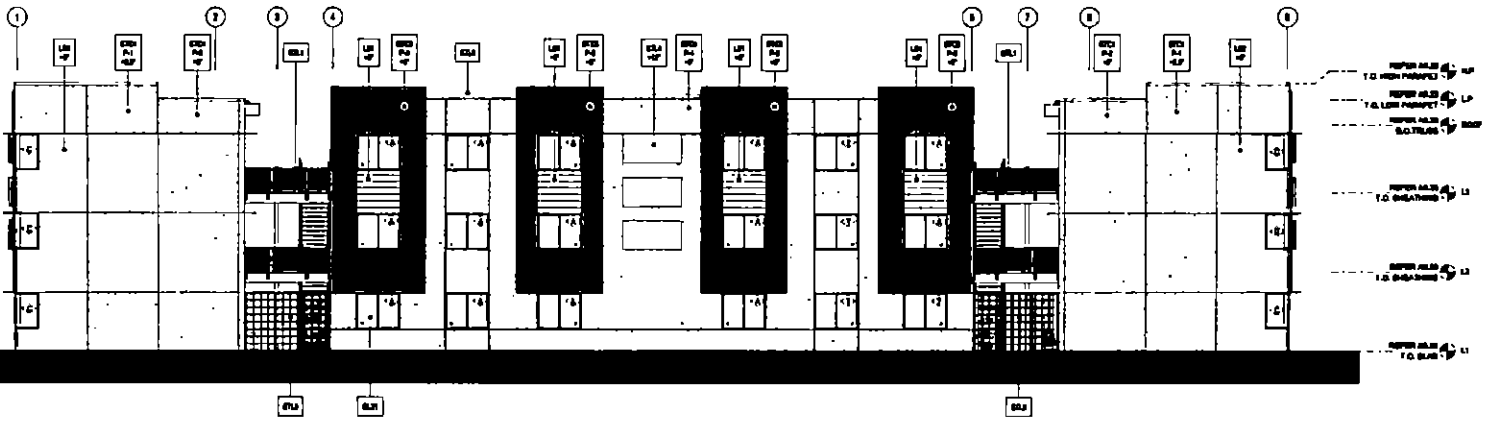
NOTE: SECTION 5.0.0 OF THE ZONING ORDINANCE 70% OF TREES SHALL BE MATURE, AS DEFINED IN ARTICLE 5.0.0 OF THE ZONING ORDINANCE. MATURE = 1" SINGLE TRUNK AND/OR 1.5" ALL-TREE TRUNKS.

TOTAL TREES ON SITE: 120
70% MATURE, 30% REQUIRED (AS PROVIDED)





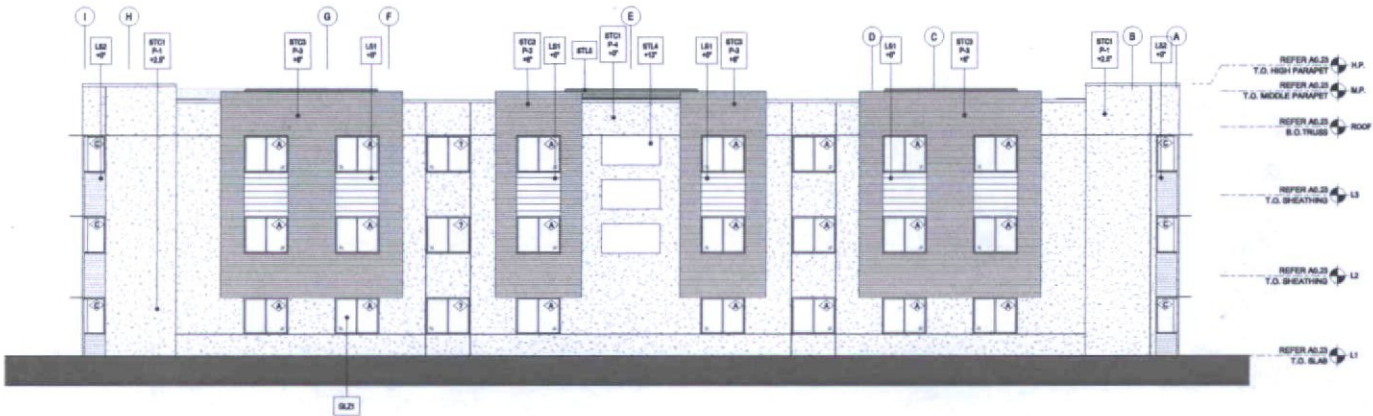
ELEVATION - BLOCK 63 - FRONT



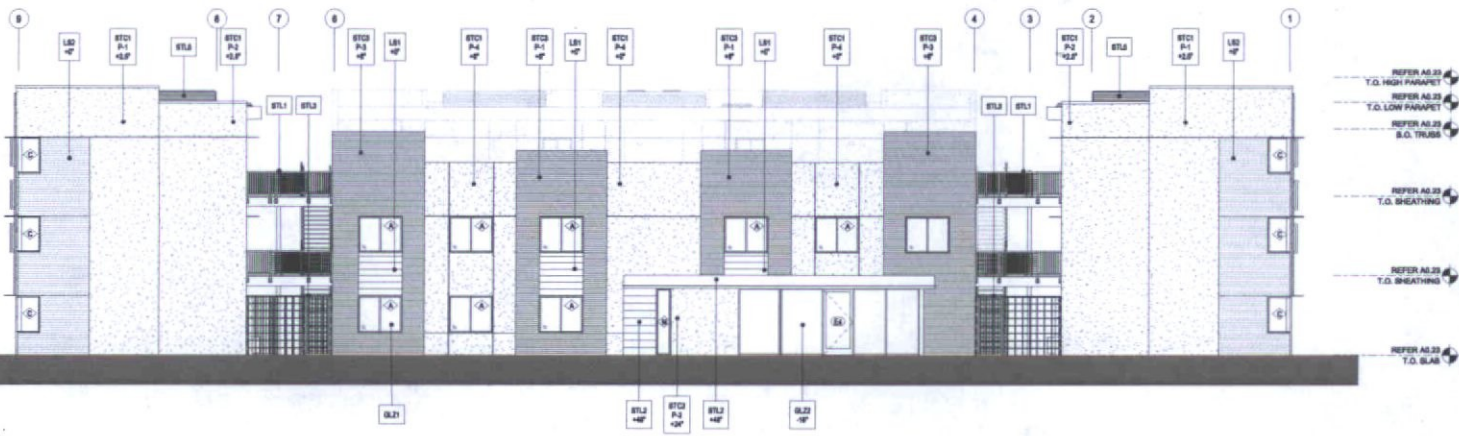
ELEVATION - BLOCK 43 - FRONT

- MATERIAL SCHEDULE**
- SP1: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP2: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP3: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP4: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP5: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP6: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP7: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP8: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP9: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP10: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP11: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP12: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP13: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP14: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP15: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP16: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP17: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP18: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP19: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - SP20: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
- PAINT SCHEDULE**
- PA1: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA2: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA3: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA4: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA5: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA6: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA7: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA8: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA9: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA10: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA11: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA12: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA13: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA14: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA15: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA16: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA17: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA18: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA19: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN
 - PA20: EXTERIOR WALLS, CONCRETE FINISH OR STUCCO AS SHOWN

SCALE: 1" = 8'



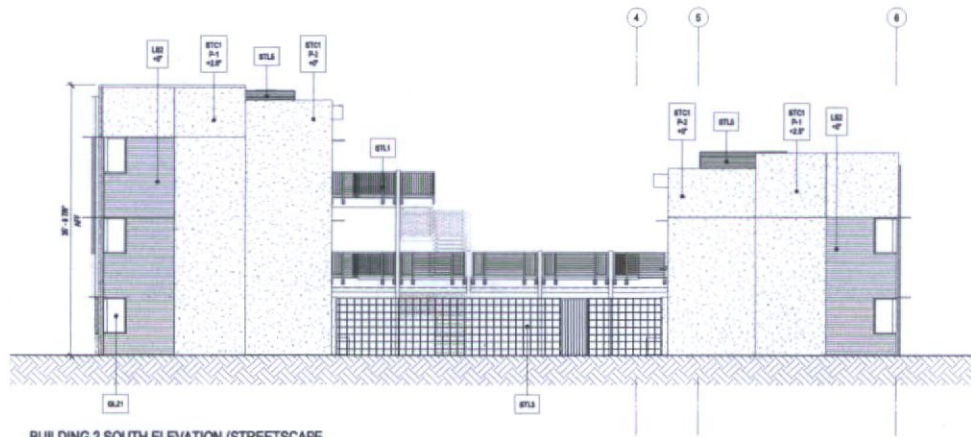
2 ELEVATION - BLOCK 6/3 - FRONT
37.28 1/8" = 1'-0"



ELEVATION - BLOCK A/3 - FRONT
37.28 1/8" = 1'-0"

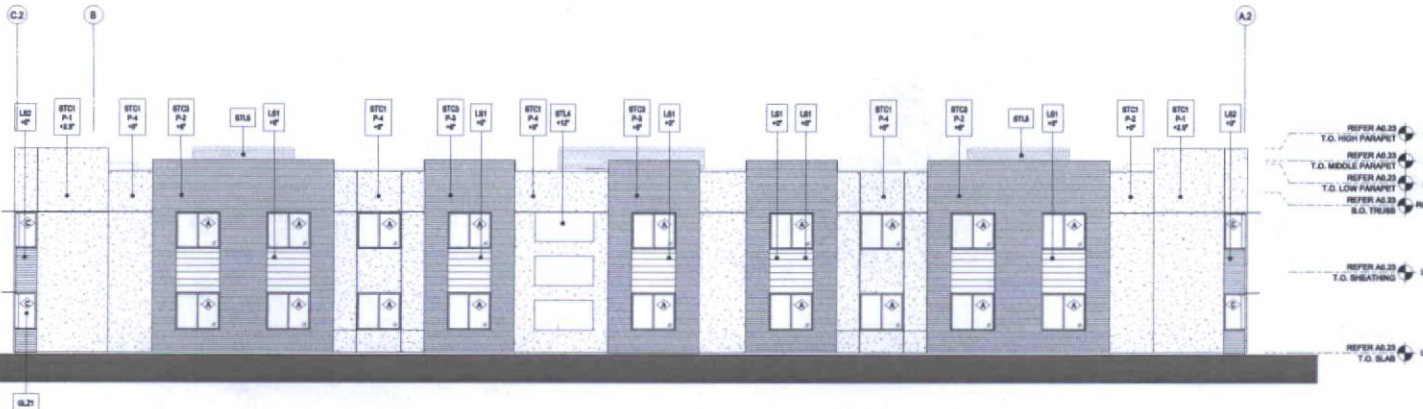
- MATERIAL SCHEDULE**
- BTCL : STUCCO, EMPLOYED FINISH W/ REVEALS AS SHOWN
 - BTCD : STUCCO, SMOOTH FINISH W/ REVEALS AS SHOWN
 - BTCE : STUCCO, HORIZ. BRICKS W/ REVEALS AS SHOWN
 - LB1 : HORIZONTAL REVEAL, ALLURA LAF REVEAL, SMOOTH, 18" - 24" EXPOSURE
 - LB2 : HORIZONTAL REVEAL, ALLURA LAF REVEAL, TEXTURED, 4" EXPOSURE
 - SL21 : UNITIZED SOLID WINDOW SYSTEM, WHITE FRAME
 - SL22 : SETPOINT WINDOW SYSTEM, CLEAR ANODIZED ALUMINUM FRAME
 - STL1 : STEEL, PAINTED
 - STL2 : FLAT BRASS GALVALUME PANEL
 - STL3 : HEAVY METAL GALVALUME PANEL
 - STL4 : PATTERNED STEEL PLATE ON FRAME
 - STL5 : METAL MECHANICAL SCREEN GALVALUME
- PAINT SCHEDULE**
- P-1 : "FLOR BRUSH" BRUSHED WILLOW, SW 6273
 - P-2 : "TRACOCK FLUSH" BRUSHED WILLOW, SW 6523
 - P-3 : "ELLE GRAY" BRUSHED WILLOW, SW 7003
 - P-4 : "SIFT OF BRUSH" BRUSHED WILLOW, SW 7003

SCALE: 1" = 8'
0 10 20 40



BUILDING 2 SOUTH ELEVATION (STREETSCAPE ELEVATION)

1
37.38
1" = 1'-0"



ELEVATION - BLOCK 7/2 - FRONT

1" = 1'-0"

- REFER A&J3
T.O. HIGH FINAFRET HP
- REFER A&J3
T.O. MIDDLE FINAFRET MP
- REFER A&J3
T.O. LOW FINAFRET LP
- REFER A&J3
R.O. TRANS
- REFER A&J3
T.O. SHEATHING LI
- REFER A&J3
T.O. SLAB LI

MATERIAL SCHEDULE

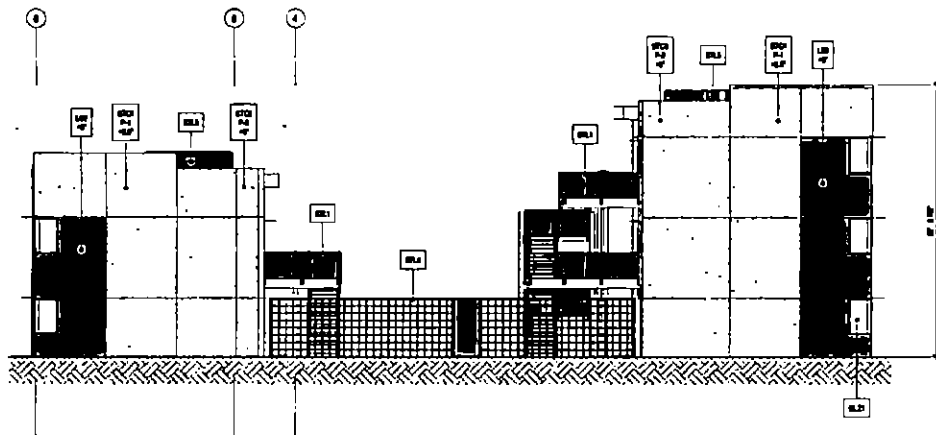
- STC1 : STUCCO, STIPPLED FINISH BY REVEALS AS SHOWN
- STC2 : STUCCO, SMOOTH FINISH BY REVEALS AS SHOWN
- STC3 : STUCCO, MOULD, BASED BY REVEALS AS SHOWN
- L&B : HORIZONTAL BOARD, ALUMINA L&P BOARD, SMOOTH, 3/4" - 1/4" EXPOSURE
- L&E : HORIZONTAL BOARD, ALUMINA L&P BOARD, TEXTURED, 1" EXPOSURE
- GL-2 : UNFINISHED INSULATED WINDOW SYSTEM, WHITE FRAME
- SL-2 : STORMDOOR FRAMEWORK SYSTEM, CLEAR ANODIZED ALUMINUM FRAME
- STL-1 : STEEL, PAINTED
- STL-2 : FLAT BEAM GALVALUME PANEL
- STL-3 : HEAVY NATURAL STEEL FENCE
- STL-4 : PATTERNOED STEEL PLATE ON FRAME
- STL-5 : METAL MECHANICAL SCREEN GALVALUME

PART SCHEDULE

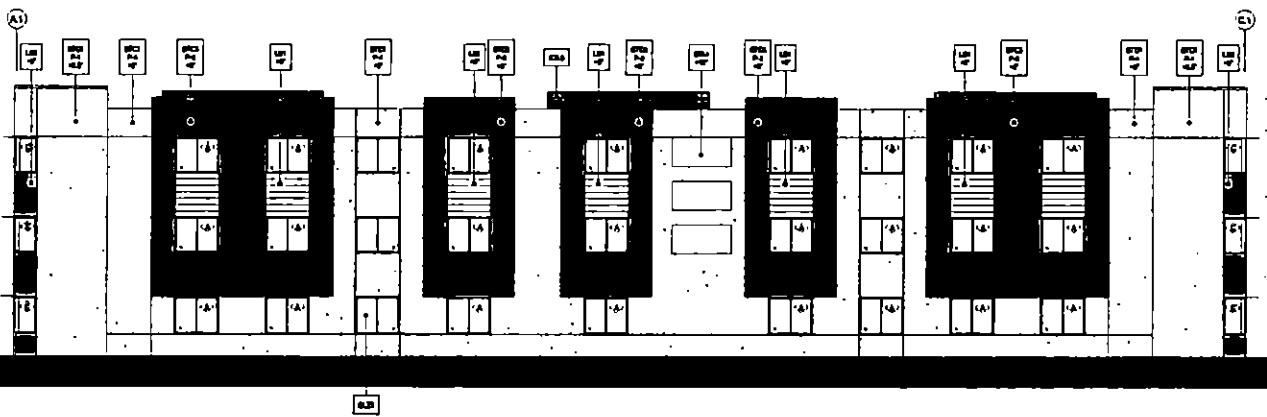
- P-1 : "PLANK SHIPWAY" SHERRIN WILKINS, 8/11 2012
- P-2 : "PRACOCKE P-1" SHERRIN WILKINS, 8/11 2012
- P-3 : "TULLE GRAY" SHERRIN WILKINS, 8/11 2012
- P-4 : "TUFFY OF MEY" SHERRIN WILKINS, 8/11 2012

SCALE: 1" = 8'





BUILDING 2 NORTH ELEVATION



ION - BLOCK 7/5 - FRONT

- REFER TO THE T.D. NORTH ELEVATION
- REFER TO THE T.D. NORTH ELEVATION
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- REFER TO THE T.D. NORTH ELEVATION

- MATERIAL SCHEDULE**
- SP1 : CERAMIC TILE
 - SP2 : CERAMIC TILE
 - SP3 : CERAMIC TILE
 - SP4 : CERAMIC TILE
 - SP5 : CERAMIC TILE
 - SP6 : CERAMIC TILE
 - SP7 : CERAMIC TILE
 - SP8 : CERAMIC TILE
 - SP9 : CERAMIC TILE
 - SP10 : CERAMIC TILE
 - SP11 : CERAMIC TILE
 - SP12 : CERAMIC TILE
 - SP13 : CERAMIC TILE
 - SP14 : CERAMIC TILE
 - SP15 : CERAMIC TILE
 - SP16 : CERAMIC TILE
 - SP17 : CERAMIC TILE
 - SP18 : CERAMIC TILE
 - SP19 : CERAMIC TILE
 - SP20 : CERAMIC TILE
 - SP21 : CERAMIC TILE
 - SP22 : CERAMIC TILE
 - SP23 : CERAMIC TILE
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 - SP42 : CERAMIC TILE
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 - SP46 : CERAMIC TILE
 - SP47 : CERAMIC TILE
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 - SP85 : CERAMIC TILE
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 - SP87 : CERAMIC TILE
 - SP88 : CERAMIC TILE
 - SP89 : CERAMIC TILE
 - SP90 : CERAMIC TILE
 - SP91 : CERAMIC TILE
 - SP92 : CERAMIC TILE
 - SP93 : CERAMIC TILE
 - SP94 : CERAMIC TILE
 - SP95 : CERAMIC TILE
 - SP96 : CERAMIC TILE
 - SP97 : CERAMIC TILE
 - SP98 : CERAMIC TILE
 - SP99 : CERAMIC TILE
 - SP100 : CERAMIC TILE
- PAINT SCHEDULE**
- PA1 : EXTERIOR WALLS
 - PA2 : INTERIOR WALLS
 - PA3 : CEILING
 - PA4 : FLOOR
 - PA5 : TRIM
 - PA6 : DOORS
 - PA7 : WINDOWS
 - PA8 : ROOF
 - PA9 : SIGN
 - PA10 : FURNITURE
 - PA11 : LIGHTING
 - PA12 : MECHANICAL
 - PA13 : ELECTRICAL
 - PA14 : PLUMBING
 - PA15 : HVAC
 - PA16 : ELEVATOR
 - PA17 : STAIRS
 - PA18 : CORE
 - PA19 : CORE
 - PA20 : CORE
 - PA21 : CORE
 - PA22 : CORE
 - PA23 : CORE
 - PA24 : CORE
 - PA25 : CORE
 - PA26 : CORE
 - PA27 : CORE
 - PA28 : CORE
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 - PA94 : CORE
 - PA95 : CORE
 - PA96 : CORE
 - PA97 : CORE
 - PA98 : CORE
 - PA99 : CORE
 - PA100 : CORE

SCALE: 1" = 8'



1 ELEVATION - BLOCK 6/3 - FRONT
37.1C



ELEVATION - BLOCK 4/3 - FRONT

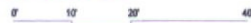
MATERIAL SCHEDULE

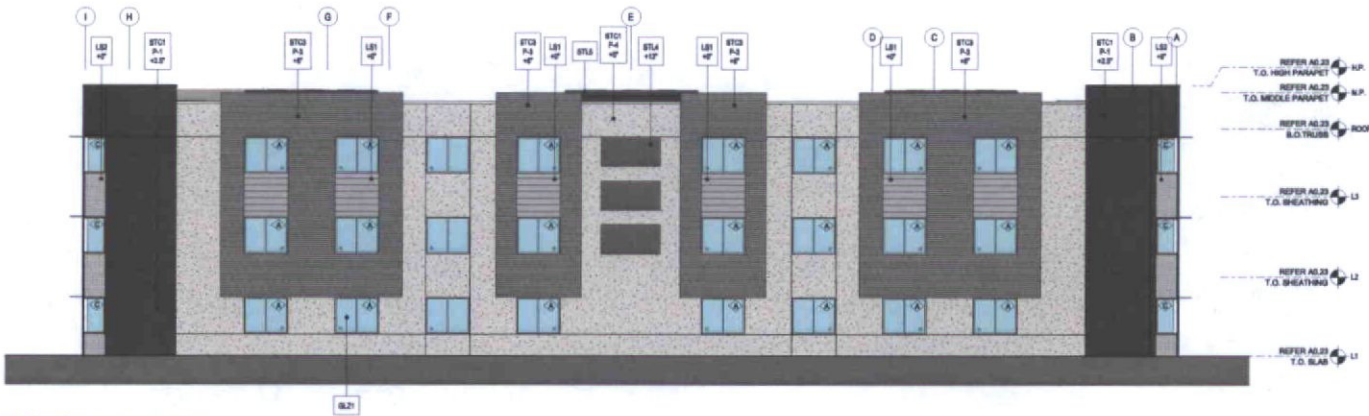
- STC1 - STUCCO, SUPPLIED FINISH BY REVEALS AS SHOWN
- STC2 - STUCCO, SMOOTH FINISH BY REVEALS AS SHOWN
- STC3 - STUCCO, HORSE HAIR BY REVEALS AS SHOWN
- STC4 - STUCCO, HORSE HAIR BY REVEALS AS SHOWN
- LBI - HORIZONTAL SERRA, ALLURA LAP SERRA, SMOOTH, 1/8" EXPOSURE
- LBO - HORIZONTAL SERRA, ALLURA LAP SERRA, TEXTURED, 1/8" EXPOSURE
- GL22 - UNIFICO INSULATED WINDOW SYSTEM, WHITE FRAME
- GL23 - STOREFRONT WINDOW SYSTEM, CLEAR ANODIZED ALUMINUM FRAME
- STL1 - STEEL, PAINTED
- STL2 - PLAT BEAR GALVALUME PANEL
- STL3 - USGAR GALVALUME, STEEL, TORSE
- STL4 - PATTERNED STEEL PLATE OR FRAME
- STL5 - METAL, REGORICAL, SERRA GALVALUME

PAINT SCHEDULE

- P4 - "FLOR BRUSH" SWARREN WILLIAMS, BY STC
- P3 - "TRACODY PLANT" SWARREN WILLIAMS, BY STC
- P2 - "SLEEK GRAY" SWARREN WILLIAMS, BY STC
- P1 - "TURTLE OF SWITZERLAND" WILLIAMS, BY STC

SCALE: 1" = 8'





ELEVATION - BLOCK 6/3 - FRONT

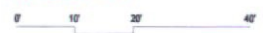
37.2C

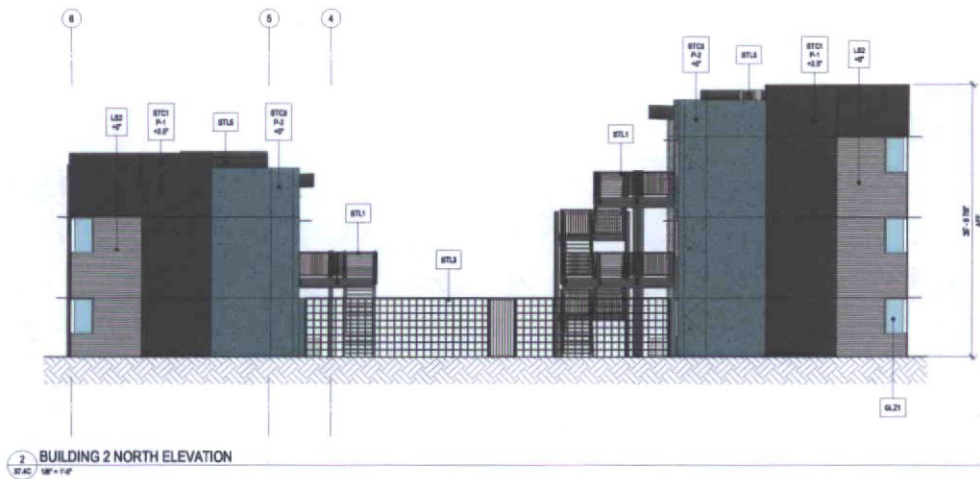


ELEVATION - BLOCK A/3 - FRONT

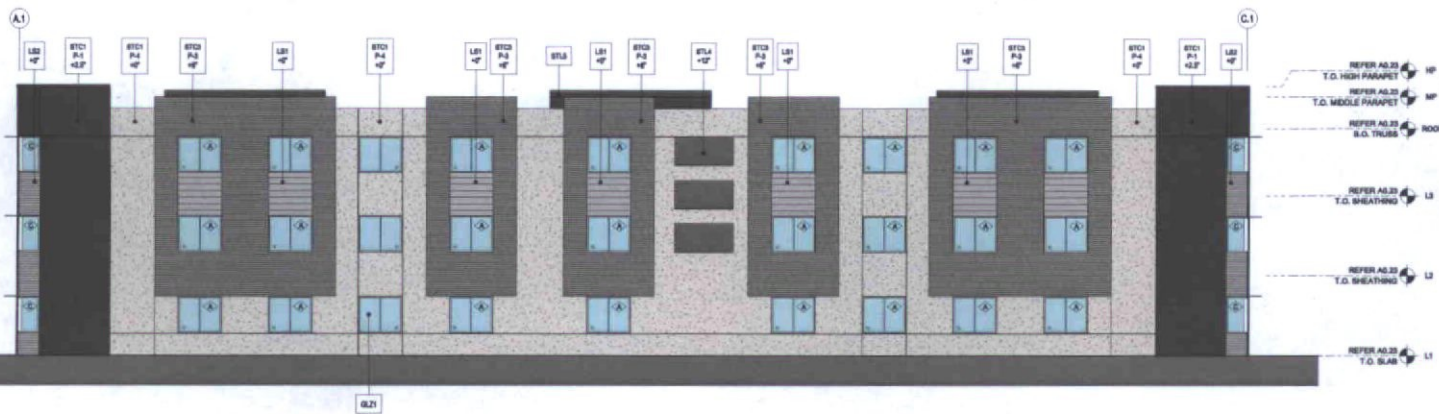
- REFER A6.23 T.O. HIGH PARAPET
 - REFER A6.23 T.O. MIDDLE PARAPET
 - REFER A6.23 S.G. TRUSS
 - REFER A6.23 T.O. SHEATHING
 - REFER A6.23 T.O. SHEATHING
 - REFER A6.23 T.O. SHEATHING
 - REFER A6.23 T.O. SLAB
- MATERIAL SCHEDULE**
- STC1 : STUCCO, SUPPLIED FINISH BY REVEALS AS SHOWN
 - STC2 : STUCCO, SMOOTH FINISH BY REVEALS AS SHOWN
 - STC3 : STUCCO, HORIZ. GROVED BY REVEALS AS SHOWN
 - LBI : HORIZONTAL BOARD, ALUMINA LAP BOARD, SMOOTH, 1/8" - 3/4" EXPOSURE
 - LSI : HORIZONTAL BOARD, ALUMINA LAP BOARD, TEXTURED, 1/8" EXPOSURE
 - SL2 : LIMITED-LED WINDOW SYSTEM, WHITE FRAME
 - SL3 : STORMFRONT WINDOW SYSTEM, CLEAR ANODIZED ALUMINUM FRAME
 - STL1 : STEEL, PAINTED
 - STL2 : PLAT BEAM GALVALUME PANEL
 - STL3 : SHIMB NATURAL STEEL PANEL
 - STL4 : PATTERNOED STEEL PLATE ON FRAME
 - STL5 : METAL MECHANICAL SCREEN GALVALUME
- PAINT SCHEDULE**
- P-1 : "FLOR BROWN" SHERWIN WILLIAMS, 80 E77
 - P-2 : "PRACOCK PLUM" SHERWIN WILLIAMS, 80 768
 - P-3 : "TILE GRAY" SHERWIN WILLIAMS, 80 769
 - P-4 : "TUFF OF BRICK" SHERWIN WILLIAMS, 80 778

SCALE: 1" = 8'





2 BUILDING 2 NORTH ELEVATION
37.4C 1/8" = 1'-0"



ELEVATION - BLOCK 7/3 - FRONT
1/8"

- MATERIAL SCHEDULE**
- STC1 : STUCCO, STIPPLED FINISH BY REVEALS AS SHOWN
 - STC2 : STUCCO, SMOOTH FINISH BY REVEALS AS SHOWN
 - STC3 : STUCCO, HONEY COMB BY REVEALS AS SHOWN
 - STL1 : HORIZONTAL BRIMS, ALLURA LAF BOARD, SMOOTH, 1/8" - 3/8" EXPOSURE
 - LBS : HORIZONTAL BRIMS, ALLURA LAF BOARD, TEXTURED, 1/8" EXPOSURE
 - BL21 : LIGHTSLED INSULATED WINDOW SYSTEM, WHITE FRAME
 - GL22 : STONEFRONT WINDOW SYSTEM, CLEAR ANODIZED ALUMINUM FRAME
 - STL1 : STUCCO, PAINTED
 - STL2 : FLAT BEAM GALVALUME PANEL
 - STL3 : ROUGH NATURAL STEEL FENCE
 - STL4 : PATTERNSHED STUCCO PLATE ON FRAME
 - STL5 : METAL MECHANICAL ROUGH GALVALUME
- PART SCHEDULE**
- P-1 : "FLOR BRUSH" SHERRIN WILLIAMS, 90 672
 - P-2 : "TRACOCK FLAME" SHERRIN WILLIAMS, 99 809
 - P-3 : "ELITE GRAY" SHERRIN WILLIAMS, 99 700
 - P-4 : "TOMPT OF MET" SHERRIN WILLIAMS, 99 676

SCALE: 1" = 8'



NORTHEAST CORNER VIEW: HAYDEN RD. & OAK ST.
BUILDING 1

CABANA ON HAYDEN
PROJECT #18123

GREENLIGHT COMMUNITIES

PERSPECTIVES

39.1

COS #817-PA-2018
4TH DR APPLICATION
29 AUGUST 2019

Dig Studio WORKSBURE

0 1" 2" S

ATTACHMENT 10

2-DR-2019
8/29/2019



SOUTH VIEW: MONTE VISTA STREET
BUILDING 2

CABANA ON HAYDEN
PROJECT #18123

GREENLIGHT COMMUNITIES

PERSPECTIVES

39.2

COS #817-PA-2018
4TH DR APPLICATION
29 AUGUST 2019

Dig Studio WORKSBURE
0 1' 2'

2-DR-2019
8/29/2019



NORTHWEST CORNER VIEW: FROM OAK STREET
BUILDING 1



WEST VIEW: FROM PARKING AREA
BUILDING 1



EAST VIEW OF MAIN ENTRY: HAYDEN ROAD
BUILDING 1 & 2



EAST VIEW: HAYDEN ROAD
BUILDING 2



NORTH VIEW: OAK STREET
BUILDING 1



WEST VIEW: FROM PARKING AREA
BUILDING 2



SOUTH VIEW: FROM PARKING AREA
BUILDING 1



BUILDING 1: COURTYARD VIEW



BUILDING 2: CABANA VIEW



BUILDING 1: PATIO VIEW



BUILDING 2: COURTYARD VIEW



SOUTH ELEVATION BUILDING 2



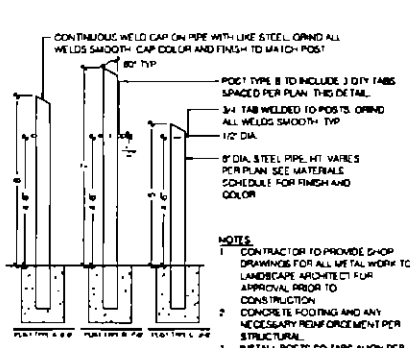
EAST ELEVATION BUILDING 2



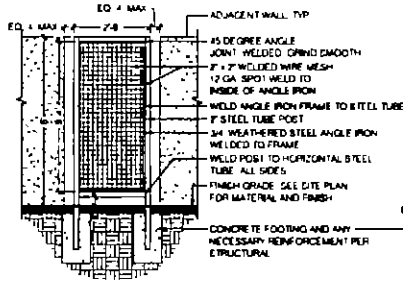
NORTH ELEVATION BUILDING 1



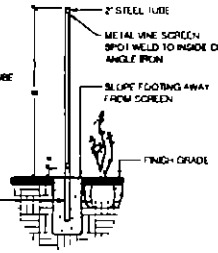
EAST ELEVATION BUILDING 1



1 HAMMDCK POSTS

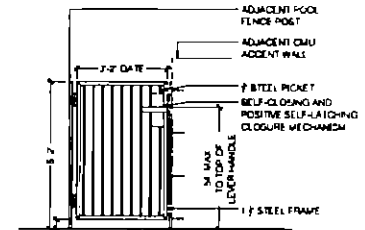


2 FREESTANDING METAL VINE SCREEN



NOTES:

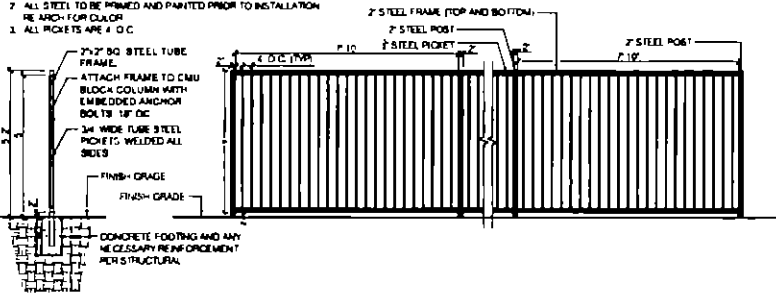
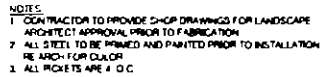
- SEE MATERIALS SCHEDULE FOR COLOR AND FINISH.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNERS REPRESENTATIVE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL METAL WORK TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.



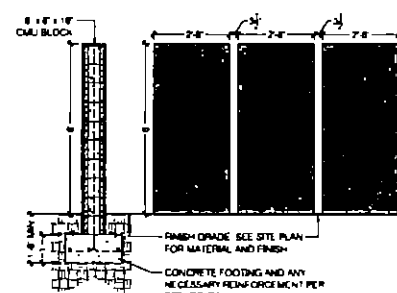
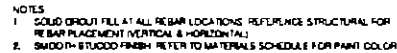
NOTES:

- ALL ACCESS DOORS TO HAVE LEVER HANDLES WITH ADA COMPLIANT RANGE. 34" MAX HT. FOR LEVER HANDLES.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

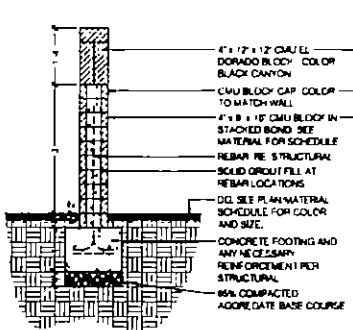
3 POOL GATE



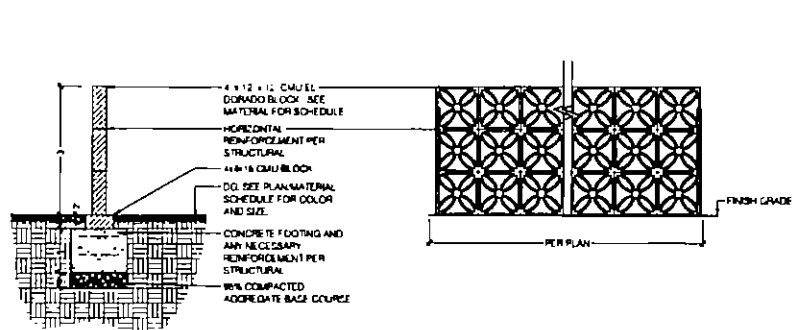
4 POOL FENCE



5 8' HT CMU/STUCCO ACCENT WALL



6 3' HT CMU BLOCK SCREEN WALL, TYPES 1 & 2



7 3' HT CMU BREEZE WALL



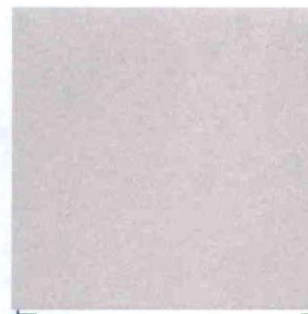
"PLUM BROWN", SHERWIN-WILLIAMS, SW 6272



P-2 "PEACOCK PLUME", SHERWIN-WILLIAMS, SW 0020



P-3 "ELLIE GRAY", SHERWIN-WILLIAMS, SW 7650



P-4 "DRIFT OF MIST", SHERWIN-WILLIAMS, SW 9166



PPG COLORMAX BARK



PPG COLORMAX GRANITE PEAK



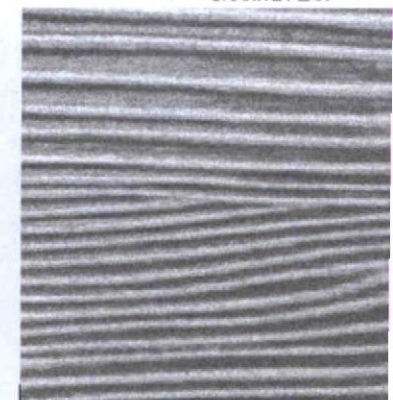
STUCCO: HORIZONTAL RAKED TEXTURE WITH REVEALS AS SHOWN (UNCOLORED)



1.2 STUCCO: STIPPLED FINISH TEXTURE WITH REVEALS AS SHOWN (UNCOLORED)



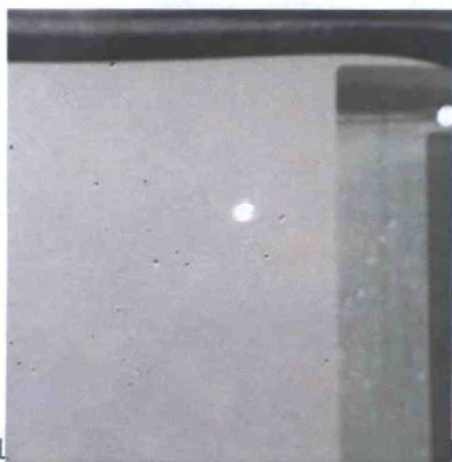
1.3 SIDING: ALLURA LAP SIDING 10 3/4" EXPOSURE SMOOTH (RAW SAMPLE - FACTORY COLOR BARK)



1.4 SIDING: ALLURA LAP SIDING 4" EXPOSURE TEXTURED (RAW SAMPLE - FACTORY COLOR GRANITE PEAK)



HAYDEN RD. STREETSCAPE ELEVATION



G-1 GLASS: CARDINAL LOW-E 366; REFLECTIVITY: 11%



3.1 'ADOBE' WHITE VINYL WINDOW FRAME



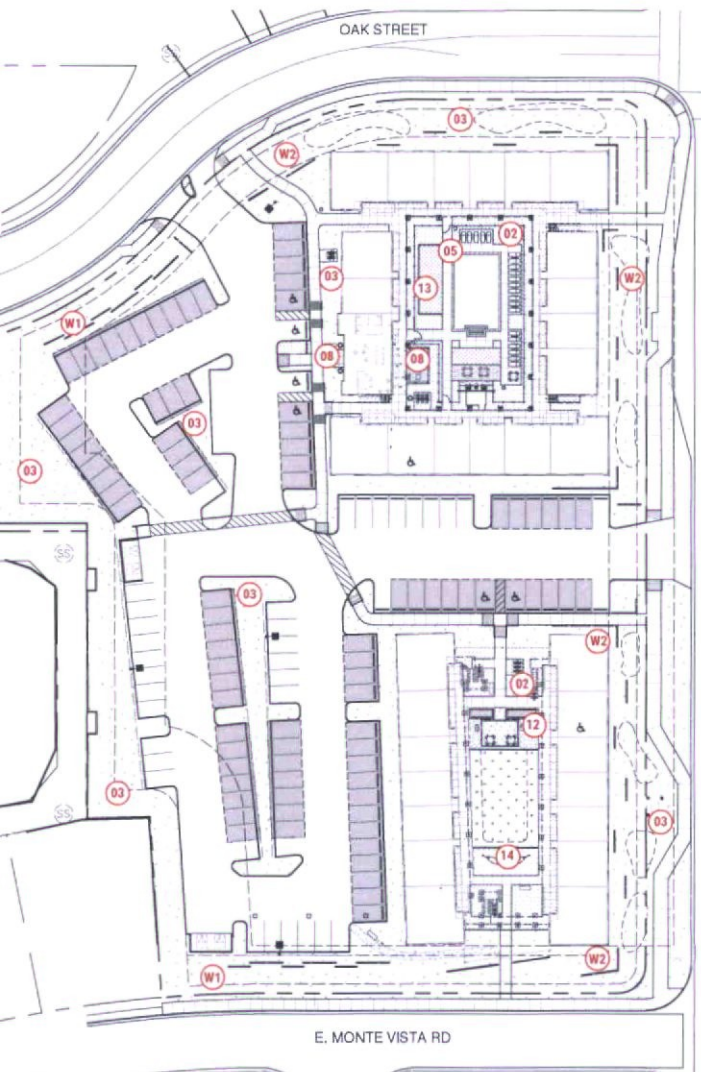
3.2 ANODIZED ALUMINUM STOREFRONT



6.1 NATURAL STEEL



5.2 PREFINISHED GALVALUME



'1-02' Decomposed Granite:
Supplier: Granite Express
Color: 3/4" Screened Express Brown



'1-03' Desert Pavement:
Supplier: Granite Express
Color: Express Natural Brown



'1-06 / 1-07' Pool Deck:
Manufacturer: Mortex
Product: 'Keystone Kool Deck' **Color:** Sand



'1-08' Concrete Pavers:
Manufacturer: Ackerstone
Product: 'Palazzo' **Color:** 'Color Blend'



'1-12 Recycled Concrete Paving:
Manufacturer: Reused (From Site Demo)
Color: 'Grey'



'1-13' Synthetic Turf:
Manufacturer: SynLawn
Product: 'Play Premium'



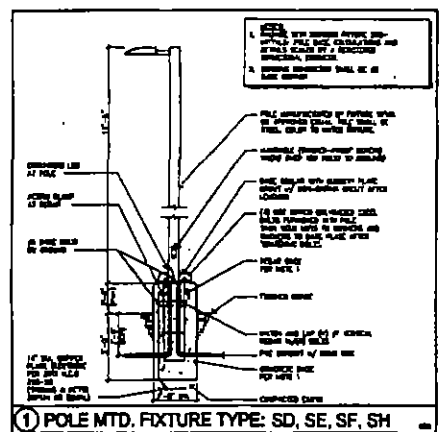
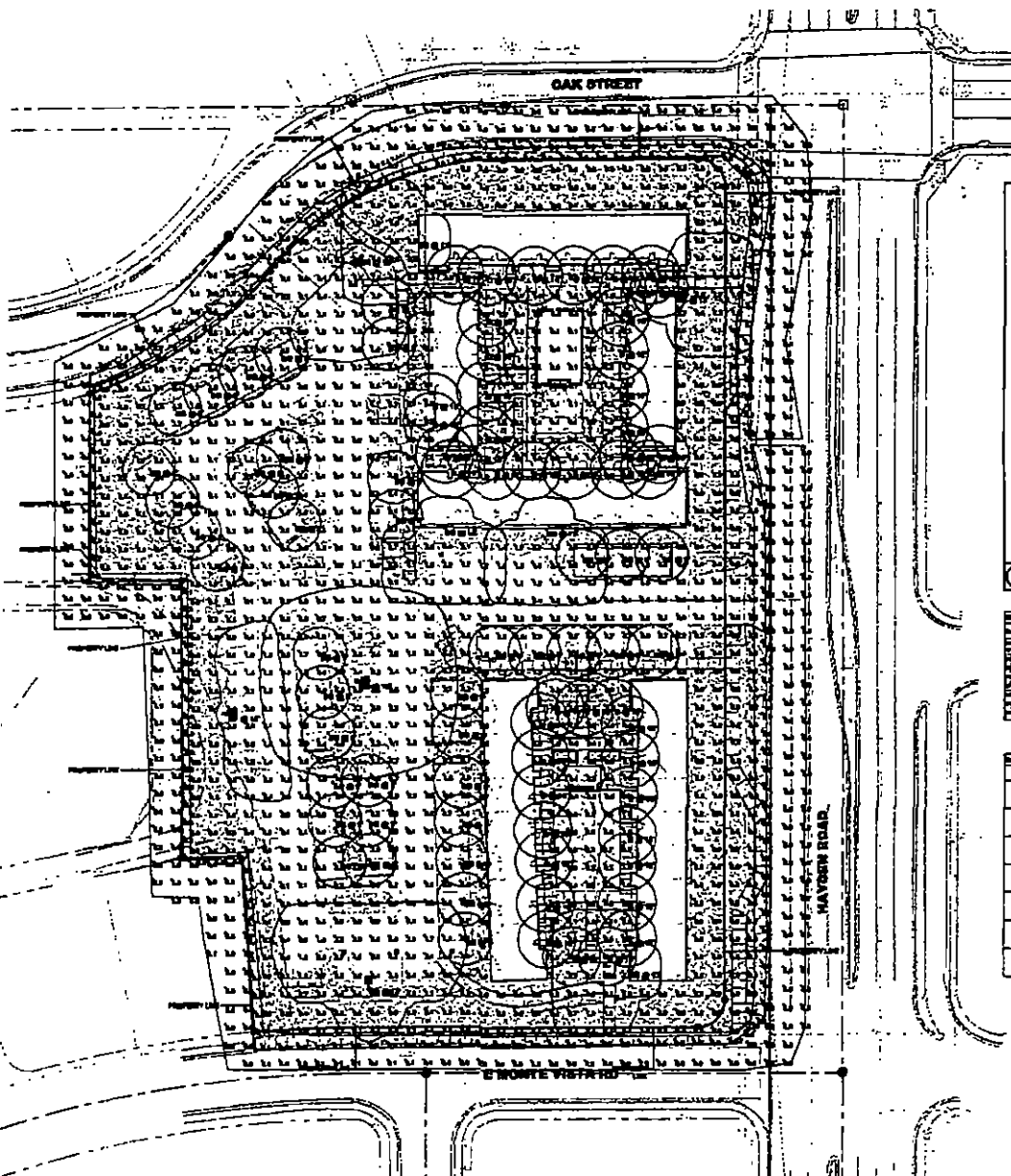
'1-14' Engineered Wood Fibar Mulch:
Manufacturer: Fibar
Color: 'Natural'



'W1' Screen Wall Block:
Manufacturer: Superlite Block
Product: 'Precision' **Color:** 'Black Canyon'



'W2' BREEZE WALL
Manufacturer: Superlite Block
Product: EL DORADO **Color:** NATURAL GREY



Item	Quantity	Description
1	1	POLE MOUNTED LIGHT FIXTURE
2	1	LUMINAIRE
3	1	ARM
4	1	FLANGE
5	1	NUT
6	1	WASHER
7	1	GASKET
8	1	CONCRETE BASE
9	1	CONCRETE CURB
10	1	CONCRETE PAD
11	1	CONCRETE CURB
12	1	CONCRETE PAD
13	1	CONCRETE CURB
14	1	CONCRETE PAD
15	1	CONCRETE CURB
16	1	CONCRETE PAD
17	1	CONCRETE CURB
18	1	CONCRETE PAD
19	1	CONCRETE CURB
20	1	CONCRETE PAD

Item	Quantity	Description	Unit	Notes
1	1	POLE MOUNTED LIGHT FIXTURE	EA	
2	1	LUMINAIRE	EA	
3	1	ARM	EA	
4	1	FLANGE	EA	
5	1	NUT	EA	
6	1	WASHER	EA	
7	1	GASKET	EA	
8	1	CONCRETE BASE	EA	
9	1	CONCRETE CURB	EA	
10	1	CONCRETE PAD	EA	
11	1	CONCRETE CURB	EA	
12	1	CONCRETE PAD	EA	
13	1	CONCRETE CURB	EA	
14	1	CONCRETE PAD	EA	
15	1	CONCRETE CURB	EA	
16	1	CONCRETE PAD	EA	
17	1	CONCRETE CURB	EA	
18	1	CONCRETE PAD	EA	
19	1	CONCRETE CURB	EA	
20	1	CONCRETE PAD	EA	



AL
 ALL CHANGES, REVISIONS, AND NOTES INDICATED ON THIS DRAWING ARE THE PROPERTY OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS DRAWING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS DRAWING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS DRAWING.

ABANA ON HAYDEN
 PROJECT #18123

GREENLIGHT COMMUNITIES

HORIZONTAL ILLUMINANCE ON SITE

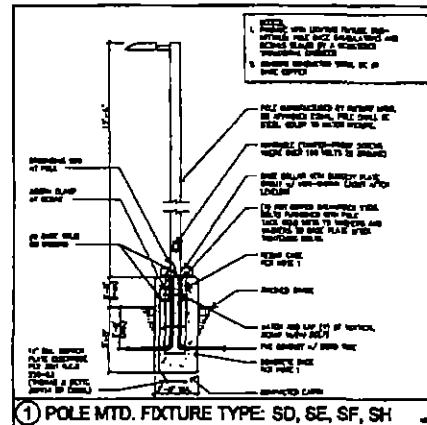
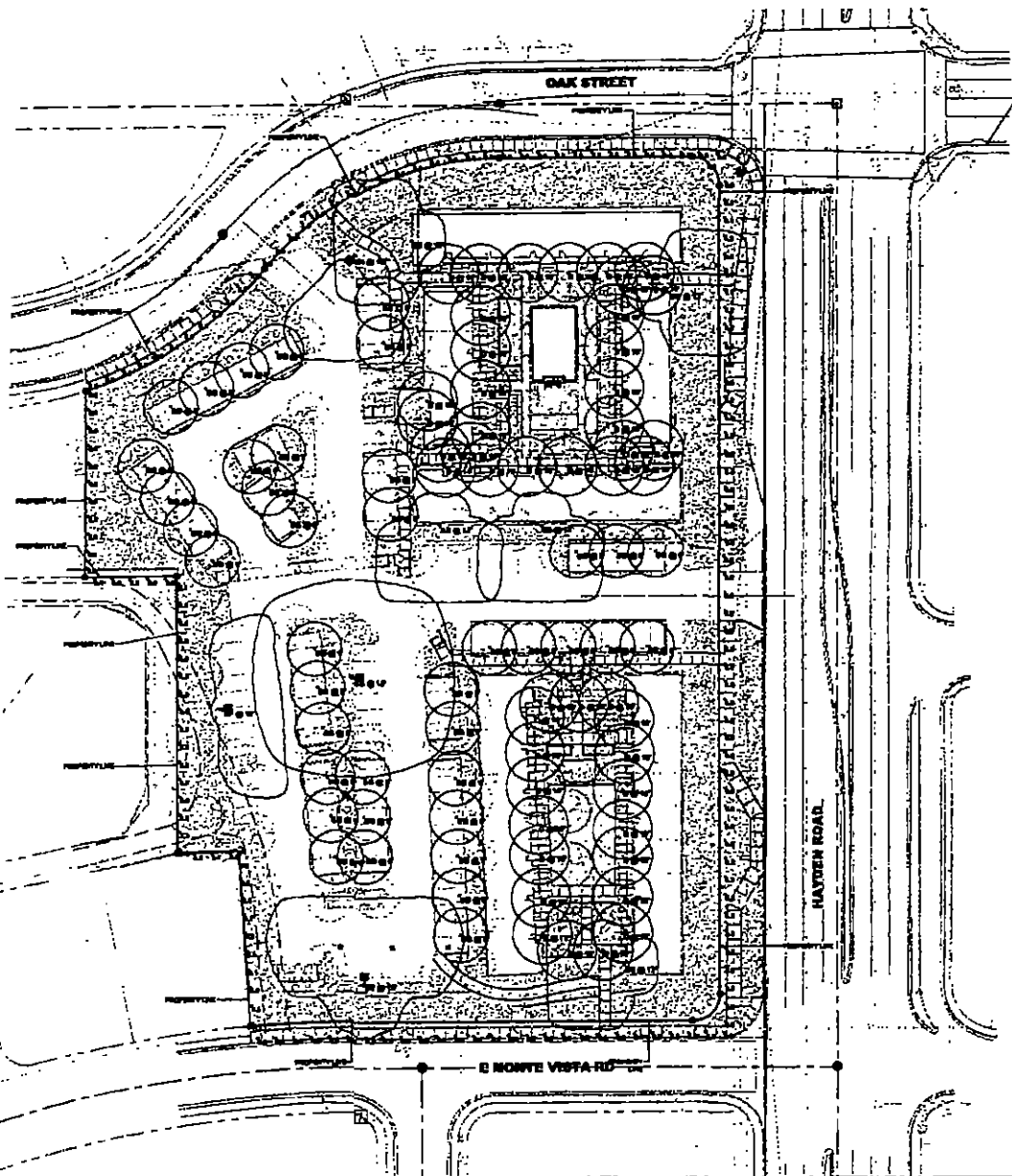
47.1

COS #817-PA-2018
 3RD DR. APPLICATION
 18 JUNE 2019

WORKSBURE/
 SHEET 9

ATTACHMENT 14

2-DR-2019
 6/20/19



Fixture Type	Quantity	Notes
SD	1	
SE	1	
SF	1	
SH	1	

Fixture Type	Quantity	Notes	Notes	Notes	Notes	Notes
SD	1	Standard Floodlight	Standard Floodlight	Standard Floodlight	Standard Floodlight	Standard Floodlight
SE	1	Standard Floodlight	Standard Floodlight	Standard Floodlight	Standard Floodlight	Standard Floodlight
SF	1	Standard Floodlight	Standard Floodlight	Standard Floodlight	Standard Floodlight	Standard Floodlight
SH	1	Standard Floodlight	Standard Floodlight	Standard Floodlight	Standard Floodlight	Standard Floodlight



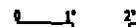
ABANA ON HAYDEN
PROJECT #13123

GREENLIGHT COMMUNITIES

VERTICAL LIGHT TRESPASS AT PERIMETER

47.2

COS #817-PA-2018
3RD ON APPLICATION
18 JUNE 2019



WORKSBUREAU

SHEET 24

2-DR-2019
6/20/19

HALO

Product Description: High performance, long life, energy efficient lighting solution. Features include: 100% mercury free, 100% lead free, 100% recyclable. Available in 2' x 4' and 4' x 8' sizes. Output up to 100W. Color rendering index (CRI) of 90+.

Model	HALO-100W
Output	100W
Life	50,000 hrs

McGraw-Edison

Product Description: High performance, long life, energy efficient lighting solution. Features include: 100% mercury free, 100% lead free, 100% recyclable. Available in 2' x 4' and 4' x 8' sizes. Output up to 100W. Color rendering index (CRI) of 90+.

Model	ME-100W
Output	100W
Life	50,000 hrs

McGraw-Edison

Product Description: High performance, long life, energy efficient lighting solution. Features include: 100% mercury free, 100% lead free, 100% recyclable. Available in 2' x 4' and 4' x 8' sizes. Output up to 100W. Color rendering index (CRI) of 90+.

Model	ME-100W
Output	100W
Life	50,000 hrs

OSRAM GALLON WALL

Product Description: High performance, long life, energy efficient lighting solution. Features include: 100% mercury free, 100% lead free, 100% recyclable. Available in 2' x 4' and 4' x 8' sizes. Output up to 100W. Color rendering index (CRI) of 90+.

Model	OSRAM-GW
Output	100W
Life	50,000 hrs

McGraw-Edison

Product Description: High performance, long life, energy efficient lighting solution. Features include: 100% mercury free, 100% lead free, 100% recyclable. Available in 2' x 4' and 4' x 8' sizes. Output up to 100W. Color rendering index (CRI) of 90+.

Model	ME-100W
Output	100W
Life	50,000 hrs

OSRAM GALLON LED

Product Description: High performance, long life, energy efficient lighting solution. Features include: 100% mercury free, 100% lead free, 100% recyclable. Available in 2' x 4' and 4' x 8' sizes. Output up to 100W. Color rendering index (CRI) of 90+.

Model	OSRAM-GLD
Output	100W
Life	50,000 hrs

Halo Commercial

Product Description: High performance, long life, energy efficient lighting solution. Features include: 100% mercury free, 100% lead free, 100% recyclable. Available in 2' x 4' and 4' x 8' sizes. Output up to 100W. Color rendering index (CRI) of 90+.

Model	HALO-COM
Output	100W
Life	50,000 hrs

OSRAM GALLON LED

Product Description: High performance, long life, energy efficient lighting solution. Features include: 100% mercury free, 100% lead free, 100% recyclable. Available in 2' x 4' and 4' x 8' sizes. Output up to 100W. Color rendering index (CRI) of 90+.

Model	OSRAM-GLD
Output	100W
Life	50,000 hrs

ABANA ON HAYDEN GREENLIGHT COMMUNITIES

PHOTOMETRIC CUT SHEETS
48

CUS #817-PA-2018
3RD DR APPLICATION
18 JUNE 2019

WORKSBUREAU SHEET 5C

ATTACHMENT 15

2-DR-2019
6/20/19



Professional Engineer
18 JUN 2019
18 JUN 2019

City Notifications – Mailing List Selection Map



Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Twitter
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
January 14, 2019

Map Legend:



Site Boundary



Properties within 750-foot

Postcards: 355

2-DR-2019

Berry, Melissa

Subject:

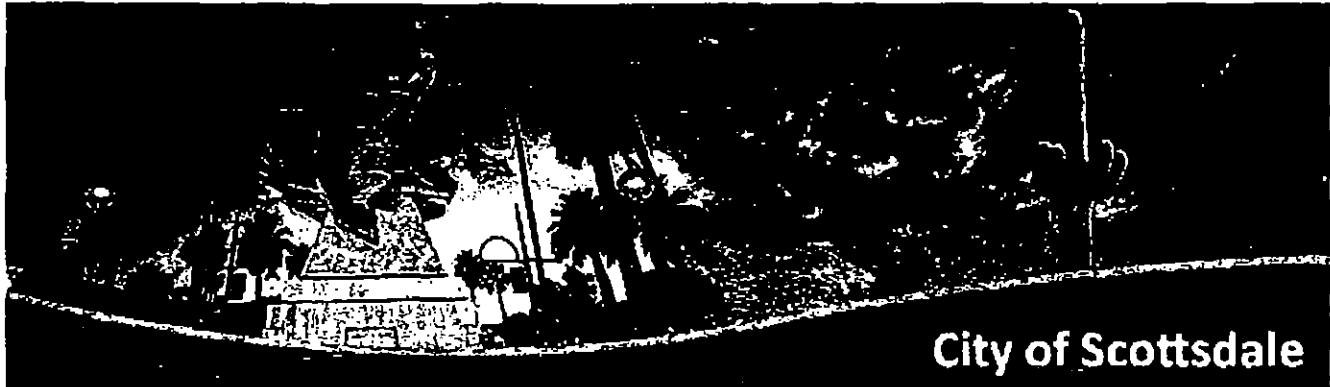
RE: Cabana on Haden - Case # 2-DR-2019

From: mahaskins1@hotmail.com <mahaskins1@hotmail.com>

Sent: Friday, January 18, 2019 5:15 PM

To: Perone, Steve <SPerone@Scottsdaleaz.gov>

Subject: Cabana on Haden - Case # 2-DR-2019



How many stories tall will these buildings be? Will they be apartments or condos? What is the target demographic? When is the building expected to start and to be completed? How much parking will be provided, on site, for each unit? -- sent by Marjorie C Haskins (case# 2-DR-2019)



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Berry, Melissa

From: Perone, Steve
Sent: Tuesday, January 22, 2019 8:38 AM
To: Berry, Melissa
Subject: FW: Case #2-DR-2019 Cabanas on Hayden

And another

From: phxrising6@yahoo.com <phxrising6@yahoo.com>
Sent: Friday, January 18, 2019 9:06 PM
To: Perone, Steve <SPerone@Scottsdaleaz.gov>
Subject: Case #2-DR-2019 Cabanas on Hayden



Will there be a meeting for the home owners of the area to attend to voice how we feel about an apartment complex so close to the existing residential neighborhood which will in turn affect traffic flow on Monte Vista Rd and Oak Street, the decrease in property value to home owners, and other negative factors that come with having an apartment complex so close to a residential neighborhood. Thank you. -- sent by Cindy J. Hunsicker (case# 2-DR-2019)

Berry, Melissa

From: Perone, Steve
Sent: Tuesday, January 22, 2019 8:38 AM
To: Berry, Melissa
Subject: FW: 2-DR-2019 Cabana on Hayden

And another

From: phil-marthah@cox.net <phil-marthah@cox.net>
Sent: Saturday, January 19, 2019 9:07 AM
To: Perone, Steve <SPerone@Scottsdaleaz.gov>
Subject: 2-DR-2019 Cabana on Hayden



Cabana: a cabin, hut, or shelter, especially one at a beach or swimming pool. Sounds lovely. More apartments in the neighborhood. Monte Vista Rd and Oak St are small streets that allow only one car to pass if cars are parked on the street. Bicyclist, joggers, walkers frequent Oak St headed to and from Eldorado Park already weave in and out of traffic. Please reconsider "multiple-family residential" development as we know are apartments with frequent turnover, to single family homes. -- sent by Martha Hershkowitz (case# 2-DR-2019)

Barnes, Jeff

From: Castro, Lorraine
Sent: Tuesday, January 22, 2019 8:58 AM
To: Barnes, Jeff
Subject: FW: Cabana on Hayden - URGENT

—Original Message—

From: Sarah Allen <sballen02@gmail.com>
Sent: Saturday, January 19, 2019 1:44 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Cabana on Hayden - URGENT

To whom it concerns,

Please provide information on any forums in which we can oppose the building the "Cabana on Hayden." This construction would financially devastate my family, which just grew by one. This construction would block the view of Camelback from our house and completely take away the value which we are relying on for our future investments. There are plenty of barely filled apartment complexes in the area and I speak for everyone in the neighborhood when I say this construction is completely unnecessary. This construction is the last thing this neighborhood needs right now. It's time to think of the people that live here in Scottsdale and not money.

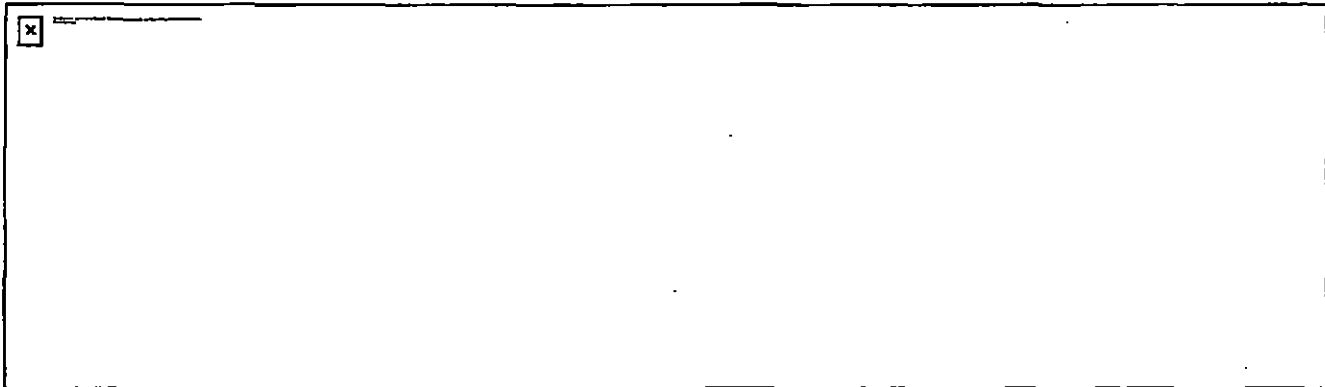
If it is unlikely to be blocked, please provide a detailed construction timeline, including projected start dates, so we can make difficult decisions based on solid facts. I will follow up shortly if I do not receive a response.

Thank you,

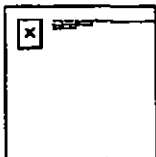
Sarah

Perone, Steve

From: t3flow@gmail.com
Sent: Wednesday, January 30, 2019 1:50 PM
To: Perone, Steve
Subject: 2-dr-2019



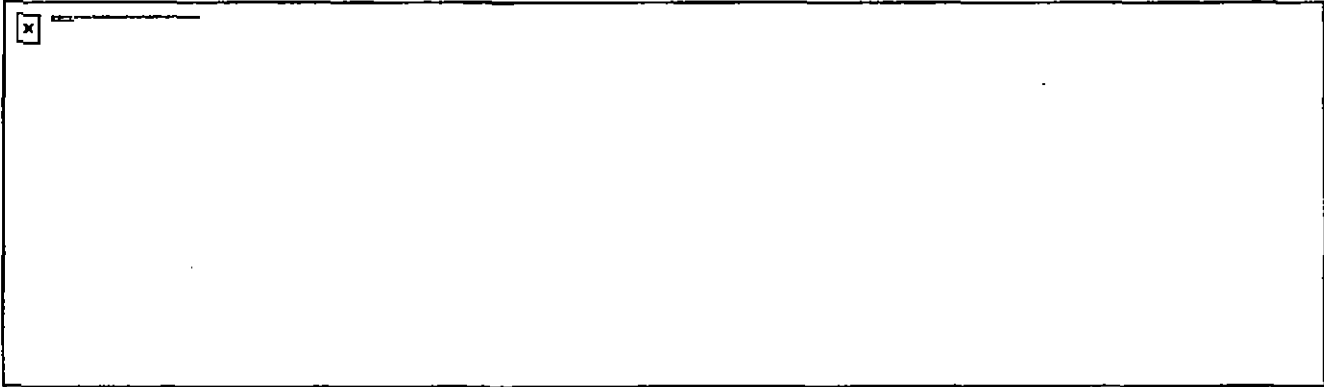
The sheer size would be overwhelming. There are almost as many units as there are houses in our neighborhood. It can be difficult to exit to Hayden from Monte Vista now, the influx of cars would be prohibitive. The apartment project should not have access to Monte Vista, Oak and Hayden should be enough for it. The proposed apartments would have a six-foot wall on The Monte Vista and on the alley sides, in addition to set back and landscaping. What will happen to the superfund wells? -- sent by Theresa beaulieu (case# 2-DR-2019)



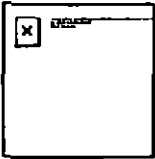
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Perone, Steve

From: t3flow@gmail.com
Sent: Wednesday, January 30, 2019 2:04 PM
To: Perone, Steve
Subject: 2-DR-2019



When is this scheduled for the planning board, the online form does not have enough room to list my concerns. Thank you -- sent by Theresa beaulieu (case# 2-DR-2019)

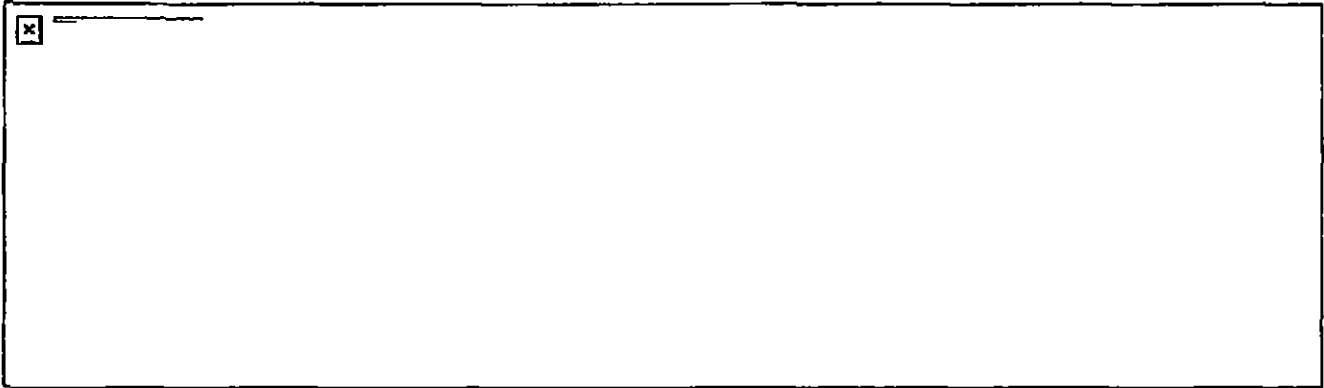


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Barnes, Jeff

From: krr21068@yahoo.com
Sent: Thursday, January 31, 2019 12:18 PM
To: Barnes, Jeff
Subject: Condo going in at 2240 N. Hayden

Follow Up Flag: Follow up
Flag Status: Completed



This will put so much more traffic in our quiet neighborhood. If there are about 90 units going in here that is at least 200 MORE cars a day on our streets. It will be just like it is once in a while now when there is an accident on Hayden and everyone cuts thru our area, we can't even back out of our driveways safely. And you want to put that much extra traffic in here everyday??? If they must build on this land at least make them have their own entrance off of Hayden. -- sent by Kaeleen Robinson (case# 2-DR-2019)

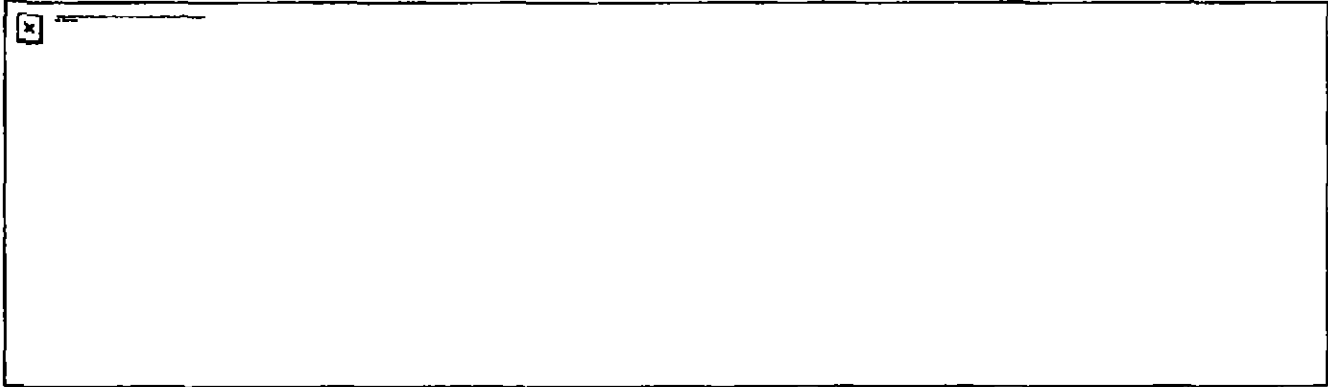


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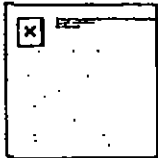
Barnes, Jeff

From: krr21068@yahoo.com
Sent: Thursday, January 31, 2019 12:25 PM
To: Barnes, Jeff
Subject: Condo going in at 2240 N. Hayden

Follow Up Flag: Follow up
Flag Status: Completed



Box too small for all comments this is page 2. Where are all the construction workers going to park while they are building condos? Where will construction project companies store all their equipment and supplies when working on other projects on Hayden like they do now? -- sent by Kaeleen Robinson (case# 2-DR-2019)



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Barnes, Jeff

From: Steve Haskins <steve.haskins@cox.net>
Sent: Sunday, February 3, 2019 4:08 PM
To: Barnes, Jeff
Subject: Hayden 2-DR-2019

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Barnes,

I am contacting you in regards to the proposed development of apartments on Hayden between Oak and Monte Vista. I have a concern over more apartment buildings in the area. We purchased our property several years ago due to no apartment buildings in the area and now we are being encroached from the north and now with this new project.

Oak Street is already a busy side street with the park and Scottsdale buses. The inclusion of apartment traffic would require widening of the intersection and a change in traffic control which would not be acceptable. A speed bump at the curve west of the Hayden intersection is already desirable and would be even more necessary with the additional traffic.

What demographic is being targeted for these apartments?

How many parking spaces per apartment unit will be allotted? Parking along Oak Street is already quite substantial.

How long will the construction last?

Regards,

Steve Haskins

7908 E. Oak Street

Barnes, Jeff

From: Vicki Jean Byrd <vickijeanbyrd@gmail.com>
Sent: Sunday, February 3, 2019 6:24 PM
To: Barnes, Jeff; cbower2@cox.net
Subject: Cox Heights Thomas to Hayden (Oak to Monte Vista)

I live on 78th Street off Oak for the last 30 years. I was told by a neighbor (Cindy Bower) that you are planning to approve an 89 unit multi-unit housing project. I say **NO THANKS** you would ruin our **PEACEFUL COMFORT** we have established between the Churches and El Dorado Park.

We have our share of "speedy drivers" but our community is seemingly low in **CRIME**. If you replace a Church with **Non-Permanent residents** you open the doors to **CRIME** and **over 150 vehicles** in our otherwise peaceful family safe community!

We are a stable community that would be completely disrupted by Apartment Construction.... All the money spent to improve our interior streets and sidewalks could be damaged by construction.

Besides the Crime & Traffic and the **Construction noise & DUST** ... the fact that these are not committed Home owners ... they would upset the fine balance of our **BLENDED FAMILY FRIENDLY COMMUNITY!** **NO THANKS!**

Barnes, Jeff

From: Kae Robinson <kr21068@yahoo.com>
Sent: Monday, February 4, 2019 11:48 AM
To: Barnes, Jeff
Subject: Re: Condo going in at 2240 N. Hayden

Thank you for your reply. It is The Monte Vista driveway that mostly concerns me plus I recently heard that it is to be 89 apartments and not condos. Apt. are even a more transient population that is not good for our neighborhood. I think there should be a neighborhood meeting including yourself and the developer.

Kaeleen Robinson

On Monday, February 4, 2019, 10:28:14 AM MST, Barnes, Jeff <JBarnes@Scottsdaleaz.gov> wrote:

Kaeleen,

Thank you for your comments, they will be reflected in our case file. We are currently in the process of reviewing the details of the proposed application for compliance with our various codes and ordinances. The initial submittal of the site layout includes access points from Hayden Road, Oak Street and Monte Vista Road.

Jeff Barnes

Senior Planner

City of Scottsdale

Planning & Development Services

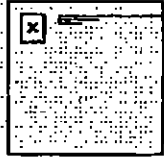
jbarnes@scottsdaleaz.gov

(480) 312-2376

From: kr21068@yahoo.com <kr21068@yahoo.com>
Sent: Thursday, January 31, 2019 12:18 PM
To: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>
Subject: Condo going in at 2240 N. Hayden



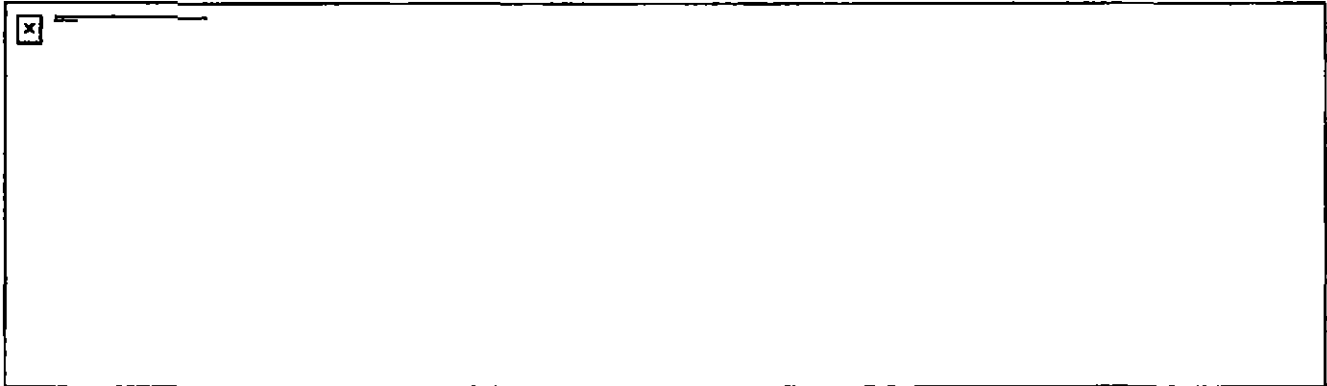
This will put so much more traffic in our quiet neighborhood. If there are about 90 units going in here that is at least 200 MORE cars a day on our streets. It will be just like it is once in a while now when there is an accident on Hayden and everyone cuts thru our area, we can't even back out of our driveways safely. And you want to put that much extra traffic in here everyday??? If they must build on this land at least make them have their own entrance off of Hayden. – sent by Kaeleen Robinson (case# 2-DR-2019)



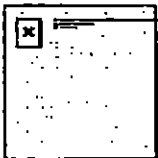
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Barnes, Jeff

From: agave@cox.net
Sent: Monday, February 4, 2019 2:07 PM
To: Barnes, Jeff
Subject: Cabana on Hayden



Jeff and team, I would like to share my concerns on the new apartment project, Cabana on Hayden. This is not the type of development I want in my neighborhood. I am would be more likely to approve development that keeps with the style, period of the post modern neighborhood with less density and larger set backs with out entrance on Monte Vista. I have lived here for 29 years and I will be expressing my wishes at the upcoming public meetings. Please contact me at 480 213-5556 or 2036 N 78t. -- sent by Deborah Wallace (case# 2-DR-2019)



Barnes, Jeff

From: Katherine Matterson <Katherine@orchardmed.com>
Sent: Monday, February 4, 2019 2:56 PM
To: Barnes, Jeff
Cc: cbrower2@cox.net
Subject: Cabana on Hayden 2-DR-2019

Follow Up Flag: Follow up
Flag Status: Completed

To Whom it may Concern,

As a resident of this neighborhood and one of the houses that will be closest to the new structure. I would like to state the following concerns for the Cabana on Hayden 2-DR-2019 project.

- These buildings are 3 stories high above the tree lines and will be like driving into a wall at the end of my street. Not exactly what I planned when living in South Scottsdale, it will greatly ruin the aesthetic and feel of the neighborhood.
- The entrance and exit onto Monte Vista will hugely impact traffic and make the left-hand turn onto Hayden even more impossible than it already is.
- The Oak entrance/exit faces to a business with no houses and will have a light so as to not impede traffic, whereas the entrance/exit on Monte Vista will empty into an already very crowded/narrow Monte Vista/79th Street.
- Where will the construction trucks and equipment be located and how will this impact traffic and accessibility.
- What time will the construction start in the AM and how long would it last? I work from home and do not want constant construction noise all day long.
- From the plans, these look like college dorms, what are the price points for these proposed apartments? I do not want to live in a neighborhood overrun by college students. If I did, I would live in Tempe.

These are just some of my concerns, and what it boils down to is this-

I do not want to be inconvenienced for an extended period of time, I pay to live in a nice quiet neighborhood and do not want that compromised. If an apartment complex that is smaller would add to the community I would not be opposed.

Thank you for your time, I know you are busy and hearing people's complaints and concerns all day is not easy.

Respectfully,

Katherine Matterson | Administrative Liaison | Orchard Medical Consulting
(602) 942-4700: Main | (866) 942-0212: Fax | (480) 278-6530: Mobile

Proud to be voted the 2016 Unsung Hero by the staff at Orchard Medical Consulting!

Barnes, Jeff

From: Mary Darrah <darrah.mary@yahoo.com>
Sent: Tuesday, February 5, 2019 11:09 AM
To: Barnes, Jeff
Cc: Mark Dfiedler; cbrower2@cox.net
Subject: Cabana on Hayden 2-DR-2019

Follow Up Flag: Follow up
Flag Status: Completed

Hello Jeff,

My husband and I live at 7902 E Monte Vista-just 2 houses from the proposed development. Although we are not opposed to change we do have some very serious concerns regarding the plan.

1. We do not want any more apartments. We would prefer a stable population.
2. The design/architecture does not reflect the neighborhood.
3. We absolutely do NOT want an entrance off of Monte Vista! We already have cars cutting through El Dorado Park to access Hayden Road. We have children on Monte Vista as well as multiple residents with dogs. There absolutely cannot be an entrance on Monte Vista.
4. We want signage posted stating that parking on Monte Vista and on Oak is for residents only and vehicles will be towed and owners fined.
5. What are the plans for the entrance on Hayden? This will most definitely affect traffic and the light on Oak will need to be reprogrammed.
6. Please no construction vehicles or personal vehicles parking in the neighborhood during construction.
7. What will be done about the noise and dust during construction?
8. What will the city do to slow traffic on Oak that is already a problem?

I appreciate your consideration and sincerely hope that you will be a strong voice for the residents of Cox Heights. Please feel free to contact me via email or phone at 602-618-3966. We look forward to your response and updates and will most certainly attend any neighborhood meetings with the city of Scottsdale and the developer.

Regards,
Mary and Mark Darrah-Fiedler

Barnes, Jeff

From: Kathleen Silvia <klavoie@yahoo.com>
Sent: Tuesday, February 5, 2019 4:31 PM
To: Barnes, Jeff
Subject: Cox Heights Cabana Development

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Barnes,

As a tax payer and community member of Cox Heights, I strongly oppose the new development Cabana on Hayden. We do not need more apartments. There is a soon to be water shortage here in Arizona so I'm quite confused about the continuous developments being built. We have young families with children moving into the neighborhood. Our zip code is slated to be one of the top neighborhoods for 2020 for all of Maricopa County. We do not want to settle for a development that may make our neighborhood unstable with an ever shifting population of residents.

The drawings of the development do not reflect our post modern neighborhood.

How will the city protect our neighborhood from all the extra traffic? We also do not want construction vehicles traveling through our neighborhood extremely inconvenient! The workers should not be allowed to even park in our neighborhood. You also by the way need to reprogram the light at Oak Street to accommodate the traffic. For the future what will the city do to slow traffic on Oak Street and control stop sign runners at the park? These existing problems have not been resolved yet and will be exacerbated with the increase in traffic from the proposed project.

I stand together with my neighbors and neighborhood in that I do not want to lose my peaceful way of life and the wonderful security we have always had in our neighborhood. We are a young family here with 3 kids (our youngest being 5 months old).

I am also requesting a neighborhood meeting with the city and the developer.

Sincerely,

Kathleen & Michael Silvia

Sent from my iPhone

Sent from my iPhone

Barnes, Jeff

From: Margie Haskins <mahaskins1@hotmail.com>
Sent: Wednesday, February 6, 2019 9:56 PM
To: Barnes, Jeff
Subject: Re: Cabana on Hayden - Case # 2-DR-2019

Thank you for your response. I have some real concerns about the traffic this new addition would bring to the neighborhood. I live on Oak, three houses west of Hayden which puts me almost right across the street (Oak) from the west end of this proposed project. The traffic on Oak is already heavy on weekends with people going back and forth to Eldorado Park and on weekdays with people going back and forth to Coronado High School. Add the Scottsdale Trolley running up and down the street all day and the neighborhood cars already parked on the street on a regular basis due to the single car garages in this older neighborhood and there isn't any room for additional traffic. Or noise.

I looked at the plans on the website and I can't help but think that the proposed driveway on Oak, that close to the corner (Hayden & Oak) and right on the curve will cause additional problems. Cars speeding around that curve are already a problem. Several have run into parked cars and / or run up onto lawns over the years.

Thanks for "listening".

Margie Haskins

From: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>
Sent: Monday, February 4, 2019 10:53 AM
To: mahaskins1@hotmail.com
Subject: RE: Cabana on Hayden - Case # 2-DR-2019

Margie,

We are still in the process of reviewing the details of the proposed application for compliance with our various codes and ordinances, but as best I can answer your questions based on those details:

1. The submitted proposal is for the buildings to be partial 2-story and partial 3-story.
2. The application submittal identifies the units as apartments.
3. I cant speak to the applicant's intent on marketing this product.
4. From a process standpoint, this application will still need to receive Development Review Board approval before proceeding to permit submittal/review and then on to construction. This is too early in the process to say when that construction could begin.
5. They are identifying providing parking in accordance with our Zoning Ordinance, which requires parking based on unit type at the rate of: studio units at 1.25 space, one-bedroom units at 1.3 space, and two-bedroom units at 1.7 space. The current layout results 124 required spaces and 131 provided spaces.

Additional details regarding the applicant's current submittal, future submittals or hearing dates (once scheduled) can be found on the case information page on our website.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49464>

Jeff Barnes
Senior Planner
City of Scottsdale
Planning & Development Services
jbarnes@scottsdaleaz.gov

From: Margie Haskins <mahaskins1@hotmail.com>

Sent: Thursday, January 31, 2019 8:35 PM

To: Projectinput <Projectinput@Scottsdaleaz.gov>

Subject: Cabana on Hayden - Case # 2-DR-2019

Since I live within half a block of this proposed project I have some concerns.

- 1 - How many stories tall will these buildings be?
- 2 - Will they be apartments or condos?
- 3 - What is the target demographic?
- 4 - When is the building expected to start and to be completed?
- 5 - How many parking spaces will be provided, on site, for each unit

Thank you for your time.

Margie

Barnes, Jeff

From: Brian Sweis <briswei@hotmail.com>
Sent: Wednesday, February 6, 2019 5:18 PM
To: Barnes, Jeff
Subject: Cabana on Hayden 2-DR-2019

Dear Mr. Barnes,

As a resident of the Cox Heights neighborhood, I am writing to advise of my concerns about the proposed apartment complex slated to be located on Hayden Road between Monte Vista and Oak. I STRONGLY oppose this project. Aside from the fact that I think I speak for all of my neighbors when I say that we do NOT need more condos/apartments in this markedly single-family dwelling neighborhood...my other concerns involve traffic, traffic signals, lack of amenities in the area to support additional residents, construction and construction noise, and- something that directly affects me- a permanent change to the view from my home. When I considered buying my home across Hayden nearly 20 years ago, one factor was the unsightly telephone/cable/electrical wires and poles that ran through the alley overhead and across to all of the homes. When I stood in the backyard and looked West, I could see a tangled up mess of countless wires...but beyond that was a lovely view of the Papago Buttes, and I decided to purchase my home. I was told at the time that the city was considering a plan to relocate some of the wires underground...and we all know that didn't happen, as we always get screwed in South Scottsdale. :) Anyway, to this day I still hate looking at those utility lines, but I'm able to look past them at the awesome Buttes...and often, the sunset....and suddenly, those lines don't bother me so much anymore. I can't IMAGINE stepping out to my backyard and having to see a two to three story BUILDING beyond that tangle of wires, blocking my view of the Buttes and sunset. I can already sense the irritation and disappointment I would feel every time I stepped foot into my backyard. I know times change, and things change, but there is nothing GOOD that would come out of this for anyone in the neighborhood. Anyway, thank you so much for hearing me out. Hoping we're not too late to influence the direction of this project.

Sincerely,
Brian Sweis

Barnes, Jeff

From: Brian Lukian <nsh.lukian@gmail.com>
Sent: Wednesday, February 6, 2019 2:32 PM
To: Projectinput; Barnes, Jeff
Subject: Cabana on Hayden

February 6, 2019

Jeff Barnes\ JBarnes@scottsdaleaz.gov

Re: Case No. 2-DR-2019

Case Name: Cabana on Hayden

We have many concerns on the development of the property at the corner of Hayden and Monte Vista.

- 1. Location:** These buildings are directly facing the front of my property located at 7925 E. Monte Vista which by the way is a residential street. I have not seen any apartments in Scottsdale that are located in this manner which directly affects and devalues a person's home, the amount of increase in noise, increase in traffic, the danger of automobile accidents since the entrance and exit are onto Monte Vista and the increase in traffic on the street and in front of my home.
- 2. The density:** With 89 units there will be almost more people on that property than in our entire subdivision.
- 3. The height:** is more than double that of the existing homes in the subdivision. There is a Two story building closest to Monte Vista. A second three story building will be located behind the first building close to Oak Street. With some apartments having a balcony the buildings will look more like a motel than apartment and does not fit into our post-modern neighborhood.
- 4. Stability:** We feel there already too many apartments now in our South Scottsdale area. Additionally, apartments are known for its unstable and transient population. With so many transient renters we feel that the safety and security of our homes will be in jeopardy. We are looking for a development that will stabilize and enhance our neighborhood not bring lower property values and increased crime and traffic.
- 5. The south entrance and exit on Monte Vista for the apartments face my house and my neighbors to the East and West.** Each vehicle leaving the property at night would shine into our windows at all hours of the night and would cause an unnecessary and intrusive element affecting myself and my property. The properties other two entrances/exits on Oak Street and Hayden Rd are more than efficient to handle the extra traffic without affecting the traffic flow currently on Monte Vista Rd.
- 6. Protection:** One question is how will the city protect our neighborhood from all the additional traffic? A partial solution would be to eliminate the planned entrance/exit on Monte Vista. In addition how is the city going to eliminate on- the- street parking?
- 7. Personal Infringement:** What is the property owner planning to do about the extra noise coming from such a large number of units? Since I am directly across from these units I am more directly infringed upon from the noise, my loss of privacy, the loss of any type of view, any type of peaceful living and the constant intrusion of a high number of automobiles and strangers. With the south entrance/exit onto Monte Vista it will greatly impact me entering and exiting my driveway.
- 8. Traffic Lights:** Will the city reprogram the light at Oak and Hayden? There are a number of traffic accidents at this intersection. Today for instance there was a two car accident and some people were sent to the hospital with serious injuries.
- 9. Child Safety:** How will the city solve any safety problems arising from the additional traffic affecting the school children who walk down Oak as well as the children living in the subdivision?

We would like you to submit/present our issues and concerns regarding this property to the review and development board before any action is taken and that these concerns are addressed with the homeowners in the Cox Height subdivision. This design conflicts with the vision and quality of life for the homeowners in this subdivision.

Virginia and Brian Lukian

Barnes, Jeff

From: Savannah Engelking <sengelking@ymail.com>
Sent: Thursday, February 7, 2019 10:13 AM
To: Barnes, Jeff
Subject: Re: 2-DR-2019

Hi Jeff,

Thanks for getting back to me!

I just wanted to reiterate the concerns of myself and my neighbors that the development of apartments will have negative affects on the privacy, safety, and traffic of our neighborhoods.

The height and architecture of the buildings would be very out of place and would definitely cause privacy issues with neighbors.

The entrances/exits on the smaller streets will definitely increase traffic, in addition the level of existing cars, pedestrians, cyclists, etc. this increase of traffic from 89 units would be not only inconvenient and add to the commute of existing residents, but likely unsafe.

The unstable residency and high turnover of apartment residents compared to multi or single family homes makes us worry that crime and loitering will increase in the neighborhood.

Hopefully some of these concerns can be addressed by the city on our behalf!
Thank you for taking the time to record our feedback!

Best,
Savannah Engelking

On Feb 6, 2019, at 11:32 AM, Barnes, Jeff <JBarnes@scottsdaleaz.gov> wrote:

Savannah,

I received your voicemail regarding the emails you sent. I recall seeing one initial email looking for information and speaking to you on the phone, but I don't think I've seen subsequent emails from you routed to me? If you would like to send me anything direct to include in our file, you can send it to this email address.

Jeff Barnes
Senior Planner
City of Scottsdale
Planning & Development Services
jbarnes@scottsdaleaz.gov
(480) 312-2378

Checkout Our NEW Online Services:

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:
<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>
<https://eservices.scottsdaleaz.gov/bldgresources>

Barnes, Jeff

From: Casey T. Lawson <Casey.Lawson@mjinsurance.com>
Sent: Thursday, February 7, 2019 9:18 AM
To: Barnes, Jeff
Subject: Cabana on Hayden Concerns

Hello Jeff,

It has recently come to my attention that a new apartment complex is in planning for the corner of Oak and Hayden where the church is. I am very concerned about this. I live at 8007 E Monte vista Rd and I believe I will be directly impacted by this project. First off, I bought my house in 2015 with the impression that nothing other than a church would be on that corner due to zoning laws. I'm all for revitalizing the area and I think South Scottsdale is making great strides, but I don't believe constructing high density apartments is the solution for my Neighborhood and South Scottsdale in general. My biggest concerns are listed below:

Crime and Security – There is a reason I bought a home in a residential neighborhood. Apartments do not belong in single family neighborhoods. I've seen the plan designs for the project and I don't think the overall design fits with the neighborhood, nor would the price point based on the design bring in valuable contributors to the area. This area is growing and becoming much more attractive to families. I recently started my family and I am very concerned about the increased traffic this will bring as well as increased crime. Why aren't we trying to bring in tenants that will benefit the community for the long haul by making condos instead of apartments? Why not build another track of homes there similar to the ones off of Thomas and Granite Reef? High density apartments are all about making money and that is the bottom line.

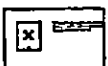
Home Values – My neighborhood is a very popular area right now in terms of real estate. It's demand is projected to continue grow into 2020. I bought my home 3 years ago and I don't want to see the home values impacted by putting in apartments. Apartments will deter buyers and ultimately lower home values. Home values and prices have a direct correlation to the overall success of a community.

Traffic – I do not want the additional traffic caused by this project. This would include the construction workers, construction vehicles and future tenants. I bought my home because the neighborhood was peaceful, calm and did not have a lot of traffic. This would create the exact opposite especially given my proximity to the potential project site.

In summary, I feel this project is not the right fit for our community. Apartments are great for certain areas, but Cox Heights is not one of those areas. I am vehemently against this project and would like to have it tabled. I'm all for new ideas that improve our community, but this is not one of them. Please take our concerns seriously as there are many residents in the community that are against this project.

Regards,

Casey Lawson
714-726-7201



CASEY T. LAWSON

CLIENT EXECUTIVE

O 602 772 3305 F 602 772 3348

MJINSURANCE.COM



Barnes, Jeff

From: Susan Hamann <susanhamann@cox.net>
Sent: Friday, February 8, 2019 10:34 AM
To: Barnes, Jeff
Subject: Apartment Building

Hello Jeff, My name is Susan Hamann and I live on the corner of Monte Vista and 78th St. I am very concerned for my neighborhood. We have a safe and quiet neighborhood. Building an 89 unit apartment complex at the entrance to the neighborhood will have a huge impact on our safety and will change the entire dynamics of this neighborhood. This part of Scottsdale has turned into apartment row. The stability of this part of Scottsdale is in jeopardy.

Sincerely,

Susan Hamann

Barnes, Jeff

From: Castro, Lorraine
Sent: Monday, February 11, 2019 10:09 AM
To: Barnes, Jeff
Subject: RE: 2-DR-2019

From: Amy Stanerson <amyjean269@hotmail.com>
Sent: Friday, February 08, 2019 9:13 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: 2-DR-2019

To city contact Jeff Barnes,

As a community member, I would like to express my disapproval of the project to build apartments in my area. Please feel free to reach out to me to discuss. Thank you!

Amy Reece
602-565-6949

Get [Outlook for Android](#)

Barnes, Jeff

From: Amy Davison Tinder <aimswa27@gmail.com>
Sent: Friday, February 8, 2019 3:51 PM
To: Barnes, Jeff
Subject: Cabana on Hayden 2-DR-2019

Follow Up Flag: Follow up
Flag Status: Completed

While I realize we are helpless to stop the continued high density development in South Scottsdale, it's still worth voicing some concerns. First, when will there be enough apartments and condos added to South Scottsdale? The traffic volume has drastically changed the environment of our neighborhood. We used to be able pop over to Papago for a quick hike, but now the drive time has doubled with the volume of cars on McDowell at all times of the day.

If we are going to continue to add developments that can overnight drastically increase the number of residents and cars in an area, the city has got to assure the current (many long-term residents) that they have considered the infrastructure needs. Is there a formula for amount of retail facilities per group of residents? We're told repeatedly by the developer community that retail follows rooftops - but the neighborhoods in South Scottsdale have at least tripled in number of residents over the last 4 years and we still have two grocery stores.

So specifically about this project, Cabana on Hayden. The developer purchased this property and is within their rights to develop apartments based on the zoning and so we cannot stop that, and honestly, it's not been the most attractive entrance to our community and so an improvement is welcomed. But I would like to address the quality of life to the long-time residents who will be affected by this new development. At 89 units, that's at least 100 new cars adding to the traffic in our neighborhood. We already have an issue of speeding on Oak and so I'd like to request a study on possibly adding speed bumps along there as we increase the amount of cars cutting through to get to Miller. Having the development parking lot open on Monte Vista is my biggest concern. Hayden has gotten to be so busy with all the development that current neighbors exiting via Monte Vista can be challenging. Adding additional traffic, especially exiting a parking lot so close to Hayden I think could be a real issue.

I appreciate you listening to my feedback - while I'm not protesting the use of this purchased property for development - I'm really seeking some assurance from the city that they are considering the needs and quality of life of their current citizens before rubber stamping development after development. I think back to my young nephew playing a video game SimCity where he was developing a city. Each time he'd add a neighborhood, there would have to be additional steps and costs: a new entrance on a freeway, increased electrical infrastructure, public safety, etc. We'd like some visibility to what the city is using to gauge when development has become too dense without making serious infrastructure adjustments.

Thank you!

Amy Tinder
2030 N. 78th Street
Scottsdale, AZ 85257
602-538-7774

Barnes, Jeff

From: Tim Billings <timbillings311@gmail.com>
Sent: Monday, February 11, 2019 12:40 PM
To: Barnes, Jeff
Subject: Fwd: Cabana on Hayden

Jeff:

I'm just sharing with you my thoughts on this attached apartment project, (Cabana on Hayden), This looks to be a low budget and somewhat "cheesy" project offering a very low end product. The pictures look like a cheap multi-story Motel 6 or subsidized company housing. 828 sf. 2 bedroom apartments are only going to appeal to a very low income demographic which is not inline with the surrounding neighborhood. A less dense, (ie: fewer and larger units), more up scale project, (like the San Tropez apartment down the street), would be a better fit for the neighborhood. Thank you for your time and have a great day!

----- Forwarded message -----

From: Acevedo, Alex <AAcevedo@scottsdaleaz.gov>
Date: Mon, Feb 11, 2019 at 12:09 PM
Subject: Cabana on Hayden
To: timbillings311@gmail.com <timbillings311@gmail.com>

Good afternoon,

Please follow the link provided for information on 2-DR-2019 (Cabana on Hayden)

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49464>

Respectfully,

Alex Acevedo

Planning Specialist

City of Scottsdale

Planning & Development Services

Phone: 480-312-2542

Barnes, Jeff

From: Barbara Matteson <babs7diamond@yahoo.com>
Sent: Monday, February 11, 2019 3:44 PM
To: Barnes, Jeff
Subject: Apartment on Oak and Monte Vista

I can't believe you will approve to build an apartment on Oak and Monte Vista on Hayden Road in a residential neighborhood. This is not where you build an apartment. What we need there is more homes to be built in that area so the neighborhood looks finished. I beg of you, please do not approve it. This is a family and safe area where there are children. We don't need the extra and unsafe traffic that will come with an apartment building.

Thank you

Barbara Matteson
Retired from the City of Scottsdale

Sent from my iPad

Barnes, Jeff

From: Geoff <geoffedgelow@gmail.com>
Sent: Monday, February 11, 2019 1:31 PM
To: Barnes, Jeff
Cc: cbrower2@cox.net
Subject: Concerned Resident over new Development in Neighborhood

Hi Jeff Barnes -

I have received a concerned letter on my door about the new development happening in my Neighborhood. It is the Cabana on Hayden 2-DR-2019, corner of Hayden and Oak. I must first say I am a believer in new development values it brings to a community, but what is being proposed will do the exact opposite to this wonderful Cox Heights neighborhood.

I purchased my home in Aug of 2006 and have worked very hard over the years to upgrade my home and pride myself in the community in which I live. I have seen many of my neighbors follow suit since I have upgrade my home, many have replaced their roofs, windows and even stucco'd their homes since. It would be a travesty if this proposed 89 unit apartment complex would be built on such a small piece of land. I share the concerns of my neighbors about the crime this will bring into our community that is otherwise free of crime.

I have attached screen shots of the City of Scottsdale Police Crime map of Apartment Complex Crime activity in the last 2 months close to our community. These crimes vary and include: Assault, Auto Theft, Auto Burglary, Criminal Damage, Graffiti, Domestic Violence, Residential Burglary, Theft. This accounts for 42 incidents of these natures, solely in Apartment Complexes.

I do not want to have these issues in my neighborhood or near any of the neighborhood children. Now if this was a proposed single family housing project, I would be all for it with the same footprint of lot as our neighborhood currently has. This is what this community would highly benefit from and increase the property values.

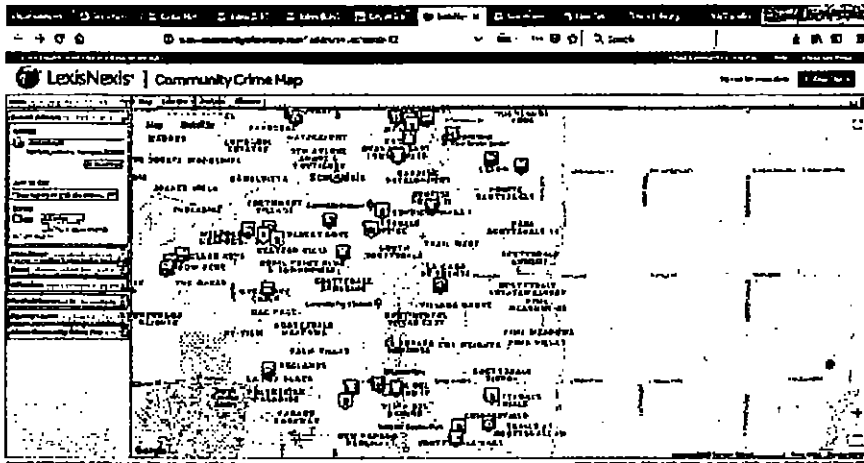
Please DO NOT allow this travesty of a project to pass through the City Planning.

Sincerely,

A Concerned Home Owner.

Geoffrey Edgelow

7807 E Hubbell Street, Scottsdale AZ 85257
602-410-9790



LexisNexis | Community Crime Map

Case No.	Case Name	Case Date	Case Type	Case Status	Case Location
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LexisNexis | Community Crime Map

Case No.	Case Name	Case Date	Case Type	Case Status	Case Location
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Barnes, Jeff

From: Berry, Melissa
Sent: Tuesday, February 12, 2019 10:11 AM
To: Barnes, Jeff
Subject: FW: Development Review Board Public Comment (response #67)

2-DR-2019

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Monday, February 11, 2019 4:37 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #67)

Development Review Board Public Comment (response #67)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/11/2019 4:38:33 PM

Survey Response

COMMENT	
Comment	<p>1. Cox Heights is a deed-restricted development of 1-story homes. The character of the entire area is characterized by one-story single family homes. 2. Street scene is not addressed with this design as the project turns its back to the community. If the project is to be received by the community, and the occupants to feel at home and become a part of the community, a greater sense of connection to the existing community is needed. This would start with a sense of scale at the street scene that matches the community. Create a sense of place. Embrace the community, visually and physically. 3. North of Oak St. are the two-story multi-family products. South of Oak St., all housing, even multi-family, is one-level until properties address McDowell. Point is, multi-family greater than one-level is not appropriate in this area proposed along Oak St. 4. Additionally, although the proposed site plan shows compliance with parking calculations for the 89 unit development, it is my experience that the ratio needs to be greater to accommodate guests and the actual number of cars per unit. I'd suggest >1.7 spaces per</p>

unit. In the current arrangement of 2-spaces of off-street parking for all the 3-bedroom homes along Oak St, there are always a number of cars parking on the street. Should the apartment project get built as proposed, more cars would eventually be parking on Oak St, Monte Vista, and 79th Pl. Oak St. is a relatively busy feeder street with a somewhat precarious bend in the road approaching the intersection with Hayden. 5. The size of the parking spaces will have a great impact on the viability of this project's ability to contain all parking on-site. Large vehicles may be forced to park on the street if the spaces shown (no legible dimensions provided; looks like 8-6" x 18' - "Compact" only) with no full-sized parking at 9' x 20'. 6. Invariably, the type of housing proposed would be attractive to people in the skilled trades and services in our community; I applaud this. However, often this type of work involves work vehicles to be brought home daily - large vans, pick-up trucks, etc. Rules prohibiting such parking will be a turn-off and create friction. Consideration needs to be provided for these vehicles to be parked on site. Else, these will find their way onto Oaks St. and Monte Vista and 79th Place. A larger vehicle parked on Oak St would provide a new nuisance and obstacle to the safe navigation of this section of Oak St. Such additional parking (generally larger vehicles and work vans) on Oak St. or any of the neighboring residential streets would also be a detractor to the existing pleasant community feel and street scene. 6. Parking provided needs to include covered parking for all units. This will provide a welcomed amenity to the residents of the apartments, an incentive that will increase occupancy demand, and provide shade on the otherwise large expanse of pavement.

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Stephen Hall

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

hall.stephen@gmail.com

Phone:

(480) 694-6689

Address:

7902 E. Oak St., Scottsdale, AZ 85257

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Barnes, Jeff

From: Theresa Weber <tmweber3737@gmail.com>
Sent: Tuesday, February 12, 2019 12:54 PM
To: Barnes, Jeff
Subject: Proposed Apartments in Cox Heights Between oak and Monti Vista off Hayden.

Dear Sir:

I am a resident of Cox Heights and have been so for 20 years.

We have developed a beautiful quiet and safe neighborhood ; This is is an integrated community of new home owners, young families, senior persons and hard working citizens who own their homes or are in the process of buying them. Because of this we are a coveted area. Property values have increased. Apartments will only serve to lower the value of our homes.

I for one do not want to see apartments spoil our way of life here. And I go on record as protesting the development of an apartment complex with a transient population and increased traffic and all the chaos that comes with construction.

Please consider these concerns and and dis allow the building of apartment on Oak, Hayden, Monti Vista.

Sincerely,
Theresa Weber
7813 East Hubble Street
Scottsdale, AZ 85257.

Barnes, Jeff

From: Bernice Miller <atlwwa@q.com>
Sent: Wednesday, February 13, 2019 4:20 PM
To: Barnes, Jeff
Subject: Cabana on Hayden

Dear Sir, I am placing with you my urgent request to not go forward with the planned Cabana on Hayden. The type of planned dwelling will promote instability in our neighborhood. With this situation the crime is sure to increase. The traffic will be horrendous. This plan just does not seem to fit the lifestyle that we in this neighborhood enjoy and want very much to maintain.

Single dwelling homes built on this piece of land would be so much more appropriate.

I know this would not be very revenue producing but, money should not be the only thing to consider.

The culture and 'flavor' of Scottsdale is important.

Thank you for hearing my thoughts. Sincerely

Bernice Miller
7836 E Hubbell Street

Sent from Mail for Windows 10



Virus-free. www.avast.com

Barnes, Jeff

From: Marisue Garganta <marisue.garganta@gmail.com>
Sent: Wednesday, February 13, 2019 7:27 PM
To: Barnes, Jeff; Jac Garganta
Subject: Green light Commuinty Application 817-PA-2018

Dear Mr. Barnes,

I recently received a letter from Ms. Bitter Smith from Technical Solutions regarding a multi-family residential project to be built on the southwest corner of Hayden Road and Oak Street in Scottsdale.

Our family has lived in this home and community for over 40 years and we have seen this community flourish, then decline and finally we are beginning to flourish once again. Unfortunately, we had more declining years than the flourishing ones with little to no investment in improving the South, Old Town Scottsdale Area. Since Sky Song was built, we are now seeing the community revitalize itself. The recent sale of the Baptist Church has been distressing to say the least. We all worked hard to ensure that the community would remain whole since we are sandwiched in between industry and residential areas.

As someone who has dedicated her life's work to improving the health of the community that I live and work in, I am concerned about this project. It just does not fit well in the community and will increase traffic, change the atmosphere of the neighborhood, and decrease our property values that are finally starting to come up. For over forty years, I have served Scottsdale and Arizona by serving on the Concerned Citizens of Scottsdale's Board, MAG Continuum of Care Board, Catholic Charities, Keogh Health Connections, Foundation for Senior Living, Brighter Way Dental Foundation, and many other national and local boards - all of which assess and assist community development.

When I looked at the rendition, it looked like a cheap Motel 6 design. Catholic Charities and Foundation for Senior Living build better housing projects for the poor, homeless and refugee population than this! This will decrease our values and create opportunities for in-fill and increase density. We would be better suited with fewer units that can be owned rather than rented.

I strongly OPPOSE this project and look forward to speaking on behalf of our family and community. Let's find another plan please!

Thank you,

Sincerely,
Marisue Garganta

7907 East Palm Lane
Scottsdale, AZ. 85257

602.561.8272

(Currently Director of Community Health Integration
Dignity Health St. Joseph's Hospital and Medical Center)

—
Sent from Gmail Mobile Marisue Garganta

Barnes, Jeff

From: Larry Bardoulas <lbard@yahoo.com>
Sent: Thursday, February 14, 2019 3:42 PM
To: Barnes, Jeff
Subject: RE 817-PA-2018

Hello J Barnes,

We received the letter from Technical Solutions. Although I highly feel that something new needs to be built where the current facility is, I am not sure this project really blends in with the neighborhood or surrounding area. I think something that looks like the buildings located on the west side of Hayden Road on the North side of Wiltshire Street would be more neutral to the area and would be a better fit. Traveling south on Hayden Road you have the newly built Macallister Apartments, then the orange colored townhouses and then you would have this proposed project. I think it might make the area look like some sort of Zoo, because none of these projects really blend in with the area. I think the proposed density of this project may be a little high as well causing to much traffic congestion at times when trying to turn on Hayden Road.

So I appreciate you being receptive to my opinion.

Regards,

Larry Bardoulas
7829 E. Monte Vista Road
Scottsdale, Arizona 85257

Barnes, Jeff

From: Jeffrey Faulner <relaxguy2@gmail.com>
Sent: Friday, February 15, 2019 2:48 PM
To: Barnes, Jeff
Subject: Issues with Cabana development

Hi Jeff,

I am a concerned resident in the neighborhood that is next to where the Cabana apartment development is going up. These are the key reasons why I and the neighborhood have concerns:

- There are no 3 story buildings anywhere near here. How does that respect or fit in with our neighborhood?
- every apartment complex in Scottsdale that I have ever seen is insulated from the rest of the neighborhood where this is fully integrated into ours. The exits/entrances should only be in and out of Hayden and not spill out on to the adjacent neighborhood streets where kids play and where there are already major traffic problems. Even there garbage will be integrated into our alley.
- the aesthetics of this building are awful. There has to be some sort of standard and there are hundreds of examples all over Scottsdale

There are many more things I don't like but I don't have to like everything. These key points though are what make the designs that they submitted completely unacceptable and we are organized and ready for a fight. If they just seal this off from the rest of the neighborhood there will not be a fight and we can all move on with our lives.

Barnes, Jeff

From: Martha Hershkowitz <phil-marthah@cox.net>
Sent: Saturday, February 16, 2019 4:34 PM
To: Barnes, Jeff
Cc: phil-marthah@cox.net; gail.millerglessing@gmail.com
Subject: 817-PA-2018

Hello. Neighbor concern for above project. I think most of us in the 85257 area new this valuable corner would be redeveloped. I was hoping for single family housing as was done on Thomas & Granite Reef with each of the 5 or 6 homes selling for \$500,000. Our market values continue to soar as many 1960 homes are being modernized and younger professionals & families moving to our "hood".

I am asking to allow neighbor input concerning the design (Greenlight drawing looks like a Motel 6 or the 1960 co-ops on Hayden & Bellview) to help ease our concerns for this very much unwanted apartment monstrosity. Thank you.

Martha Hershkowitz 8019 E. Hubbell St

Sent from my iPhone

Barnes, Jeff

From: Nicholas Bauer <bauerstr@gmail.com>
Sent: Monday, February 18, 2019 8:28 PM
To: Barnes, Jeff
Cc: cbrower2@cox.net
Subject: Cox Heights Greenlight Communities application

Good evening Mr. Barnes,

We are in receipt of the letter from Technical Solutions regarding the Greenlight Communities application (817-PA-2018) to the City of Scottsdale to create a multi-family residential building on the corner of Hayden Rd and Oak Street. We are the owners of two properties in the area, one just east of this on Oak and the other directly south on Monte Vista Rd. We share the concerns of the Cox Heights community members. Recently, there has been an influx of families with young children moving into the area, it is a quiet, safe neighborhood and we would like it to stay that way. This project would bring increased traffic and an ever changing population of residents to our neighborhood making it potentially unsafe for kids to play and families to enjoy the quiet neighborhood together. Additionally, one of the reasons we chose this area is the post-modern feel, the planned building would be directly in view from our front window and is not what we are looking for. The value of our properties will likely drop with this development and if that doesn't happen the location we paid a premium for will no longer be desirable because of the views and increased traffic. This must be stopped.

Thank you for listening to the concerns of the neighborhood. Development is good, but this is not the right choice for the SW corner of Hayden and Oak.

Sincerely,
Erin & Nick Bauer
bauerstr@gmail.com
612-860-5645 Nick Cell

Barnes, Jeff

From: Savannah Engelking <sengelking@ymail.com>
Sent: Tuesday, February 19, 2019 6:27 PM
To: Barnes, Jeff
Subject: Cabana on Hayden

Hi Jeff,

I have another question regarding the plans we discussed previously, If the apartment development plan for Cabana on Hayden is approved, is the city planning to implement a parking permit program in our area to protect Scottsdale residents from losing all their existing street parking and having their driveways blocked? With cars already lining Oak, the trolleys already having to pull to one side to let cars pass (this happens very frequently, just saw it happen about 20 minutes ago in front of my house), and the planned apartment parking that does not accommodate the potential 200+ residents they hope to have, a permit program would have to be implemented just so we can back out of our own driveways to leave for work. Has the city considered this or have any plans for a permit program if the existing plans are approved?

Best Wishes,
Savannah Engelking

Barnes, Jeff

From: Doug Macy <macydj@gmail.com>
Sent: Wednesday, February 20, 2019 9:01 AM
To: Barnes, Jeff
Cc: cbrower2@cox.net
Subject: Cox Height Resident Voicing Concern over the Cabana on Hayden

Jeff,

It has come to my attention that a developer has submitted plans for the lot at Monte Vista and Hayden. I'm a resident living around the corner on Hubbell and 79th Street. I've been in my home since 2002. My wife grew up across the street - where her mother *still* lives. Needless to say, we know this neighborhood well. My two daughters have had a unique, and wonderful opportunity to grow up with a grandparent across the street and El Dorado park just a short walk away!

I've carefully reviewed the plans submitted to the city and do not feel the Cabana on Hayden apartments are a good fit for our community. Putting aside the conversation of whether yet *another* apartment complex is what South Scottsdale needs, this complex looks cheap and low-budget compared to the nearby developments. (Choose just about anything in the McDowell corridor, or the complex on the NW corner of Osborn and Miller, as comparison).

Frankly, the layout and design look like an old motel that has been converted to apartments. The exterior elevations look more like a commercial building than an upscale residence. And the relatively small size of the units means low-budget renters.

I do not believe this complex brings any positives to the surrounding neighborhood. In the short-term I'm extremely concerned about dealing with construction noise, dust, road debris, delays, worker traffic and parking. Long-term I question what the increased traffic flow will mean for the Monte Vista / Hayden corner. I'm also concerned about general courtyard noise seeing as I live with 250 feet of the property. And I feel even worse for the adjacent residents who lose privacy in their yards.

Development of the vacant lot was certainly inevitable, but I'm extremely disappointed to see that this is what it may become. Please let me know how I can be kept notified of the planning process, and what opportunities residents have to voice their concerns.

Doug Macy
602-430-4335
7923 E. Hubbell St.

Barnes, Jeff

From: Ruenger, Jeffrey
Sent: Tuesday, February 19, 2019 5:32 PM
To: Barnes, Jeff
Subject: FW: Planning Commission Public Comment (response #99)

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Monday, February 18, 2019 12:03 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #99)

Planning Commission Public Comment (response #99)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	2/18/2019 12:02:53 PM

Survey Response

COMMENT	
Comment:	A plan for an apartment for Hayden and Oak was just submitted to city staff. This one is called Cabana on Hayden. Please pull this one for review. It is as cheap as they come. I know some of you don't want to hear <i>that</i> , but it is true. They are as base as it gets...just like apartments for ASU kids. The design does not blend into the little brick Hallcraft homes. This is not the kind of hit South Scottsdale needs. Please don't let this get to a consent agenda. It needs a lot of thought and must not just get passed through without major improvements. Thank you.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Dana Close
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	danaclosec3@gmail.com
Phone:	(602) 214-5295
Address:	1838 N. 78th St, Scottsdale 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Barnes, Jeff

From: John King <jksellsaz@gmail.com>
Sent: Tuesday, February 26, 2019 1:44 PM
To: Barnes, Jeff
Subject: Re: Project at Hayden and Oak

Hi Jeff,

Thanks for the quick response; I suspected the zoning had changed back when the Church was thinking about housing students, no real surprise there. I grew up in the neighborhood and moved back about ten years ago.

I'll watch for the DRB hearing; I'll be unable to attend Thursday's meeting.

I think most of the concern is about increased traffic, particularly on Monte Vista, 78th, 79th, and Oak Streets. I also think many are concerned with their home values.

It seems with the current city council there is a drive to install apartments and high-density housing when possible; that's unfortunate but I realize there's nothing you can do about it.

When these homes and other neighborhoods were built the contractors were expected to contribute to the community in the form of sidewalks, parks, and money for schools. Instead of asking current developers to contribute we currently seem to be providing exceptions to long-held setback and height restrictions with no compensation to the neighborhoods. Some of the places along McDowell were given allowances so that they did not have to deal with runoff that is now flooding people in north Tempe when big storms hit.

I would hope that this builder will create an attractive (as attractive as it can be) facility not just from the standpoint of residents of the apartments but from the standpoint of the surrounding community. It looks to me like we will be losing some setback space and intersection sight lines with the current plans.

Anyway, thanks for listening,
John

On Tue, Feb 26, 2019 at 12:43 PM Barnes, Jeff <JBarnes@scottsdaleaz.gov> wrote:

John,

I am the project coordinator in the City's Planning Department for this application (2-DR-2019). The application is currently in the staff review portion of the Development review process. We have provided the applicant comments based on their initial submittal and are awaiting their resubmittal for our subsequent review. The process expectation would be that once staff is able to identify that the project complies with our codes and ordinances, then it will be scheduled to a Development Review Board hearing. That hearing is a public meeting and notification of that meeting will be posted on the property and online on the case information page for this application (<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49464>). I have also been notified that the surrounding neighborhood has organized a meeting taking place this Thursday (2/28/19) at 6:00pm at the Grace Baptist Church (7934 East Oak Street). The existing Multiple-family Residential (R-5) zoning on the property has been in place since the 1960's

Jeff Barnes

Senior Planner

City of Scottsdale

Planning & Development Services

jbarnes@scottsdaleaz.gov

(480) 312-2376

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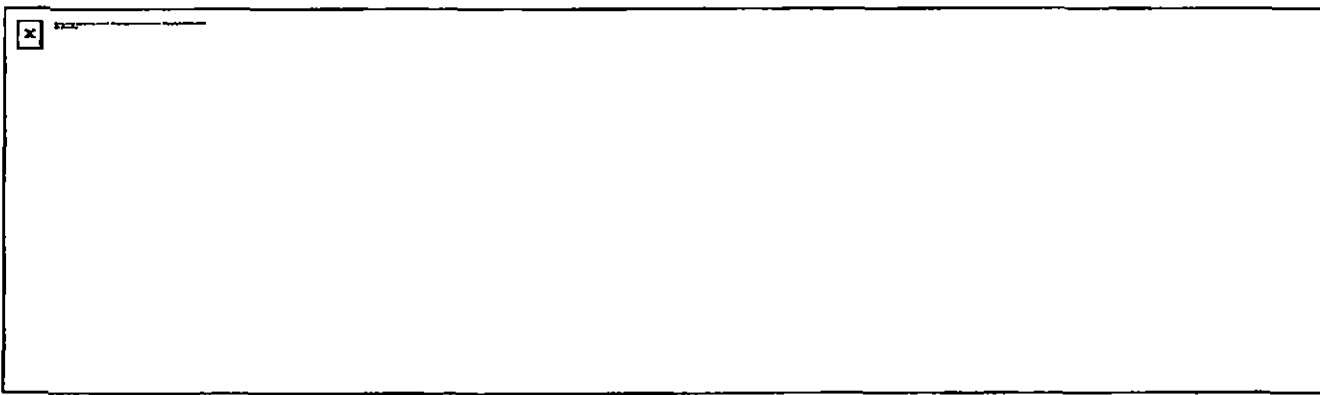
<https://eservices.scottsdaleaz.gov/bldresources>

From: jksellsaz@gmail.com <jksellsaz@gmail.com>

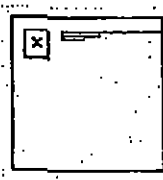
Sent: Monday, February 25, 2019 6:52 AM

To: Berry, Melissa <MBerry@Scottsdaleaz.gov>

Subject: Project at Hayden and Oak



Hello, I'm just looking for some information on the project at Hayden and Oak (2-DR-2019 CABANA ON HAYDEN). What stage is this project in? Will there be (or have there been) any public meetings concerning this project? Has the design review board signed off or are they that far along? When did the zoning of the corner switch to multi-family? Was it years ago or recently? Thank you, John -- sent by John King (case# 2-DR-2019)



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John Jay King
Agent
S. J. Fowler Real Estate
Mobile: (602) 317-5464
Email: jksellsaz@gmail.com



Barnes, Jeff

From: PATRICIA RHODES <ollevad@cox.net>
Sent: Wednesday, February 27, 2019 2:17 PM
To: Barnes, Jeff
Subject: Cabana on Hayden 2-DR-2019

Dear Mr. Barnes,

I have left a couple of messages for you on your voice mail, but felt I should also send this email to let you know how strongly I, and my family, feel about the negative effects the Cabana on Hayden will have on our neighborhood and lifestyle. I recently received a rendering of what the complex will look like and provide and was shocked at how unfitting the design of the building is. The design resembles a 3-story Motel 6, just a running row of rooms. This is a neighborhood of single-family homes where we are raising our children in a family-like lifestyle.

The increase of traffic to this residential area will create unsafe conditions for our residents and children who walk to school everyday, walk and ride their bikes to school and to the wonderful park we are so fortunate to be near. I see whole families riding their bicycles down to the park everyday and neighborhood residents walking down to the park regularly, daily, for exercise. How can this small neighborhood area accommodate such an increase in population with so many more vehicles using Oak Street and Monte Vista. We are already on overload! Oak Street cannot endure anymore traffic. This apartment complex could easily have over 150 more cars using this same limited area with regular use of the exits and entrances flowing directly onto Oak and Monte Vista Streets. This design of the entrances and exits creates serious safety hazards for our community, especially for our children!

We are asking that this development be re-designed to be single family homes or townhouses, like what is found at the end of Oak Street and 77th Street, which would be much more fitting for this neighborhood and preserve the current quality of lifestyle.

I understand plans are underway to build a similar structure on the north side of the SRP sub-station and everything written above goes for that development too.

Scottsdale is considered the "most livable City" and we as neighborhood residents fight hard to make and keep it that way. We take pride in preserving that reputation and do not feel this Cabana on Hayden does the same. Scottsdale has won awards for having the most active lifestyle and for being full of healthy and health-conscious residents. We do not believe the Cabana on Hayden will promote this reputation and, in fact, will do the opposite. The increase in pollution alone is of great concern (air, smell, sound and light). Several of our City Council Members who ran for office last year made one of their goals to prevent the "over-development" of Scottsdale. We think this Cabana on Hayden is a perfect example of the "over-development".

Thank you, Mr. Barnes for hearing me out and hopefully helping us resolve these issues.

Sincerely,

Patricia Rhodes and Family

Barnes, Jeff

From: Gordon Henderson <gordonh582@aol.com>
Sent: Wednesday, February 27, 2019 10:23 AM
To: Barnes, Jeff
Subject: Development case number 2-DR-2019

Hi Jeff. I have been a resident on Monte Vista Road since 1975, and lived in this neighborhood since 1959. I have seen a lot of changes over the years, most to my liking. Primarily, this is a one-story, single-family-home neighborhood. I would like it to stay that way. No doubt, you have been contacted with multiple concerns from my neighbors about increased traffic on side streets, Camelback Mountain and sunrise/sunset views, etc., so I will try not to duplicate them here.

Let me start with suggestions:

- A developer recently built single-family luxury homes on the northwest corner of Thomas Road and Granite Reef Road. Those seemed to have turned out quite well and were well accepted. Why not do something similar for this project?
- If not a luxury home development, which would add to the neighborhood, why not a single-family-home community with access onto Oak Street and Hayden Road. This could be a gated community, which would also add to the neighborhood, instead of detract.
- The developer should consider some underground living space, like a basement, if they want to build multi-story structures. That way, a two-story home or building would appear as a one-story to the neighborhood.

My concerns:

- I worry about increased crime. The planned development sounds good on paper, but what if it doesn't turn out that way. In 5 to 10 years, the development and its transient residents may look much different.
- Some downtown apartments did not retain their prestige over time, and many had to be torn down and rebuilt because of blight. We don't want that in our neighborhood.
- I don't want Hayden Road to become like McDowell Road on the west side of Scottsdale. I used to shop and visit restaurants in that area. Now, I just drive through it on my way somewhere else. There is nothing interesting left. Don't make our neighborhood uninteresting, too.
- How will the city handle our concerns?

Scottsdale likes to be known as a most-livable city. I want it to stay that way for this neighborhood, too. Thanks for your time and attention on this.

Gordon Henderson

Barnes, Jeff

From: Kathleen Silvia <klavoie@yahoo.com>
Sent: Monday, March 4, 2019 7:16 PM
To: Barnes, Jeff
Subject: Cabana on Hayden

Dear Mr. Barnes,

To say I found the meeting about the Cabana on Hayden last Thursday night disheartening would be an understatement. As a mother to three very small children, I echo the sentiments on the influx of traffic, and parking on the side streets of Monte Vista and Oak extremely unfair to this residential neighborhood.

I am, and other neighbors of the Cox Heights Community will be pushing for a traffic study. On Friday evening, I witnessed car hit a man on a scooter at the stop sign at El Dorado Park. I can't tell you how many cars I have witnessed speed through the stop sign and cruise through the park like it's the Indianapolis 500. This area is already being used as a dangerous cut through.

Also, 89 apartments to 130 parking spaces for the complex is also grossly underestimated. It's not fair to the residents who also may have their own guests.

While I understand the complex is "coming whether we like it or not" the city of Scottsdale has absolutely dropped the ball. We elect our officials to protect and serve it's residents. It is a duty of city officials to review zoning especially when it comes to residential neighborhoods. The zoning apparently has not been reviewed in several years. We pay taxes to live in a quiet family neighborhood and our voice should matter.

Because the city of Scottsdale has failed it's residents I am suggesting they cut into the island barrier on Hayden and create entrances and exits for this apartment complex and not to inconvenience the residential neighborhood.

Please advise on how I press on for a traffic study or a traffic meeting.

Thank you for your time.

Sincerely,

Kathleen Silvia

Sent from my iPhone

Barnes, Jeff

From: Cassie Franano <cfranano@yahoo.com>
Sent: Tuesday, March 5, 2019 1:32 PM
To: Barnes, Jeff
Subject: Hayden /Oak/ Monte Vista apt. Complex

Dear Mr. Barnes,

I have lived at 78th St & Monte Vista since 1984 & have seen a lot of positive changes over the years. I don't look at this proposal as being one of them. Because Palm lane and Hubbell St. do not have access to Hayden Rd. most residents use Monte Vista to exit the neighborhood versus waiting on the long light on Oak. Speed is already a *problem because of that issue. I'm constantly yelling at cars to slow down. It's not unusual to see car traveling almost 40mph down my street.* I feel like bringing temporary living into the neighborhood will compound this problem tremendously.

Also, many of us have lived in the same place for many years & take pride in keeping our neighborhood clean, safe & friendly. I feel like adding more apartments, especially in that location, will contribute to less community & more crime. I see nothing but new apartments and condos going up everywhere around this area, & I really feel like everyone of them are hurting the community in one way or another. Rather it means excessive traffic, increase in break-ins & lack of community commitment. I strongly oppose new apartments of any kind going up on that property. There has to be another plan.

Thank you for your time,

Cassie Franano,

34 year resident

Sent from Yahoo Email in this neighborhood have lived here on Android

Barnes, Jeff

From: Geoff <geoffedgelow@gmail.com>
Sent: Wednesday, March 6, 2019 10:44 PM
To: Barnes, Jeff
Cc: Cindy Brower
Subject: Re: Concerned Resident over new Development in Neighborhood

Hi Jeff -

I just saw the submittal they sent in on this project on Hayden. This looks like a Penitentiary, You can't seriously be considering this as a project to be approved in our community.

The city is going down the toilet if this is what is allowed to be built in today's environment with all the technologies available to architects and builders to create beautiful architecture.

THIS IS A SQUARE BOX WITH WINDOWS, may as well have bars on them, which doesn't sound that far off from the description of the balconies.

https://eservices.scottsdaleaz.gov/planning/projects/summary/applicant_submittals/ProjInfo_2_DR_2019.pdf

Cindy - send this on to the whole email list so all the neighbors know.

Sincerely,

A Concerned Neighbor

-Geoff Edgelow

602-410-9790

On Mon, Feb 11, 2019 at 1:30 PM Geoff <geoffedgelow@gmail.com> wrote:

Hi Jeff Barnes -

I have received a concerned letter on my door about the new development happening in my Neighborhood. It is the Cabana on Hayden 2-DR-2019, corner of Hayden and Oak. I must first say I am a believer in new development values it brings to a community, but what is being proposed will do the exact opposite to this wonderful Cox Heights neighborhood.

I purchased my home in Aug of 2006 and have worked very hard over the years to upgrade my home and pride myself in the community in which I live. I have seen many of my neighbors follow suit since I have upgrade my home, many have replaced their roofs, windows and even stucco'd their homes since. It would be a travesty if this proposed 89 unit apartment complex would be built on such a small piece of land. I share the concerns of my neighbors about the crime this will bring into our community that is otherwise free of crime.

I have attached screen shots of the City of Scottsdale Police Crime map of Apartment Complex Crime activity in the last 2 months close to our community. These crimes vary and include: Assault, Auto Theft, Auto Burglary, Criminal

From: Development Review Board
To: Development Review Board
Subject: Development Review Board Public Comment (response #70)
Date: Thursday, March 7, 2019 12:28:27 PM

Development Review Board Public Comment (response #70)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/7/2019 12:27:26 PM

Survey Response

COMMENT	
Comment:	<p>Dear Development Review Board, A new project has just come your way: Cabana on Hayden 2-DR-2019. The community has some pretty serious concerns about this project. I respectfully ask that you take the time to really look this over. It is not so affectionately being dubbed a Motel 6. We are just getting this part of town turned around and it is critical that we get these <i>new apartments right, or we end up really doing harm that will adversely affect our future. We just must stop slapping up all kinds of sub par projects. I am happy to show you photos of those projects to prove my point. If South Scottsdale stands the chance of being a "district" such as Willo or Coronado or Encanto...we must make sure all the new projects are going to have that something special that will stand the test of time. Thank you for your consideration. Respectfully, Dana Close</i></p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Dana Close
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	danaclosec3@gmail.com

Phone:	(602) 214-5295
Address:	1838 N. 78th St, Scottsdale 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Barnes, Jeff

From: Cindy Brower <cbrower2@cox.net>
Sent: Thursday, March 14, 2019 11:20 AM
To: Barnes, Jeff
Subject: Cox Heights meeting summary on Cabana Project
Attachments: Cox Heights meeting summary.docx

Hi Jeff,

Attached are the points made at our meeting. Essentially what I sent to you. Please let me know if you need anything else. Thank you for your help.

Cindy

Hi Neighbors,

Our next big push is upon us. It seems our attention is focused on many things, the design, density, lack of onsite parking, neighborhood parking, traffic, landscape and buffer. We don't have a date for the Design Review Board meeting. What may be good for downtown Scottsdale is not relevant for our historic neighborhood. I am also attaching pictures of our dot signs from the meetings.

Please write to Jeff Barnes (JBarnes@scottsdaleaz.gov) ASAP so he can gather comments and hopefully make more recommendations to the developer. Remember our strength is in our numbers!

Here are the top vote getters from our neighborhood meeting:

Design – We want a design that relates to our old neighborhood and stands the test of time. Our neighborhood has been here 60 years. We **MUST** have a design that respects our history. We must not be tricked by the idea of brightly colored furniture, umbrellas, and cabana or artistic stucco to carry the project. We need human scale and preferably some concrete block components to help the project fit into our neighborhood. This is an unusual project for Hayden Road because the development will actually connect to our neighborhood. The city and developer must take care to protect our neighborhood.

Design Quality for Condo Conversion – We want owner-occupied development and to that end we want the quality of the development's design to facilitate a future conversion to condominiums. With our unusual situation, having the development as the entrance to our neighborhood, we cannot stress enough how important owner-occupied units are to our community on many levels.

Density – The development has too much density for 130 parking spaces. If all the developer can produce is 130 spots than he **MUST** decrease the amount of units he plans to build. It is totally unfair to expect our neighborhood to absorb their spillover parking from the residents and their visitors. It is just too much. It is fair for a developer to make a profit, but he **MUST NOT** take more than he gives. We deserve the respect of both the city and of the developer; they both should believe themselves obligated to do the right thing, and not turn our narrow streets into parking lots for people who have no stake in our neighborhood.

Traffic **MUST** be addressed with a future neighborhood meeting; we have many unresolved questions and comments. One of our residents is working on setting a meeting with city staff to discuss our concerns. We need the traffic light re-timed, *perhaps* speed bumps or the traffic calming plan that is on the west side of Scottsdale Rd on Oak, and attention paid to the ongoing problems with the three stop signs at the park ... people now continue to whiz right through them. We have had people hit in that crosswalk! Think how much worse it will all be when we have the apartments. We also have concerns about the entrance/exit on Oak.

Landscape/Bus/Art – *The landscape boarder appears skimpy at 15'. A wider boarder would help the neighborhood, giving us visual relief from the project, which in turn may add to our property values if done correctly.* We indicated at our meeting that we want colorful, blossoming landscape. We also

want a new, updated, shaded bus stop for our residents, and we indicated that the city should consider incorporating public art with the bus stop design and/or at the property.

Other Concerns were also raised -- A wall or screen around the property -- we need to make sure that the residents that live near the property are properly protected. We also want to take whatever steps we can to ensure that our neighborhood is protected from car lights, foot traffic, and crime. Will the property have surveillance cameras in the parking lot?

Work with SRP to update the substation so that it blends with the new development and doesn't look so shabby.

Barnes, Jeff

From: Cindy Brower <cbrower2@cox.net>
Sent: Monday, March 18, 2019 11:58 AM
To: Barnes, Jeff
Subject: Cabana on Hayden

Hi Jeff,

I was just looking at the future development 2—DR-2019. One issue that stuck out to me is the landscape areas. Right now I believe they are 15". I believe if the developer made the landscaping the same width as the front yards at least on *Oak and Monte Vista* it would help significantly in the buffering and visual aspects of the development for the neighborhood. Keep in mind there are houses very close to the project. We still have many issues we would like to address but I wanted to get this idea put forward.

Thank you

Cindy Brower

Barnes, Jeff

From: Robby Robinson <rcv280@yahoo.com>
Sent: Wednesday, March 20, 2019 4:15 PM
To: Barnes, Jeff
Subject: Cox Heights Apartments

Jeff,

Here are my views on the Cox Heights Complex, finally. I hope they are not too late.

Frederick Robinson
2052 N. 78th Street

Cox Heights Apartments

Traffic Flow:

I noted on the sticker chart that "no apartment traffic flow on Monte Vista" has been resolved. If that means traffic to the apartments is on Oat Street only, that would be a mess. I would like to recommend a one way parking lot, with an entrance on Monte Vista and the exit on Oak.

If there is an entrance on Hayden, it should be two way.

Neighborhood Parking:

There was a suggestion, at the meeting, that street parking should be by permit, only. If that were to be implemented, visitors to neighborhood residents would be effectively denied access. Case in point, would be family visitors from out of state.

How many permits would be allowed per resident? There have been many parties and celebrations at which I have observed five to ten vehicles parked on the streets.

Frederick Robinson
2052 N. 78th Street

Barnes, Jeff

From: Robby Robinson <rcv280@yahoo.com>
Sent: Thursday, March 21, 2019 1:44 PM
To: Barnes, Jeff
Subject: Re: Cox Heights Apartments

Jeff,

Thank you for your quick response. You have clarified my points of interest. I look forward to the results of the project.

Frederick

On Thursday, March 21, 2019, 10:48:38 AM MST, Barnes, Jeff <JBarnes@Scottsdaleaz.gov> wrote:

Frederick,

Thank you for your comments, I will have them included in our case file for 2-DR-2019. In response/clarification to your comments:

The original proposal from the applicant included 3 access points to the site, one on each street frontage. Based on City staff review comments and feedback from the neighborhood, the applicant has revised their proposal to remove the Monte Vista access point and only utilize Oak and Hayden for access.

Permit parking was an idea raised from the neighborhood meeting, but is not typical for the City to implement on public streets. It has not been included as part of this proposal at this time and I don't have any information on quantity or enforcement since that's not a regularly used program.

Jeff Barnes

Senior Planner

City of Scottsdale

Planning & Development Services

jbarnes@scottsdaleaz.gov

(480) 312-2376

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From: Robby Robinson <rcv280@yahoo.com>
Sent: Wednesday, March 20, 2019 4:15 PM
To: Barnes, Jeff <JBarnes@Scottsdaleaz.gov>
Subject: Cox Heights Apartments

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How many permits would be allowed per resident? There have been many parties and celebrations at which I have observed five to ten vehicles parked on the streets.

Frederick Robinson

2052 N. 78th Street

Barnes, Jeff

From: Theresa Weber <tmweber3737@gmail.com>
Sent: Tuesday, April 9, 2019 5:25 PM
To: Barnes, Jeff
Subject: Apartment complex on Oak St.

Dear Jeff:

I want to voice my serious concern that the developer of this project has not allowed enough parking for his renters on the property of the apartments and plans to use the neighborhood as his parking lot.

I am requesting that you take this as a serious issue in approval of this building project. and take into consideration that you have a lovely neighborhood in your jurisdiction that you have a responsibility to.

Thank you for taking this under serious advisement..

Warm Regards,
Theresa Weber
7813 East Hubbell St
Scottsdale, Az 85257

Barnes, Jeff

From: PATRICIA RHODES <ollevad@cox.net>
Sent: Monday, April 15, 2019 11:55 AM
To: Kercher, Phillip
Cc: Barnes, Jeff; sengelking@ymail.com; relaxguy2@gmail.com; cbrower2@cox.net; DanaCloseC3@gmail.com
Subject: Cabana on Hayden Case # 2-DR-2019

Good Morning, Mr. Kercher. I am writing to you to express my very strong concerns about having an exit/entrance onto Oak Street from the new apartment complex, Cabana on Hayden (case # 2-DR-2019), being built in our neighborhood. I am asking you to please keep your mind and heart open while reading these concerns and how the increased volume of cars will directly affect our current, and even our future residents' safety. I will list them below to help simplify:

1. Inevitable increased street parking on Oak from apartment residents and their visitors. It will be much more convenient to just park on Oak and run in to your apartment from the street, especially since the apartment parking seems to be so limited.
2. With 89 apartments, and the potential of two (2) cars per unit, there could be as many as 178 vehicles added to our neighborhood and residential streets, many of them being on Oak Street. Studio apartments often have two people sharing, even though the intention is for one individual.
3. We already have considerable street parking from our current neighborhood residents as most of the homes on Oak are single car driveways but the households have two vehicles and they, too, get visitors.
4. Trolleys have been observed having to wait until cars pass to be able to drive down the street from our already overburdened street.
5. The increased traffic on Oak presents a serious safety concern for our children who ride their bicycles down to El Dorado Park and to school. Being a traffic specialist, I'm sure you must see that with more cars, more street parking, less visibility, the greater the risk for accidents and harm to our residents, especially to our children.
6. The City has provided numerous bicycles and scooters for our community to use. Having more vehicles on the very street they use the City provided bicycles and scooters also increases the risk for our children and jeopardizes their safety.
7. Every weekend we see entire families riding their bicycles down to the park, in the streets, and often hear speeding cars going by right next to them. This is so hazardous for our families and will only get worse with the increased number of vehicles if they are permitted access directly onto Oak Street.
8. We feel emergency vehicles will be delayed in getting to those in need with the increased congestion with an exit/entrance on Oak Street.
9. As you know, Oak Street is not a very long street and traffic backups are inevitable with additional vehicles. Oak Street is not a main thoroughfare, but a residential street used continuously by families. We have already observed more traffic on this street just from the other new apartments that don't access Oak directly, but have individuals that use it as a shortcut to their destination. They are often speeding with limited visibility and endanger our residents.
10. The City must have realized the dangers on this street a few years ago when it had notified our neighborhood of an upcoming calming zone on Oak. This never came to fruition due to financial constraints. The decision though, to install a

calming zone so many years ago, supports what our concerns are and were then. It has only gotten worse over the years. We need help, not adding more risk to our community.

11. Our community has observed other very large apartment complexes that have their entrances/exits directly onto Hayden and have a very smooth flow of traffic.

Thank you for reading this and hopefully taking it to heart and helping our community with an alternative to the entrance/exit on Oak Street. Surely there must be another way to accomplish whatever goals you, the City of Scottsdale and the developer may have and still care for the safety and needs of its current residents.

Respectfully,

Patricia Rhodes

602-571-0734

Barnes, Jeff

From: Cindy Brower <cbrower2@cox.net>
Sent: Monday, April 15, 2019 1:15 PM
To: PATRICIA RHODES; Kercher, Phillip
Cc: Barnes, Jeff; sengelking@ymail.com; relaxguy2@gmail.com; DanaCloseC3@gmail.com
Subject: Re: Cabana on Hayden Case # 2-DR-2019

Very good points Patricia. I would like to add we need traffic calming on Monte Vista and 78th. We already have significant cut through traffic. I have almost been hit by impatient cars trying to pass me on my left as I turn into my driveway. I am sure there will be significant cut through on Monte Vista as well.

Cindy Brower

From: PATRICIA RHODES
Sent: Monday, April 15, 2019 11:54 AM
To: PKercher@Scottsdaleaz.gov
Cc: JBarnes@Scottsdaleaz.gov ; sengelking@ymail.com ; relaxguy2@gmail.com ; cbrower2@cox.net ; DanaCloseC3@gmail.com
Subject: Cabana on Hayden Case # 2-DR-2019

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7. Every weekend we see entire families riding their bicycles down to the park, in the streets, and often hear speeding cars going by right next to them. This is so hazardous for our families and will only get worse with the increased number of vehicles if they are permitted access directly onto Oak Street.

Barnes, Jeff

From: Savannah Engelking <sengelking@ymail.com>
Sent: Tuesday, April 16, 2019 9:34 AM
To: Kercher, Phillip
Cc: Barnes, Jeff; relaxguy2@gmail.com; cbrower2@cox.net; DanaCloseC3@gmail.com; Patricia Rhodes
Subject: Re: Cabana on Hayden Case # 2-DR-2019

Hello Phil,

I have also lived on Oak for years and have witnessed these same issues concerning traffic and safety increasing in frequency, and only see them increasing with the addition of these apartments. I strongly urge the city to remove any entrance/exit onto Oak from the development plans to avoid creating a hazard for vehicles and pedestrians.

Best,
Savannah Engelking

On Apr 15, 2019, at 11:54 AM, PATRICIA RHODES <ollevad@cox.net> wrote:

Good Morning, Mr. Kercher. I am writing to you to express my very strong concerns about having an exit/entrance onto Oak Street from the new apartment complex, Cabana on Hayden (case # 2-DR-2019), being built in our neighborhood. I am asking you to please keep your mind and heart open while reading these concerns and how the increased volume of cars will directly affect our current, and even our future residents' safety. I will list them below to help simplify:

1. Inevitable increased street parking on Oak from apartment residents and their visitors. It will be much more convenient to just park on Oak and run in to your apartment from the street, especially since the apartment parking seems to be so limited.
2. With 89 apartments, and the potential of two (2) cars per unit, there could be as many as 178 vehicles added to our neighborhood and residential streets, many of them being on Oak Street. Studio apartments often have two people sharing, even though the intention is for one individual.
3. We already have considerable street parking from our current neighborhood residents as most of the homes on Oak are single car driveways but the households have two vehicles and they, too, get visitors.
4. Trolleys have been observed having to wait until cars pass to be able to drive down the street from our already overburdened street.
5. The increased traffic on Oak presents a serious safety concern for our children who ride their bicycles down to El Dorado Park and to school. Being a traffic specialist, I'm sure you must see that with more cars, more street parking, less visibility, the greater the risk for accidents and harm to our residents, especially to our children.
6. The City has provided numerous bicycles and scooters for our community to use. Having more vehicles on the very street they use the City provided bicycles and scooters also increases the risk for our children and jeopardizes their safety.

7. Every weekend we see entire families riding their bicycles down to the park, in the streets, and often hear speeding cars going by right next to them. This is so hazardous for our families and will only get worse with the increased number of vehicles if they are permitted access directly onto Oak Street.

8. We feel emergency vehicles will be delayed in getting to those in need with the increased congestion with an exit/entrance on Oak Street.

9. As you know, Oak Street is not a very long street and traffic backups are inevitable with additional vehicles. Oak Street is not a main thoroughfare, but a residential street used continuously by families. We have already observed more traffic on this street just from the other new apartments that don't access Oak directly, but have individuals that use it as a shortcut to their destination. They are often speeding with limited visibility and endanger our residents.

10. The City must have realized the dangers on this street a few years ago when it had notified our neighborhood of an upcoming calming zone on Oak. This never came to fruition due to financial constraints. The decision though, to install a calming zone so many years ago, supports what our concerns are and were then. It has only gotten worse over the years. We need help, not adding more risk to our community.

11. Our community has observed other very large apartment complexes that have their entrances/exits directly onto Hayden and have a very smooth flow of traffic.

Thank you for reading this and hopefully taking it to heart and helping our community with an alternative to the entrance/exit on Oak Street. Surely there must be another way to accomplish whatever goals you, the City of Scottsdale and the developer may have and still care for the safety and needs of its current residents.

Respectfully,

Patricia Rhodes

602-571-0734

From: [Laura Eggink](#)
To: [Development Review Board](#)
Subject: Cabana on Hayden
Date: Thursday, May 9, 2019 11:34:24 AM

Greetings,

I read with great interest the article published in the Scottsdale Progress on the planned development for the Cabana on Hayden. I live about a mile from this proposed redevelopment and welcome a multifamily housing project. From the artists depiction of the apartments, I must say, that a three story "dormitory" style building does not suit this neighborhood. Arizona State University built this exact type of housing on campus in the late 1990's and it's great for dorms but not in anyway great for an up and coming neighborhood. The re-development zone south of Osborn is full of affordable housing that attracts the proposed demographic stated in this article. Young people are already doing very well in this neighborhood. They are renting entire houses for \$1,200 - \$1,900 a month. The opportunity this project presents could have lasting impact on the re-development zone and surrounding area.

I would hope that the Development Review Board could persuade the developer to target a higher income demographic. Apartments with garages are highly sought after in Scottsdale. This lot sits on the one amenity in South Scottsdale currently available to residents in the re-development zone - the phenomenal green belt, which the city has slated for refurbishment. A few steps from these apartments will lead you to a lovely lake, take a right and you are at a golf course, a left and you are at Singh Farms organic market and café in Tempe. This project could have the potential to bring up property values in the area and bring the desired amenities that residents want. This area deserves all the design attention that Scottsdale Road apartments receive. This is an opportunity to have a more vibrant mix of incomes that would be welcomed in this zone that has lagged behind the rest of Scottsdale. More low income units will not achieve that goal.

Thank you for all you do.

Laura Eggink

Sent from [Mail](#) for Windows 10

Barnes, Jeff

From: androidpaladin3e@gmail.com
Sent: Monday, May 20, 2019 1:47 PM
To: Barnes, Jeff
Subject: Traffic dangers of "Cabanas" project.

Hi, Jeff,

Thank you for your attendance at our first neighborhood meeting on the apartments at Hayden & Oak. I hope tonight's meeting will be a success, despite the "inability" of developers to have even one announced attendee. I wonder if someone will attend silently for them anyway, just to "listen", and hopefully not to interfere.

Anyway, I am still concerned about access on Oak. I see a typical resident of the complex, in a hurry on a workday morning, making a right onto Oak, and looking only left as he rolls into the street. He never looks right, and does not see the doomed Coronado student flying west on the sidewalk on his skateboard, probably texting.

If we cannot eliminate that driveway, we should make morning exits on it left-turn only, so drivers will look to the right. Traffic for Hayden can use the Hayden exit. Hopefully afternoon student traffic will be over before the typical apartment resident returns.

The developers of course complain about u-turns for Hayden-only access, despite that being the best way to limit parking on the streets. Why not put the driveway on Hayden far enough south to allow left turns? And the city is full of nearby forced u-turns: Taco Bell on Thomas, poor Discount Tire and Dalry Queen on Scottsdale, the Chase Bank on Indian School (with drivers greeted by a no-u-turn at the first opening!), etc. But the worst victims are the homeowners near the project. All those folks east of Hayden on Granada, Coronado, and Alhambra, whose access south on Hayden was destroyed *after* they had *bought* their homes. They have to travel north now to the horrendous light at Palm Lane. I bet the city concluded they weren't damaged and didn't compensate them. The developers are certainly less damaged.

Lastly, consider the poor folks on the Cypress cul-de-sac just opposite the new eyesore. They have this nightmare path to the south on Hayden, also imposed on those properties after folks had assumed 30-year mortgages, etcetera, to peacefully live out their lives there. The short-term renters across the street would have no right to complain.

Thanks again for your efforts on our behalf!
Eric Lane
(neighborhood resident)

Barnes, Jeff

From: johnmanter01@aol.com
Sent: Monday, May 20, 2019 3:06 PM
To: Grant, Randy; Barnes, Jeff
Subject: Complaint about 'Cabana on Hayden Development'

I'm writing you to register serious complaint about proposed 'Cabana on Hayden' apartment complex project proposed for SW corner of Hayden and Oak Street.

First objection is a contention with an 'R7' multi-family zoning issued in the distant past to a church for a couple of residents to stay at the church. That is a 'far cry' from a large apartment complex and certainly was not the original intent or evaluation for compatibility with surrounding single-family homes.

Second objection is the sheer incompatibility with squeezing in a large apartment complex into the available space surrounded by single-family neighborhood, church and High Voltage Step-Down Transformer Substation.

Third objection is placement of a multi-family complex adjacent to a posted chemical waste site.

Fourth objection is the lack of provisions for adequate parking, traffic flow, utilities and refuse.

If the Development Review Board moves forward on this project I firmly believe you will both look back and see what a bad project it turned out to be.

Sincerely,

John A Manter, Single-Family Home Owner
7826 E Monte Vista Rd
Scottsdale, AZ 85257

Cell 662-319-7352

Barnes, Jeff

From: Larry Bardoulas <lxbard@yahoo.com>
Sent: Tuesday, May 21, 2019 7:30 PM
To: Cindy Brower
Cc: Grant, Randy; Barnes, Jeff
Subject: Re: Cox Heighst meeting tonight

Hello Cindy,

I have some input about the proposed project that I would like to share after attending the neighborhood meeting last night. Something that may be a big concern for the neighborhood concerning this project that I would hope you would forward on to all the neighbors. Since the proposed project is close to Eldorado Park, that might be a good selling point for those that seek to live there. The problem with that is it is going to cause a lot of walk through transient traffic through our (single family residential) neighborhood for people wanting to go to the park. This may include residents friends they invite over as well as the people living at the proposed project. Since the apartment leases are generally one year or less. this is going to create a lot of uncertainty about who lives in the neighborhood. Because of that, I think there is a strong likely hood for increased crime and or vandalism because of not really knowing who belongs in the neighborhood.

This project is not separated from the neighborhood like the projects that were just completed recently on Mc Dowell Road such as the Mark Taylor Apartments. Instead, it is being built right in the interior of the neighborhood, and because of that it impedes our (single family residential) neighborhood with all the issues it brings like the traffic control issues that were being discussed that night as well as the transient and other issues.

For this reason and the many others that were brought out at the meetings and the many others that have yet to be discovered, it really begins to raise the question if this proposed project is compatible with are (single family residential) neighborhood. Some of us have lived in this neighborhood for many years without the need of speed bumps. I am not sure why we need to have them installed now because some investor wants to build a apartment complex. The San Tropez apartments just down the road on Hayden which has many more units than this proposed project, has its entrance on Hayden Road and has not seemed to have any issues. The proposed project should be the same with its exits and entries all on Hayden Road so the project traffic is not encouraged to travel through are (single family residential) neighborhood and again impede on it. Seems like this could be a questionable design issue.

Another questionable design issue that was spoken about last night was for some people having to look out of there living room window at the interior of a three story apartment complex every day as well as loosing there privacy of those people looking out at their residence everyday as they leave and enter the project. The example that was brought out about having a semi parked in the project lot intermediately for a long period of time historically, would seem to be a poor comparison to having this project built across the street from your residence where your privacy will be impacted most likely daily.. So maybe some of these affected properties could be condemned later if the nuisance became to great, but then what kind of state would that action leave the rest of the neighborhood in? Could you imagine if you had to sell your home for some unforeseen reason and there were condemnation proceedings going on in the neighborhood.

I am really surprised that city council would let this project even be proposed with all the issues it might create. Looks like there concern might be very narrow, construct buildings in Scottsdale where-ever there is vacant property.

Larry Bardoulas

On Monday, May 20, 2019, 11:35:29 AM MST, Cindy Brower <cbrower2@cox.net> wrote:

Hi Neighbors,

Attached are a few thoughts for tonight's meeing

Cindy

Barnes, Jeff

From: Cindy Brower <cindybrower@cox.net>
Sent: Thursday, May 23, 2019 3:10 PM
To: Dan Richards
Cc: Grant, Randy; Barnes, Jeff; Whitehead, Solange; korte@kortescottsdale.com; Littlefield, Kathy; danaclosec3@gmail.com
Subject: Cabanas on Hayden

Hi Dan,

I wanted to check in with you after the meeting on Monday night. There are a few things I would like to address. The general consensus was that the new plans look much better than the first plans we saw. One issue I see for our neighborhood is on Monte Vista. The gated entrance is very nice but we are all worried that people - residents and apartment seekers - will be tempted to park on Monte Vista and walk into the property. We do not want the added cars parking on the street. It seems a more defined and attractive entrance on Hayden with visitor parking would be more appropriate.

The neighbors discussed at length the desire for a 6' wall on the west side if not completely around the property. Where there are many cars parked there will be crime. We would like to shield our neighborhood from any possible spill over of issues into our neighborhood.

Has there been any discussion about burying the power lines? This seems a good step to help the area.

There is still considerable angst about the amount of onsite parking and the possibility of over flow into the neighborhood and how that will be dealt with. We are also still worried about the cut through traffic and how we are going to protect our neighborhood. This is an unusual situation as most new developments are contained on Hayden and don't have access to the surrounding neighborhood. You along with the city need to investigate this issue further and make an effort to communicate with the neighborhood on definite solutions.

We would like to meet with you again to see the updated plans. The week of June 3rd would be good for us.

Thank you,

Cindy and Myron Brower

Sent from my iPhone

Barnes, Jeff

From: Diana <dmdmkamin@gmail.com>
Sent: Monday, July 8, 2019 10:24 PM
To: Barnes, Jeff
Subject: Input on case 2-DR-2019 Cabana on Hayden

⚠ EXTERNAL Email with links or attachments. Please use caution!

Hi Jeff,

I am unable to attend the DRB meeting on Thursday the 18th, but wanted to provide public input regarding this case.

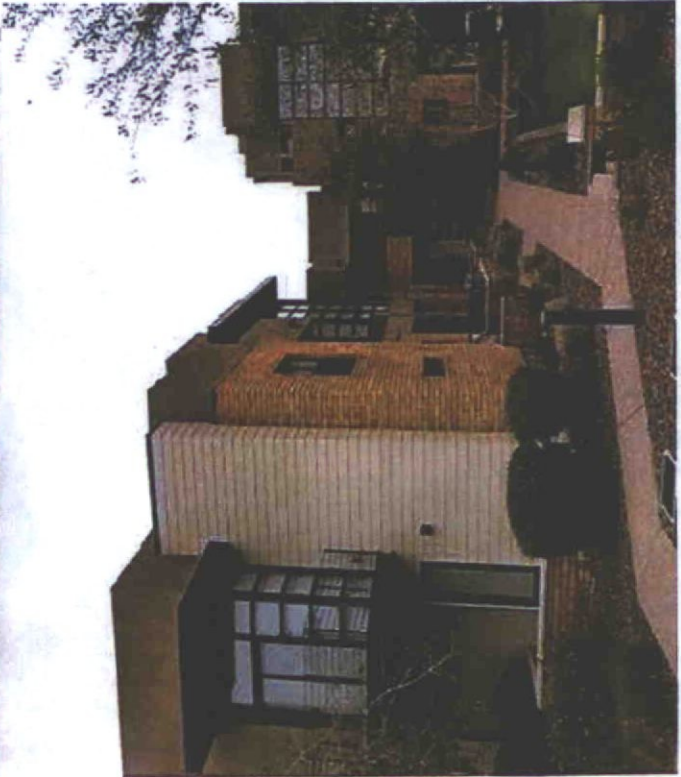
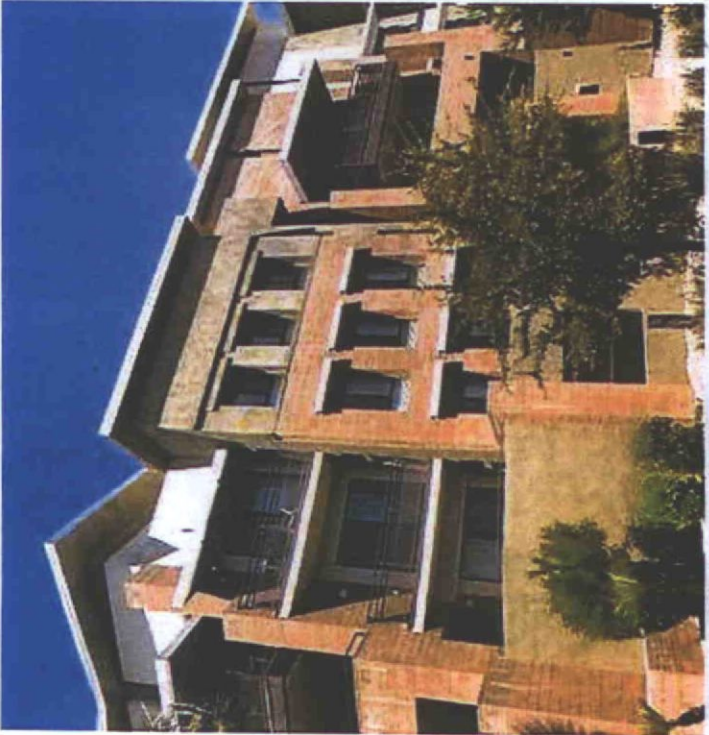
1. If the zoning allows multi-family, it would also allow townhomes and condominiums. If we were able to get an owner-occupied product rather than apartments it might be a higher quality product. If we could get a design that met the building standards of condominium, to allow future conversion to owner occupied, this would be another approach to increase quality of the built product.
2. I'm concerned about the target market of young professionals; luckily they are not doing a bunch of 4 bedroom units that would definitely be student housing. However, it would be nice to have the units and property designed to be *sustainable over a range of ages, from young adult, to young family, to empty nesters*; this means amenities that attract a mix of tenants, not all young adults who are relatively transient. If they like the location and get married, and want to upgrade from 1 bedroom to 2, or have a child and want a 3 bedroom, it would be nice to retain quality tenants or offer ownership opportunity. My guess is a percentage will be ASU students.
3. What would prevent this being used as a hotel, as short term rentals as VBRO or Air BNB housing?
4. They are providing on site open space and amenities to residents, that is good, less burden on public park infrastructure.
6. It does not appear they have to underground the overhead powerlines, this is a huge expense but aesthetically improves the street front.
7. The street trees proposed are small, because of the powerlines, we are getting patio trees along the sidewalk; minimal shade potential to the public pedestrians. Can we get taller trees just west of the powerlines to shade the public sidewalk? Taller non-deciduous trees to screen the view of the buildings would be nice.
8. The trees along Oak Street are Ash trees, some existing in turf. What happens if these trees fail to thrive during construction? Will they have to replace the same species and quantity? I would not want the Ash to die and have them replaced with Palo Brea, they should be shade trees such as Chinese Pistache, Evergreen Elm or Velvet Ash.
9. It appears they are removing turf along the street front and putting in trees and gravel with a few sage and muhlenbergia. Can we have a higher mature plant density along the street front, use plants that fill in the area with color and texture not just gravel.
10. What are the setbacks along Oak and Hayden? The building seems very close to the property line and extremely limiting for landscape area. It would be nice to have more landscape buffer between the sidewalks and the units.
11. It appears to be more grey box construction, not sure how to prevent this because it is the trend but we would like something more than three shades of grey stucco and cement board siding. Can we get masonry on the units, at least the elevations facing the public streets, if not on all four sides? Metal accents, at least shade canopies?
12. They are putting the parking to the west, as a buffer to residents in the neighborhood. The buildings are 3 stories tall, under 40'. Single family is usually allowed to 30' tall, so the height is probably considered appropriate to the area. San Tropez apartments are 3 story I think. However, the trees along the west side are Palo Brea, a transparent species that does not grow very tall. The residents to the west of the site should be provided a landscape buffer with species that will grow 30-40' tall, non-deciduous, and dense in canopy to provide privacy and screening. Consider pine (that are currently common in the neighborhood) or Ghost Gum (similar to the eucalyptus in the park), Sissoo, Evergreen Elm, or possibly Oak if heavily watered to encourage growth (they tend to be slower growing).
13. Parking should be in garages, even if it is a perimeter carriage house building rather than just surface parked. Secure garaged parking is a highly desirable amenity in this area due to crime from vehicles. There are a lot of transients and surface parking is not preferred.

14. The design looks fairly institutional, flat and boxy, we should ask for higher end materials and finishes, deep shade over windows, and other elements that make a more livable and sustainable product.

15. Where are the balconies, patios or anything that makes this less dorm-like? Windows look like minimum exiting size and cheap.

17. What can be done on the corner of Hayden and Oak to make this an interesting corner design? I realize that the sub station across the street is not a great view, but more reason to modify the corner to provide something more interesting than what is being presented.







Thank you for your consideration of the design of this project, that we will all have to look at driving and biking and walking around our neighborhood.

Barnes, Jeff

From: Brian Lukian <cuadodge2@gmail.com>
Sent: Saturday, August 10, 2019 12:57 PM
To: City Council; Barnes, Jeff; Grant, Randy
Subject: Cabana on Hayden Open House

⚠ EXTERNAL Email with links or attachments. Please use caution!

Mayor, City Council, Mr Barnes, Mr Grant

I sent this email before and forgot to sign it here is my email signed.

Mayor, City Council, Mr Barnes and Mr Grant

Today I read an email from a neighbor sent out on August 7th, that an Open House has been scheduled for this Monday, August 12th 2019 at the Grace Baptist Church at 7934 E Oak St at 6 pm. On July 18th 2019 the DRB board ordered Greenlight Communities to send out a mailer to my neighborhood and the surrounding area within a 750 ft radius of the Cabana on Hayden project to inform everyone of their open house like the city did when the Cabana on Hayden Project was announced last January. Instead the open house invitation was sent out through an email by a neighbor who does not represent me or my other neighbors. This email may not reach everybody effected by this project. The City, DRB and developer is remiss by not, in a properly and timely manner, informing all the neighbors affected in a 750 ft radius of the Cabana on Hayden projects Open House so neighbors can plan to attend the open house if they chose.

This is the second time that notices for public input were short or overlooked. The first time was when a public notice on the developers property was cut of its posts. The notice was put up July 2nd, but was found on the ground July 13th cut off its posts. I found the post and reattached it on July 13th. Now we have a second time where the developer is using a neighbor as a third party to inform everyone of the open house, when the developer was instructed to send out a mailer to everybody about the open house. The more this project goes on, the wearier and more suspicious I get about it. Why didn't the developer put out signage or send out a mailer to tell all the neighbors affected in a 750 ft radius of the open house as instructed by the DRB board? It seems like they are trying to hide something and limit neighborhood input and exposure of their project? Because proper notice was not sent out as instructed by the DRB board I think the Open House should be postponed and rescheduled until the mailers have been sent.

Lastly, I believe that the Southern Scottsdale Character Area Plan applies to my area. Even though the Cabana on Hayden lot may be zoned R-5 the guidelines set by the SSCAP and adopted by the Scottsdale City Council in October 2010 need to be recognized and applied to this project. The developer has already changed their project to 80% studios. Which makes 72 of the 89 proposed units studios. This sounds and looks like a university dormitory style facility. My neighborhood is a mature residential area, not a college campus with loud parties, noise, and loud cars with booming bass sound systems driving in and out of my neighborhood. This project does not fit my neighborhood and everybody knows it.

Brian Lukian

Barnes, Jeff

From: t3flow@gmail.com
Sent: Monday, August 12, 2019 9:16 AM
To: Barnes, Jeff
Subject: 2-DR-2019

⚠ EXTERNAL Email with links or attachments. Please use caution!



This project needs a 6-foot block fence around all parking, on-site visitor parking, on-site dog-walking area, and on-site smoking area. Thanks for your help, Theresa -- sent by Theresa Beaulieu (case# 2-DR-2019)



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Barnes, Jeff

From: Savannah Engelking <sengelking@ymail.com>
Sent: Monday, August 12, 2019 8:37 PM
To: dan@livegreenlight.com
Cc: Barnes, Jeff
Subject: Trash Inquiry

⚠ EXTERNAL Email with links or attachments. Please use caution!

Hi Dan,

Thanks again for meeting with us tonight - I know the neighborhood really appreciates the time and visuals you made available.

I did want to ask about a point one neighbor made concerning trash. I know that the smell and the pests it attracts (especially with such a high volume of people vs. the residential trash) are a concern for residents. Is there any way they can be moved farther away from the houses or some measures taken in advance to ensure the smell and pests don't become a burden for these people?

Best Wishes,
Savannah Engelking