



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest



Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA)
)
 COUNTY OF MARICOPA) ss

I, Melissa Berry, being first duly sworn, depose and say:

That on December 6, 2019, I posted notification poster(s) for the properties indicated below.

Site(s) must be posted on or before: December 9, 2019

Case No.	Description and Location of Project	No. of Signs	Date Posted
13-DR-2019	Marvelle Arcadia, 6080 E Thomas Rd	1	12/6/19
2-DR-1994#3	Detroit Coney Grill Canopies, 6953 N Hayden Rd	1	12/6/19
20-DR-2019#2	Honor Health Osborn Phase One Medical Office Building, 7242 E Osborn Rd	1	12/6/19
35-DR-2019	Raintree Internalized Community Storage, Pima Rd & Raintree Rd	1	12/6/19
9-ZN-2019	2nd Street and Bishop, 7125 E 2 nd St	1	12/6/19

Date of Development Review Board Public Meeting: December 19, 2019, AT 1:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.


 (Signature)

Acknowledged this 6th day of December 2019.



LORRAINE CASTRO
 Notary Public - State of Arizona
 MARICOPA COUNTY
 My Commission Expires
 November 15, 2020

My commission expires

11/15/2020

(Notary Public)

Planning and Development Services

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

**Marvelle Arcadia
Neighborhood Input Card**

PRINT NAME Alison Bailey
ADDRESS 6206 E Catalina Dr CITY Scottsdale ZIP 85251
PHONE 703 6775103 EMAIL akbailey77@gmail.com

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

The entrance on 61st Place only has one way south
and one way north. If the new residents enter the
complex on 61st Pl. there will be a back up of
traffic trying to go north. The street needs
to be widened to allow for traffic to turn
left in the complex and residents to be able to go
north without waiting for them to turn.

Marvelle Arcadia

Neighborhood Meeting Sign-In Sheet

Monday, April 22, 2019

[illegible]

Marvelle Arcadia

Neighborhood Meeting Sign-In Sheet

Monday, April 22, 2019

[illegible]

Monday, April 22, 2019

[illegible]



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Marvelle Arcadia

April 30, 2019

Overview

This Citizen Review Report is being performed in association with a request for Development Review Board approval of a 5.78+/- acre site located at the northwest corner of Thomas Road and 61st Place. The proposed project would result in a minimal care- residential healthcare facility. The current zoning of Commercial (C-1) will not change as part of this request.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process.

Community Involvement

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project (see attached letter) The distribution of this notification exceeded the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person has provided, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on Monday, April 22, 2019 from 5 to 6 PM at the Hotel Valley Ho for those who wished to learn more about the project.

Prior to the neighborhood Open House, the neighborhood outreach team contacted key neighborhood leaders, by phone and in person, to be sure that they understood the proposal and the reason for the change of use on the site.

Twenty people attended the neighborhood Open House. The majority of attendees expressed their unhappiness at the closing of this Fry's store. A copy of a letter from Fry's detailing their reason for closing the store was available at the meeting for attendees to read (copy attached). One attendee had questions about the access point on 61st Street and traffic. Several wanted clarity on the level of services that would be provided at the facility.

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

ATTACHMENTS:

Notification List
Neighborhood Open House Letter
Neighborhood Open House Sign in Sheets
Neighborhood Open House comment cards
Letter from Fry's



REQUEST TO SPEAK

5

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) CHARLOTTE COOMBS MEETING DATE NOV 19 2019
NAME OF GROUP/ORGANIZATION (if applicable) GOLDEN KEYS
ADDRESS 6205 E CATALINA DR ZIP 85251
HOME PHONE 480-946-2556 WORK PHONE _____
E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO _____
☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING MARVELLE ARCADIA #5

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

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

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Public testimony is limited to three (3) minutes per speaker.
Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Nancy Dallett MEETING DATE 12-19-19
NAME OF GROUP/ORGANIZATION (if applicable) Golden Keys HOA
ADDRESS 6286 E. Catalina Dr. ZIP 85251
HOME PHONE 480 861-8776 WORK PHONE _____
E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO _____
☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING marvella arcadia

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

This card constitutes a public record under Arizona law.

Hello,

The Scottsdale Fire Dept. has a program to better help our fire Operations group with their "Pre-Emergency Planning" (P.E.P.) program. This program allows a building's information to be loaded into the Valley's 911 CAD system allowing responding crews the capability to pull up the specific structure on their "mobile command terminals" (MCT's) while in route to an emergency. This allows for a better understanding of where they are going once on scene both interior and exterior.

Recently you obtained a building permit from the City of Scottsdale. We are requesting CAD drawing(s) of the submitted plans. The drawings are basic in request. We ask for a site plan to include the paved access and parking areas, the building footprint and basic rooms to include, hallways, access points (doorways), stairwells and elevators for each floor. We request only CAD files in DWG, .DXF or .DGN file format, please no raster formats such as .TIF, .PDF, etc.

These drawings will be secured in the Valley's "911" system. Information will not be shared with any other entities outside Emergency Response personnel.

Please email all files to sstanek@scottsdaleaz.gov

Scott A. Stanek

Sr. Fire Plans Examiner

Scottsdale Fire Dept. / Fire & Life Safety

480-312-7061 / sstanek@scottsdaleaz.gov



From: fastiggi@cox.net
To: [Berry, Melissa](#)
Subject: 55-DR-2018 THE RESERVE
Date: Friday, May 10, 2019 11:45:09 AM

City of Scottsdale



Hello: The applicant's "submittal" does not include a site plan in terms of actual layout of residential buildings, connections to 136th St, etc in relation to the "strip mall" structures currently occupying the site. This would be of help; it would allow myself and others to gauge our sentiment toward the project. Sincerely, Marc Fastiggi 13537 E Wethersfield Rd (Scottsdale Mountain) -- sent by Marc V Fastiggi (case# 55-DR-2018)



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From: mamagogo321@gmail.com
To: [Berry, Melissa](#)
Subject: Planning request for Thomas and 61st
Date: Tuesday, April 9, 2019 8:05:42 AM

City of Scottsdale



I tried to find out when this request was going to be discussed at a public meeting. I would like to attend and comment if feasible. 602-920-0837 or mamagogo321@gmail.com -- sent by Jenny Scrivner (case# 13-DR-2019)



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From: mjkat28@yahoo.com
To: [Berry, Melissa](#)
Subject: Marville arcadia
Date: Tuesday, April 9, 2019 6:38:37 AM

City of Scottsdale



Please listen to your residents! Our neighborhood does NOT want to lose our Frys grocery. There is already a residential home directly across the street from this site at 60th st. and Thomas. Frys grocery at 61st and Thomas services residents in at least four neighborhoods to the south, many apartment dwellers to the west, three neighborhood to the north, and hy-view neighborhood to the east. There is already plenty of apartments in the area for persons capable of independent living. -- sent by Mary jo kelsey (case# 13-DR-2019)



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From: [Tessier, Meredith](#)
To: [Berry, Melissa](#)
Subject: FW: Fry's at 6080 e Thomas
Date: Tuesday, April 9, 2019 3:37:52 PM

For our records.

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

From: Smetana, Rachel <RSmetana@scottsdaleaz.gov>
Sent: Tuesday, April 09, 2019 9:44 AM
To: Lindsey Urbatchka <lindseyswim@yahoo.com>; City Council <CityCouncil@scottsdaleaz.gov>
Cc: Thompson, Jim <JThompson@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Fry's at 6080 e Thomas

Dear Lindsey,

Thank you for your email to Mayor Lane and City Council. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon it's completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know that although it is completely within your right to protest the change in the property, it likely wouldn't have kept Fry's at this location. A Design Review Board meeting is not yet scheduled for this project and you can check here for information: <https://www.scottsdaleaz.gov/planning-development> or sign up for the planning and zoning newsletter and receive an email when any land use or design cases are scheduled.

I hope this information is helpful.

Best regards,
Rachel Smetana
Mayor's Chief of Staff
City of Scottsdale
480-312-7806
rsmetana@scottsdaleaz.gov

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

From: Lindsey Urbatchka <lindseyswim@yahoo.com>
Sent: Monday, April 08, 2019 3:49 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Fry's at 6080 e Thomas

Hello!

Please do not take away our only grocery store near our home at 60th and Thomas. We walk there all the time and will not shop at 44th st and Thomas. It's too hard to get in and out. We love this frys. It's part of the selling points and reasons we bought where we did. Plus, there is already a half empty senior living center across the street from Fry's. When is the resident and city citizens meeting so we can protest?

Thank you,

Lindsey

From: mshowland@yahoo.com
To: [Berry, Melissa](#)
Subject: 13-DR-2019 Marvelle Arcadia
Date: Tuesday, April 9, 2019 2:59:48 PM

City of Scottsdale



Hello, I see the application. Wondering if it has been approved or if there will be hearings. Thank you,
Mary -- sent by Mary Howland (case# 13-DR-2019)



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From: [Tessier, Meredith](#)
To: [Berry, Melissa](#)
Subject: FW: Planning Commission Public Comment (response #112) 13-DR-2019
Date: Thursday, April 11, 2019 10:57:54 AM

For our records.

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, April 10, 2019 5:03 PM
To: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #112)

Planning Commission Public Comment (response #112)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2019 5:02:30 PM

Survey Response

COMMENT	
Comment:	As Community Liaison of the Golden Keys 55+ community (184 homes) our residents would like the planning commission to deny the plans for Marville Arcadia, a 160 unit complex for 61st and Thomas rd. Our small, local, walkable Fry's grocery is part of what makes this neighborhood special. As Scottsdale residents our hope is that the planning commission will listen to their constituents and not approve another apartment complex. 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:	Mary Jo Kelsey

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	mjkat28@yahoo.com
Phone:	(602) 402-5501
Address:	6138 East Avalon Dr., Scottsdale, 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: jnvandenberg@cox.net
To: [Berry, Melissa](#)
Subject: 13-DR-2019 - MARVELLE ARCADIA
Date: Friday, April 12, 2019 7:34:43 PM

City of Scottsdale



re: 13-DR-2019 /MARVELLE ARCADIA This is a HORRIBLE idea for this large neighborhood. Building a residential healthcare facility on the site which currently holds the only grocery store for many miles would be a hardship and major inconvenience for hundreds of residences in this area. In addition, there is already a healthcare facility directly across the street from this location. Please advise the applicants to find another site. Thank you. -- sent by Jan Vandenberg (case# 13-DR-2019)



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From: gs595@aol.com
To: [Berry, Melissa](#)
Subject: CASE 13-DR-2019
Date: Saturday, April 13, 2019 9:43:32 AM

City of Scottsdale



I would ask that you strongly reconsider demolishing the Fry's grocery store at this site. I realize that you want to maximize your profits. However, I ask that you strongly consider the needs of the residents in this area. (1) This is only 1 of 2 grocery stores on all of Thomas Rd in Scottsdale, and there is only 1 grocery store on all of McDowell Rd in Scottsdale. (2) This store is great for the many seniors in this areas, as it allows easy, safe access in and out of the parking lot.... -- sent by Kathleen Sikes (case# 13-DR-2019)



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From: gs595@aol.com
To: [Berry, Melissa](#)
Subject: CASE 13-DR-2019
Date: Saturday, April 13, 2019 9:48:50 AM

City of Scottsdale



.... cont (3) Many seniors without cars, including the ones living in Brighton Gardens across the street and ones living adjacent to that Fry's, are able to walk to that store, (4) closing this store will certainly burden the few other stores in area, (5) this store serves several large neighborhoods in S Scottsdale, (6) Many seniors and others are very upset at the prospect of losing this very popular store. I implore you to please consider the needs of the Scottsdale residents, Thank you -- sent by Kathleen Sikes (case# 13-DR-2019)



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From: [Ruenger, Jeffrey](#)
To: [Tessier, Meredith](#); [Berry, Melissa](#)
Subject: FW: case #13-DR-2019
Date: Monday, April 15, 2019 1:27:38 PM

From: Jennifer Panuski <j.panuski@gmail.com>
Sent: Sunday, April 14, 2019 10:13 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: case #13-DR-2019

There are a lot of people that depend on Fry's grocery store and these people have to walk to it because they are unable to drive. The chef from the Health care facility across from your proposed new healthcare facility even shops there. Why put another facility across from one that already exists. Fry's needs to stay for many reasons. Don't say this is for the betterment of this community. This is just money for the City of Scottsdale

From: [Mary Howland](#)
To: [Tessier, Meredith](#)
Cc: [Berry, Melissa](#)
Subject: Re: 13-DR-2019 Marvelle Arcadia
Date: Tuesday, April 16, 2019 9:37:06 PM

Thank you for the information Meredith.

Here is my comment to the city:

Please try to get Sprouts or Trader Joe's into this space. We need a grocery store in this location, not more housing:

<http://www.allresco.com/archives/3042>

I live in a 55+ neighborhood across the street. Walking to this grocery store is an important part of our daily lives.

Thank you,

Mary

On Tuesday, April 9, 2019, 4:01:41 PM MST, Tessier, Meredith <MTessier@ScottsdaleAz.Gov> wrote:

Thank you for contacting the City of Scottsdale Current Planning Department. A Development Review Board hearing has not been scheduled as the case is currently under review. Once a hearing date is determined, a sign will be posted on-site a week before the hearing and the attached case info website will be updated:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

Please e-mail me any comments that will be attached to the Development Review Board report and included in the case file.

Thank you,

Meredith Tessier, Senior Planner

Planning & Development Services

From: mshowland@yahoo.com <mshowland@yahoo.com>
Sent: Tuesday, April 9, 2019 3:00 PM
To: Berry, Melissa <MBerry@Scottsdaleaz.gov>
Subject: 13-DR-2019 Marvelle Arcadia



Hello, I see the application. Wondering if it has been approved or if there will be hearings. Thank you, Mary -- sent by Mary Howland (case# 13-DR-2019)



From: [Tessier, Meredith](#)
To: [Castro, Lorraine](#)
Cc: [Berry, Melissa](#); [Zimmer, Christopher](#)
Subject: RE: Planning Commission Public Comment (response #113)
Date: Wednesday, April 17, 2019 10:26:49 AM

Please add to DR case folder for our records.

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Tuesday, April 16, 2019 1:57 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #113)

Planning Commission Public Comment (response #113)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/16/2019 1:55:35 PM

Survey Response

COMMENT	
	<p>We are surprised and dismayed to learn of the closing of the Fry's Supermarket located at 6080 East Thomas Rd. This is the only walkable, essential services provider in this area. Access to a grocery, deli, banking and pharmacy is critical to the area. The only service provider that comes close to the services offered at Fry's is a Walgreens on 56th St and Thomas which will be the only nearby pharmacy of choice. Walkability affects property values because it creates a more livable area. Walkability is affected in this area due to heat in the summer, so proximity to</p>

<p>Comment:</p>	<p>essential services is critical to some of the people in the area without transportation or who enjoy the advantages of nearby services. We moved here in 2010 because of the walk/hike /bike access to amenities which are undoubtedly the beauty of the surrounding natural areas, low roof-line homes and businesses that don't obstruct the public views of the same natural areas like the new 3 story apartments do on McDowell, AND necessities such as a walkable grocery store. We understand a care home would replace the grocery store. The care home at 60th st and Thomas has many emergency sirens a week. Also a consideration to liveability. My mother lived at the care facility and even she said she was awakened by the fire department several times a month. Yes, if you have a loved one at the facility as I did, it was even MORE convenient even a necessity to have a grocery store next door with the limited time care givers have to manage their own lives so they can be available at a moments notice to the residents of the facility. A care facility is self contained and doesn't need a grocery store. But the caregivers and residents nearby do need this service in a walkable planned area. Scottsdale likes to tout "Most livable city". It seems planning needs to remind themselves that they can talk the talk but must walk the walk. Liveability IS Walkability.</p>
-----------------	--

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:	PJ Dunlock
--------------------	------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	frost_fences@icloud.com
Phone:	
Address:	

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Tessier, Meredith](#)
To: carlaparolacounseling@gmail.com
Cc: [Berry, Melissa](#)
Subject: RE: Residential healthcare facility 13-DR-2019
Date: Friday, April 19, 2019 9:54:56 AM

Good Morning Carla-

Thank you for the e-mail which will be incorporated into the case file. The applicant is proposing a new residential minimal residential healthcare facility which is an allowed land use in the Neighborhood Commercial (C-1) district. A Development Review Board meeting is not scheduled yet and you can review the case information by clicking on the following links:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

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

I hope this information is helpful.

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

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

From: Carla Parola <carlaparolacounseling@gmail.com>
Sent: Monday, April 15, 2019 2:05 PM
To: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: Residential healthcare facility

Good afternoon. Who can I talk about this project? I'm a mental health license therapist and I'm not interested in living next to a residential facility with acute mental health clients. Thanks.

Carla

Sent from my iPhone

From: [Tessier, Meredith](#)
To: [Berry, Melissa](#)
Subject: FW: Please don't close our neighborhood's Fry's 13-DR-2019
Date: Friday, April 19, 2019 9:55:23 AM

For our records.

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

From: Kuester, Kelli <KKuester@Scottsdaleaz.gov>
Sent: Friday, April 19, 2019 8:25 AM
To: Bette Adelman <boalaw@aol.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Please don't close our neighborhood's Fry's

Hello Bette,

Thank you for your email to Mayor Lane and City Council. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know the background information. A Design Review Board meeting is not yet scheduled for this project and you can check here for information: <https://www.scottsdaleaz.gov/planning-development> or sign up for the planning and zoning newsletter and receive an email when any land use or design cases are scheduled.

I hope this information is helpful.

Best,

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

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

From: Bette Adelman <boalaw@aol.com>
Sent: Thursday, April 18, 2019 3:56 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Please don't close our neighborhood's Fry's

The grocery on Thomas Road and 61st St. is a necessary part of our neighborhood and we residents close by DO NOT WANT IT CLOSED!

Id a new and different construction project is being considered, why not put it at the northeast corner of 56th St. and Thomas? It's been vacant for years.

DON'T approve the destruction of our long-standing food store!!!

Bette Adelman
Boalaw@aol.com

Sent from my iPhone

From: [Tessier, Meredith](#)
To: jnvandenberg@cox.net
Cc: [Berry, Melissa](#)
Subject: 13-DR-2019 - MARVELLE ARCADIA
Date: Friday, April 19, 2019 3:25:43 PM

Jan-

Thank you for the e-mail which will be incorporated into the case file. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know the background information. A Development Review Board hearing is not yet scheduled for this project and you can view updates and future hearing dates by clicking on the following link:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: jnvandenberg@cox.net <jnvandenberg@cox.net>
Sent: Friday, April 12, 2019 7:35 PM
To: Berry, Melissa <MBerry@Scottsdaleaz.gov>
Subject: 13-DR-2019 - MARVELLE ARCADIA

[City of Scottsdale](#)



re: 13-DR-2019 /MARVELLE ARCADIA This is a HORRIBLE idea for this large neighborhood. Building a residential healthcare facility on the site which currently holds the only grocery store for many miles would be a hardship and major inconvenience for hundreds of residences in this area. In addition, there is already a healthcare facility directly across the street from this location. Please advise the applicants to find another site. Thank you. -- sent by Jan Vandenberg (case# 13-DR-2019)

From: [Tessier, Meredith](#)
To: j.panuski@gmail.com
Cc: [Berry, Melissa](#)
Subject: FW: case #13-DR-2019
Date: Friday, April 19, 2019 3:19:52 PM
Attachments: [20190321162538781.pdf](#)

Jennifer-

Thank you for the e-mail which will be incorporated into the case file. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know the background information. A Development Review Board hearing is not yet scheduled for this project and you can view updates and future hearing dates by clicking on the following link:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Jennifer Panuski <j.panuski@gmail.com>
Sent: Sunday, April 14, 2019 10:13 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: case #13-DR-2019

There are a lot of people that depend on Fry's grocery store and these people have to walk to it because they are unable to drive. The chef from the Health care facility across from your proposed new healthcare facility even shops there. Why put another facility across from one that already exists. Fry's needs to stay for many reasons. Don't say this is for the betterment of this community. This is just money for the City of Scottsdale

From: [Tessier, Meredith](#)
To: gs595@aol.com
Cc: [Berry, Melissa](#)
Subject: RE: CASE 13-DR-2019
Date: Friday, April 19, 2019 3:32:58 PM

Kathleen-

Thank you for the e-mail which will be incorporated into the case file. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know the background information. A Development Review Board hearing is not yet scheduled for this project and you can view updates and future hearing dates by clicking on the following link:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: gs595@aol.com <gs595@aol.com>
Sent: Saturday, April 13, 2019 9:43 AM
To: Berry, Melissa <MBerry@Scottsdaleaz.gov>
Subject: CASE 13-DR-2019

[City of Scottsdale](#)



I would ask that you strongly reconsider demolishing the Fry's grocery store at this site. I realize that you want to maximize your profits. However, I ask that you strongly consider the needs of the residents in this area. (1) This is only 1 of 2 grocery stores on all of Thomas Rd in Scottsdale, and there is only 1 grocery store on all of McDowell Rd in Scottsdale. (2) This store is great for the many seniors in this areas, as it allows easy, safe access in and out of the parking lot.... -- sent by Kathleen Sikes (case# 13-DR-2019)

From: [Tessier, Meredith](#)
To: mjkat28@yahoo.com
Cc: [Berry, Melissa](#)
Subject: RE: Marville arcadia
Date: Friday, April 19, 2019 3:34:41 PM

Mary-

Thank you for the e-mail which will be incorporated into the case file. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know the background information. A Development Review Board hearing is not yet scheduled for this project and you can view updates and future hearing dates by clicking on the following link:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: mjkat28@yahoo.com <mjkat28@yahoo.com>
Sent: Tuesday, April 9, 2019 6:39 AM
To: Berry, Melissa <MBerry@Scottsdaleaz.gov>
Subject: Marville arcadia

[City of Scottsdale](#)



Please listen to your residents! Our neighborhood does NOT want to lose our Frys grocery. There is already a residential home directly across the street from this site at 60th st. and Thomas. Frys grocery at 61st and Thomas services residents in at least four neighborhoods to the south, many apartment dwellers to the west, three neighborhood to the north, and hy-view neighborhood to the east. There is already plenty of apartments in the area for persons capable of independent living. -- sent by Mary jo kelsey (case# 13-DR-2019)

From: [Tessier, Meredith](#)
To: frost_fences@icloud.com
Cc: [Berry, Melissa](#)
Subject: FW: Planning Commission Public Comment (response #113) 13-DR-2019
Date: Friday, April 19, 2019 3:45:02 PM
Attachments: [20190321162538781.pdf](#)

PJ-

Thank you for the e-mail which will be incorporated into the case file. The applicant is proposing a new residential minimal residential healthcare facility which is an allowed land use in the Neighborhood Commercial (C-1) district. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know the background information. A Development Review Board meeting is not scheduled yet and you can review the case information by clicking on the following links:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

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

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Tuesday, April 16, 2019 1:57 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #113)

Planning Commission Public Comment (response #113)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/16/2019 1:55:35 PM

Survey Response

--

COMMENT

Comment:

We are surprised and dismayed to learn of the closing of the Fry's Supermarket located at 6080 East Thomas Rd. This is the only walkable, essential services provider in this area. Access to a grocery, deli, banking and pharmacy is critical to the area. The only service provider that comes close to the services offered at Fry's is a Walgreens on 56th St and Thomas which will be the only nearby pharmacy of choice. Walkability affects property values because it creates a more livable area. Walkability is affected in this area due to heat in the summer, so proximity to essential services is critical to some of the people in the area without transportation or who enjoy the advantages of nearby services. We moved here in 2010 because of the walk/hike /bike access to amenities which are undoubtedly the beauty of the surrounding natural areas, low roof-line homes and businesses that don't obstruct the public views of the same natural areas like the new 3 story apartments do on McDowell, AND necessities such as a walkable grocery store. We understand a care home would replace the grocery store. The care home at 60th st and Thomas has many emergency sirens a week. Also a consideration to liveability. My mother lived at the care facility and even she said she was awakened by the fire department several times a month. Yes, if you have a loved one at the facility as I did, it was even MORE convenient even a necessity to have a grocery store next door with the limited time care givers have to manage their own lives so they can be available at a moments notice to the residents of the facility. A care facility is self contained and doesn't need a grocery store. But the caregivers and residents nearby do need this service in a walkable planned area. Scottsdale likes to tout "Most livable city". It seems planning needs to remind themselves that they can talk the talk but must walk the walk. Liveability IS Walkability.

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:

PJ Dunlock

AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	frost_fences@icloud.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Tessier, Meredith](#)
To: mjkat28@yahoo.com
Cc: [Berry, Melissa](#)
Subject: RE: Planning Commission Public Comment (response #112)
Date: Friday, April 19, 2019 3:48:35 PM

Mary-

Thank you for the e-mail which will be incorporated into the case file. A Development Review Board meeting is not scheduled yet and you can review the case information by clicking on the following links:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

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

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Wednesday, April 10, 2019 5:03 PM
To: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #112)

Planning Commission Public Comment (response #112)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/10/2019 5:02:30 PM

Survey Response

COMMENT	

Comment:	As Community Liaison of the Golden Keys 55+ community (184 homes) our residents would like the planning commission to deny the plans for Marville Arcadia, a 160 unit complex for 61st and Thomas rd. Our small, local, walkable Fry's grocery is part of what makes this neighborhood special. As Scottsdale residents our hope is that the planning commission will listen to their constituents and not approve another apartment complex. 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:	Mary Jo Kelsey
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	mjkat28@yahoo.com
Phone:	(602) 402-5501
Address:	6138 East Avalon Dr., Scottsdale, 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Tessier, Meredith](#)
To: [Marcy Kostewa](#)
Cc: [Berry, Melissa](#)
Subject: RE: Looking up info on the project for 6160 E Thomas 13-DR-2019
Date: Friday, April 19, 2019 3:55:46 PM

Marcy-

Thank you for the e-mail which will be incorporated into the case file. The applicant is proposing a new residential minimal residential healthcare facility which is an allowed land use in the Neighborhood Commercial (C-1) district. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know the background information. A Development Review Board meeting is not scheduled yet and you can review the case information by clicking on the following links:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

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

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Marcy Kostewa <marcy@swabs-az.com>
Sent: Friday, April 19, 2019 12:37 PM
To: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: Looking up info on the project for 6160 E Thomas

[Fry's to minimal care-residential healthcare facility.](#)

[Where do I find the Scottsdale information?](#)

Regards,

Marcy Kostewa

SWABS-Az, Inc 1502 East Carter Road Phx, Az 85042 Voice 602-522-2010 Fax
602-522-2501 Cel 602-448-1622

Small, woman owned company

It came to me that every time I lose a dog, they take a piece of my heart with them. And every new dog who comes into my life gifts me with a piece of their heart. If I live long enough, all

the components of my heart will be dog, and I will become as generous and loving as they are.

~ Unknown

Information disclosed in this email is strictly confidential. Pricing and customer information is not to be shared with third or more parties unless prior written approval is granted by writer.

From: [Tessier, Meredith](#)
To: [Shelly Cross](#)
Cc: [Berry, Melissa](#)
Subject: RE: Frys 13-DR-2019
Date: Friday, April 19, 2019 4:13:39 PM

Michelle-

Thank you for the e-mail which will be incorporated into the case file. The applicant is proposing a new residential minimal residential healthcare facility which is an allowed land use in the Neighborhood Commercial (C-1) district. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know the background information. A Development Review Board meeting is not scheduled yet and you can review the case information by clicking on the following links:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

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

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Shelly Cross <shellycross@cox.net>
Sent: Saturday, April 13, 2019 4:16 PM
To: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: Frys

Meredith,

I have been a resident of Sherwood Heights for over 20 years. The property where Fry's grocery is would be much better suited as a Trader Joes or another health food type store.

A residential health care center does not belong in a neighborhood transitioning upward. It is not a good fit. There is a minimal care facility directly across the street. Please reconsider and try for a change to help our neighborhood instead of holding it back.

Michelle Cross

Sent from [Mail](#) for Windows 10

From: [Francine Nicoletti](#)
To: [Tessier, Meredith](#)
Cc: [Berry, Melissa](#)
Subject: Re: Planning Commission Public Comment (response #114) 13-DR-2019
Date: Tuesday, April 23, 2019 10:14:14 AM

Thank you for the information. Not having a supermarket makes it difficult for many residents in this great community.

FrancineNicoletti

Sent from my iPad

On Apr 23, 2019, at 9:55 AM, Tessier, Meredith <MTessier@scottsdaleaz.gov> wrote:

Francine-

Thank you for the e-mail which will be incorporated into the case file. The applicant is proposing a new residential minimal residential healthcare facility which is an allowed land use in the Neighborhood Commercial (C-1) district. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know the background information. A Development Review Board meeting is not scheduled yet and you can review the case information by clicking on the following links:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

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

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Planning Commission <Planningcommission@scottsdaleaz.gov>
Sent: Saturday, April 20, 2019 4:09 PM
To: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #114)

Planning Commission Public Comment (response #114)

Survey Information

Site:	ScottsdaleAZ.gov
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Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	4/20/2019 4:08:39 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Proposal health care facility at fry's on thomas
COMMENT	
Comment:	<p>I am a resident of the Golden Keys on 61st Place and Pinchot Ave. The neighbors frequent Fry's located on Thomas and 61st Place and now we are told it will close for a health care facility - condo type of structure. This will cause a major hardship for the elderly in this area that walk to Fry's every day. Many do not drive. This is not something that should happen in the neighborhood. We have deepened on Frys for years. WE have several Condo type health care facilities in this area. One directly across from Frys and one on 68th St. Please consider the people in this area who need this resource for every day living. Please turn down this proposal due to hardship for so many elderly in this area. Thank you.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Francine Nicoletti
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	msfran7441@hotmail.com

Phone:	(516) 972-2419
Address:	6310 E Pinchot Ave, Scottsdale, AZ 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

<Fry's.pdf>

From: [Tessier, Meredith](#)
To: frost_fences@icloud.com
Cc: [Berry, Melissa](#); christiancserena@gmail.com
Subject: FW: Planning Commission Public Comment (response #113)
Date: Tuesday, April 23, 2019 10:27:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Mr. Dunlock-

Thank you for the follow-up e-mail. The applicant is proposing a minimal residential healthcare facility which is an allowed use in C-1 zoning district which requires Development Review Board approval. Your comments will be included in the Development Review Board case file and action report. If you wish to submit comments directly to the Board members, please click on the following link:

<https://www.scottsdaleaz.gov/boards/development-review-board/public-comment>

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: p dunlock <frost_fences@icloud.com>
Sent: Monday, April 22, 2019 11:50 AM
To: Zimmer, Christopher <CZimmer@Scottsdaleaz.gov>
Subject: Re: Planning Commission Public Comment (response #113)

Thank you. I appreciate your time. Just off the top, the loss of the grocery store, the height level of the buildings are of the greatest concern.

The project justification (page 7) regarding quality of life was ironic considering what the current neighborhood will lose. It states,

"The ability to age in place while keeping one's lifestyle intact has become a key element in the quality of life and health for the senior population. Surrounded by neighborhoods, the incorporation of this use, in a way that blends into the overall character of the neighborhood, makes it easier for people to transition when needed, rather than being pushed out of the neighborhood because of lack of availability of senior lifestyle living with minimal care services on site."

Seniors, disabled and environmentally conscious people ditching their cars, are also aging in place already in the neighborhood, with minimal assistance. It will now be too far to bike, walk, or scooter as we see many people do in this area to the next nearest grocery center 2-4 miles away in Scottsdale and Phoenix.

The height is again an issue for a neighborhood that celebrates the scenery and public view for all

not the few.

We'll be very interested if there is any possibility of modifying this project before it moves ahead.

Sincerely,

PJ Dunlock

On April 17, 2019 at 10:21 AM, "Zimmer, Christopher" <CZimmer@Scottsdaleaz.gov> wrote:

Dear Commissioner Serena and Mr. Dunlock,

Thank you for submitting your comments they have been received and passed along to the respective people.

The case you are referring to is Marvelle Arcadia (13-DR-2019). The link below can provide you with the information that you need. If you have any other questions please let me know.

Link: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

Thank you,

Chris Zimmer

(480) 312-2347

czimmer@scottsdaleaz.gov



From: Chrsitian Serena <christiancserena@gmail.com>

Sent: Wednesday, April 17, 2019 5:08 AM

To: frost_fences@icloud.com

Cc: Zimmer, Christopher <CZimmer@Scottsdaleaz.gov>

Subject: Fwd: Planning Commission Public Comment (response #113)

Mr Dunlock

Thank you for submitting your comments RE Fry's. Per the normal process, the Planning Commissioners have not received any formal information about the project. If it comes to the Planning Commission, I will be given the information to review before

the meeting.

I have cc'ed Chris Zimmer. He is with the City of Scottsdale Planning Dept. He can provide you with information RE the project, what has been submitted, any proposed changes to the zoning, specific questions, etc.

Please continue to send in your comments. I also encourage you to come to the meetings if/when the project is on the agenda at Planning.

We appreciate your input.

-Christian Serena
City of Scottsdale Planning Commissioner

Begin forwarded message:

From: "PlanningCommission@ScottsdaleAZ.gov"
<PlanningCommission@ScottsdaleAZ.gov>
Subject: Planning Commission Public Comment (response #113)
Date: April 16, 2019 at 1:56:35 PM MST
To: "ChristianCSerena@gmail.com"
<ChristianCSerena@gmail.com>

frost_fences@icloud.com

From: [Tessier, Meredith](#)
To: [Berry, Melissa](#)
Subject: FW: Fry's at 61st and Thomas
Date: Tuesday, April 23, 2019 3:56:36 PM

For the case file.

From: Kuester, Kelli <KKuester@Scottsdaleaz.gov>
Sent: Monday, April 22, 2019 2:35 PM
To: Gail Sikes <gs595@aol.com>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Fry's at 61st and Thomas

Good afternoon Ms. Sikes,

Thank you for your email to Mayor Lane and City Council and for sharing your input. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate the concern about losing a neighborhood grocery store, but I thought you might like to know the background information. A Design Review Board meeting is not yet scheduled for this project but you can check back [here](#) for information.

I hope this is helpful, please let me know if you have any questions.

Best,

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

From: Gail Sikes <gs595@aol.com>
Sent: Sunday, April 21, 2019 8:28 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Fry's at 61st and Thomas

Dear City Council members,

I am asking that you *do not approve for the height elevations* that the developer wants for his nursing home. He should not be given this as he definitely does not care for this community. This Fry's store serves a lot of seniors and others. There is only one major grocery store on Thomas and one on McDowell in Scottsdale. Those stores are super crowded and, due to the increased traffic and thousands of new residents, are difficult to get into and out of.

This developer should not get what he wants elevation-wise until he decides to use the property for something that we desperately need. The community's needs should come before the developer's.

The management at Fry's has said that they are closing because the rent has been greatly increased and they can no longer make a profit. Driving out a useful business like this shows the attitude that the developer has towards this community.

Please put the community's needs ahead of the developer.

Thank you,

Gail Sikes

From: [p.dunlock](#)
To: [Tessier, Meredith](#)
Cc: [Berry, Melissa](#); christiancserena@gmail.com
Subject: Re: Planning Commission Public Comment (response #113)
Date: Tuesday, April 23, 2019 9:51:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Ms. Tessier,

I appreciate that you have anticipated many questions as I try to understand planning procedures. Thank you.

I have started looking into scholarly research pertaining to the concept of a livable community. While there are deep learning tools based on crowdsourcing and community microfeatures, a more basic tool at walkscore.com establishes a walk-score. For this area the score comes very close to my own subjective experience. Currently, the walkscore for the area is 34 (Most errands require a car) and transit score is 37 (A few nearby public transportation options). As stated previously, the Fry's has banking, deli (restaurant), pharmacy which are the highest contributing percentages of the walkscore. Grocery shopping accounts for over 50% of the score which will equally decrease the walkscore when this amenities is no longer available. The areas that also bring down the walkscore include walkability to schools, parks (not sure if they include Papago since it is not solely owned by Scottsdale), culture, errands and entertainment.

The methodology for the transit score includes frequency of the route, climate control of the transit stop and distance to the nearest stop based on the usefulness of the stop. The low transit score in this case appears to be affected by lack of a covered transit stop, and frequency of stops. A useful destination stop will be eliminated with the removal of the grocery store and there will be increased need for eastbound transit. This will be the common stop If non vehicular customers of Fry's will now be forced to use public transit. A review of the existing transit stop and services is needed. For instance, the stop nearest to Fry's on the south side of Thomas and 60th street has no cover. I'm assuming this is the closest stop for people who currently frequent Fry's. They will have to either walk to the nearest westbound stop (about 1/4 mile) into Phoenix for groceries or use the current eastbound stop. We see persons going to Fry's who reside in the current assisted care facility on 60th street and Thomas being pushed in wheelchairs or assisted in walkers by care providers. Yet the owners of this facility have not, to my knowledge, requested a review of the transit stop. Could it be that the facility is so close to Fry's that the quality of the stop has not been an issue? Will these clients now be able to navigate a public transit system? From personal experience of our parents, this will either increase scheduling of private transit offerings directly from the facility or the any residents with physical disability will not attempt public transit as it is too difficult and time consuming. Many of these people may feel unsafe physically and vulnerable on public transit due to their disability and security issues. This negatively affects all residents by reducing independent choices that are an enjoyable and also provide physical and emotional health benefits. The existence of Fry's may have even influenced residents to choose the existing 60th street and Thomas facility as we did for our home.

The methodology employed by walkscore.com averages the extremes of climates and would need to adjust the decay function which gives points for amenities within a 30 minute walk in Arizona. A 30 minute walk is not conceivable in an Arizona summer for essential services. I realize that the sale cannot be undone. However, there may be innovative cooperative land

use agreements between the new facility and Scottsdale that could incorporate a small grocery/bank/deli on the same site or into the east business area that can be used by all local residents with current dependencies on Fry's. A place to gather, socialize and complete essential errands that is inclusive of all community residents will still be needed since a community becomes less sustainable when it is lacking in these areas.

Thank you again for your time,

PJ Dunlock

On April 23, 2019 at 10:27 AM, "Tessier, Meredith" <MTessier@ScottsdaleAz.Gov> wrote:

Mr. Dunlock-

Thank you for the follow-up e-mail. The applicant is proposing a minimal residential healthcare facility which is an allowed use in C-1 zoning district which requires Development Review Board approval. Your comments will be included in the Development Review Board case file and action report. If you wish to submit comments directly to the Board members, please click on the following link:

<https://www.scottsdaleaz.gov/boards/development-review-board/public-comment>

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: p dunlock <frost_fences@icloud.com>

Sent: Monday, April 22, 2019 11:50 AM

To: Zimmer, Christopher <CZimmer@Scottsdaleaz.gov>

Subject: Re: Planning Commission Public Comment (response #113)

Thank you. I appreciate your time. Just off the top, the loss of the grocery store, the height level of the buildings are of the greatest concern.

The project justification (page 7) regarding quality of life was ironic considering what the current neighborhood will lose. It states,

"The ability to age in place while keeping one's lifestyle intact has become a key element in the quality of life and health for the senior population. Surrounded by neighborhoods, the incorporation of this use, in a way that blends into the overall character of the neighborhood, makes it easier for people to transition when needed, rather than being pushed out of the neighborhood because of lack of availability of senior lifestyle living with minimal care services on site."

Seniors, disabled and environmentally conscious people ditching their cars, are also

aging in place already in the neighborhood, with minimal assistance. It will now be too far to bike, walk, or scooter as we see many people do in this area to the next nearest grocery center 2-4 miles away in Scottsdale and Phoenix.

The height is again an issue for a neighborhood that celebrates the scenery and public view for all not the few.

We'll be very interested if there is any possibility of modifying this project before it moves ahead.

Sincerely,

PJ Dunlock

On April 17, 2019 at 10:21 AM, "Zimmer, Christopher" <CZimmer@Scottsdaleaz.gov> wrote:

Dear Commissioner Serena and Mr. Dunlock,

Thank you for submitting your comments they have been received and passed along to the respective people.

The case you are referring to is Marvelle Arcadia (13-DR-2019). The link below can provide you with the information that you need. If you have any other questions please let me know.

Link:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

Thank you,

Chris Zimmer

(480) 312-2347

czimmer@scottsdaleaz.gov



From: Chrstian Serena <christiancserena@gmail.com>

Sent: Wednesday, April 17, 2019 5:08 AM

To: frost_fences@icloud.com

Cc: Zimmer, Christopher <CZimmer@Scottsdaleaz.gov>

Subject: Fwd: Planning Commission Public Comment (response #113)

Mr Dunlock

Thank you for submitting your comments RE Fry's. Per the normal process, the Planning Commissioners have not received any formal information about the project. If it comes to the Planning Commission, I will be given the information to review before the meeting.

I have cc'ed Chris Zimmer. He is with the City of Scottsdale Planning Dept. He can provide you with information RE the project, what has been submitted, any proposed changes to the zoning, specific questions, etc.

Please continue to send in your comments. I also encourage you to come to the meetings if/when the project is on the agenda at Planning.

We appreciate your input.

-Christian Serena

City of Scottsdale Planning Commissioner

Begin forwarded message:

From: "PlanningCommission@ScottsdaleAZ.gov"

<PlanningCommission@ScottsdaleAZ.gov>

**Subject: Planning Commission Public Comment
(response #113)**

Date: April 16, 2019 at 1:56:35 PM MST

To: "ChristianCSerena@gmail.com"

<ChristianCSerena@gmail.com>

frost_fences@icloud.com

From: greens6250@gmail.com
To: [Berry, Melissa](#)
Subject: Fry's @ 6080 East Thomas Rd Scottsdale, AZ 85251
Date: Sunday, April 28, 2019 8:19:30 AM

City of Scottsdale



Hello, I am a resident in the neighborhood of the Fry's store that you plan to build an assisted living facility. I am very upset and disappointed in this news and hope you will reconsider. This is the neighborhood grocery store, it is always busy, and is the store that the other assisted living facilities in the area take their residence to shop. I realize that money always wins and you are probably set to make a lot. It would just be nice if you considered the community here. Thank you -- sent by Susan Green (case# 13-DR-2019)



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From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #76)
Date: Sunday, April 28, 2019 7:34:02 AM

Development Review Board Public Comment (response #76)

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:	4/28/2019 7:33:11 AM

Survey Response

COMMENT	
Comment:	<p>We live very close to the Fry's that's closing on Thomas and while I understand that it is a done deal, we are very upset with the busy store being replaced by a care facility. Do you know how many seniors will be forced to drive to another place to shop? Does anyone realize (or care) how this will affect our community? Please consider the residents before you saddle us with yet another development that will hurt us and our home values. This non-stop building needs to slow down so we can breathe, we are being strangled with these rapid fire decisions that allow all this new development and no infrastructure to support it. Please stop, take a minute and imagine you lived here, how would you feel?</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Rachelle traynor
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Nyflir@gmail.com
Phone:	(480) 251-5219

Address:

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Ruenger, Jeffrey](#)
To: [Tessier, Meredith](#); [Berry, Melissa](#)
Subject: FW: Fry's
Date: Tuesday, April 30, 2019 4:35:59 PM

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

From: Louise Schweitzer <laschweitzer@gmail.com>
Sent: Saturday, April 27, 2019 10:54 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Cc: gkhoa.jenny.scrivner@gmail.com
Subject: Fry's

Case Number 13-DR-2019

EVERYONE I know in Golden Keys, Scottsdale Condominiums, and the neighborhoods surrounding Fry's are beyond upset, that the elderly and others that have counted on Fry's for years, are no longer going to have our easy to get to, often walking, much needed grocery store to count on.

What options do we have to keep Fry's here? Would polling every person within a 2 mile radius be possible by the project managers? Or is this a done deal, and the small guys will get the short end of the stick?

If a new project goes forward, how do we provide our input to keep it a one or two level maximum structure, to not destroy the neighborhood atmosphere?

Many older people do not know how to make their voice heard, but everyone I have spoken to is SICK over this news. Is the new project to help the most people in the community, or just make money for someone who is not directly impacted daily by losing our grocery store?

What are our options at this point?

Louise Schweitzer
6210 E Pinchot Avenue
216-533-3518

From: [Tessier, Meredith](#)
To: twobozos1969@gmail.com
Cc: [Berry, Melissa](#)
Subject: Please, please don't close our neighborhood Frys on 61st and Thomas. I went to the Frys today on McDowell. It was so busy and no parking spaces for everyone. So many people in this neighborhood are going to be lost without our friendly store that has
Date: Thursday, May 9, 2019 2:25:30 PM
Attachments: [Fry's.pdf](#)

Thank you for contacting the Current Planning Department regarding the applicants case submittal, 13-DR-2019 Marvelle Arcadia. The applicant is proposing a new residential minimal residential healthcare facility which is an allowed land use in the Neighborhood Commercial (C-1) district. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know the background information.

Please click on the following link to submit public comments to the Development Review Board members:

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

Other options to submit comments are;

1. E-mail me directly and the comment will be inserted into the case file and action report; 2. Once a hearing date is determined, the meeting is open to the public with the option to speak or submit written comments.

A Development Review Board meeting is not scheduled yet and you can review the case information and applicant's submittal by clicking on the following link:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

Please note that the subject line did not capture your entire e-mail message. Please feel free to resend with comments located in the message section of the e-mail.

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: twobozos1969 <twobozos1969@gmail.com>
Sent: Sunday, May 5, 2019 8:48 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Please, please don't close our neighborhood Frys on 61st and Thomas. I went to the Frys today on McDowell. It was so busy and no parking spaces for everyone. So many people in this

neighborhood are going to be lost without our friendly store that has b...

Sent from my Verizon, Samsung Galaxy smartphone

From: [Tessier, Meredith](#)
To: eringilley79@gmail.com
Cc: [Berry, Melissa](#)
Subject: FW: Fry's closure & rezoning on Thomas
Date: Thursday, May 9, 2019 3:44:42 PM
Attachments: [Fry's.pdf](#)

Thank you for contacting the Current Planning Department regarding the applicants case submittal, 13-DR-2019 Marvelle Arcadia. The applicant is proposing a new residential minimal residential healthcare facility which is an allowed land use in the Neighborhood Commercial (C-1) district. Mayor Lane received a notice from the Fry's Director of Real Estate that said the "pending closure of the store is part of Fry's overall market strategy for this trade area" and that Fry's long range plan was not to renew the lease on this location upon its completion. This doesn't mitigate your concern about losing your neighborhood grocery store, but I thought you might like to know the background information.

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

Other options to submit comments are;

1. E-mail me directly and the comment will be inserted into the case file and action report; 2. Once a hearing date is determined, the meeting is open to the public with the option to speak or submit written comments.

A Development Review Board meeting is not scheduled yet and you can review the case information and applicant's submittal by clicking on the following link:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49719>

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

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

From: Eringilley79 <eringilley79@gmail.com>
Sent: Thursday, May 9, 2019 2:23 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Fry's closure & rezoning on Thomas

My husband and I are opposed to the city's proposed plans to close the Fry's store located off 61st Street and Thomas Rd. It has been brought to our attention that the area will be rezoned from commercial to residential to accommodate more apartment complexes. We feel there are already enough in the neighborhood. We strongly object to such a proposal.

Sincerely,
Erin Gilley