

PLANNING COMMISSION REPORT



Meeting Date: June 9, 2021
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Greenbelt 88 15-ZN-2020

Request to consider the following:

1. A recommendation to City Council regarding a Request by owner for a zoning district map amendment from Planned Neighborhood Center Planned Community District (PNC PCD) to Planned Unit Development (PUD), including a development plan for a mixed-use center with 288 dwelling units, approximately 25,000 square feet of commercial floor area, and amended development standards on a +/- 7-acre site located at 3308 - 3370, 3388 N. Hayden Road.

Goal/Purpose of Request

The applicant's request is to redevelop the existing retail shopping center into a new a mixed-use center including 288 multi-family dwelling units and approximately 25,000 square feet of commercial floor area.

Key Items for Consideration

- Substantial neighborhood opposition with concerns regarding the proposed building height (48 feet) and density (+/- 41 du/ac).
- Significant reinvestment in a shopping center.
- Significant amount of existing retail space being retained.
- On-site traffic concerns regarding southern driveway/garage entrance.
- The Development Review Board forwarded a recommendation of approval on May 6, 2021 with a vote of 4-0 (as required for a PUD development).

OWNER

Village Property Management LLC-Todd Silver
(480) 291-0743

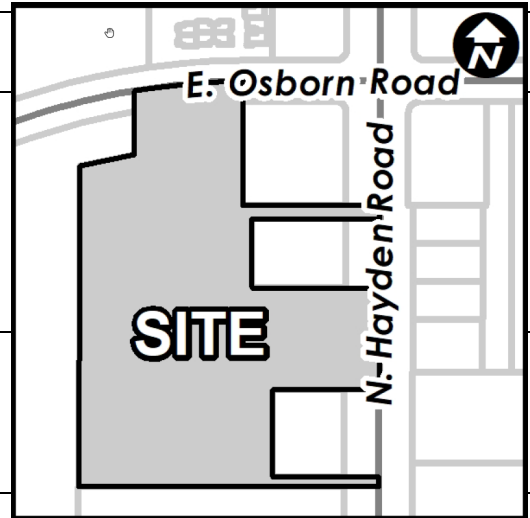
APPLICANT CONTACT

George Pasquel III
Withey Morris, PLC
602-230-0600

LOCATION

3308 - 3370, 3388 N. Hayden Road.

BACKGROUND



General Plan

The 2001 General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. This category can accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. Mixed-Use Neighborhoods are typically located with strong access to multiple modes of transportation and major regional access and services, and have a focus on human-scale development.

Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Southern Scottsdale Character Area Plan within an Opportunity Corridor (Hayden Road, Continental Activity Area). In Southern Scottsdale, Opportunity Corridors only occur within General Plan designated Activity Areas, and these corridors support moderate intensity, mixed-use development.

One of the overarching themes of the plan is to encourage redevelopment and revitalization, as well as to acknowledge a need for diversity of housing choice (Land Use Chapter Goals LU 1 and 3). Furthermore, the plan supports the orientation of development toward the Indian Bend Wash to engage the open space amenity (Land Use Chapter Goal LU 8 and Open Space & Recreation Chapter Goal OSR 3).

Zoning

The site was annexed into the City in 1965 (Ord. #273) and zoned to the Neighborhood Commercial (C-1) zoning designation. In 1974 a master plan for the Schrader Ranch Planned Community District (26-ZN-1974) was submitted and approved by the City Council, which changed the zoning on the subject site to Planned Neighborhood Center, Planned Community District (PNC PCD). The PNC district is intended to provide a hub of activity and a focal point in the community. Developments are anticipated to provide professional offices, services and retail sales to meet the daily needs of the residents and patrons.

The applicant is requesting to change the zoning to the Planned Unit Development (PUD) district to accommodate the redevelopment proposal. The PUD zoning district promotes a mixed-use development pattern along major/minor arterial/collector streets for small- to medium-sized infill

sites which are located outside of the Environmentally Sensitive Lands Overlay and the Downtown Area boundary.

Context

Located on the southwest corner of Hayden & Osborn Roads in southern Scottsdale, the site is situated in an area that includes 1, 2, and 3-story office, retail, service, and residential development. The site has been occupied by the existing retail center since 1981. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Apartments/condos, zoned Multi-family Residential Planned Community District (R-5 PCD) and a Gas station, zoned Neighborhood Commercial Planned Community District (C-1 PCD)
- South: Office building, zoned Commercial Office Planned Community District (C-O PCD)
- East: Office, restaurant and car wash uses, zoned Neighborhood Commercial (C-1) district and Central Business (C-2) district.
- West: Indian Bend Wash / golf course, zoned Open Space Planned Community District (OS PCD), further west are apartments, zoned Multi-family Residential Planned Community District (R-5 PCD)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Southern Scottsdale Character Area Plan
Zoning Ordinance
26-ZN-1974: Shrader Ranch PCD

APPLICANT’S PROPOSAL

Development Information

The applicant is proposing to redevelop the existing retail shopping center into a new a mixed-use center including 288 multi-family dwelling units and approximately 25,000 square feet of commercial floor area on the +/- 7-acre site. This has changed from the original proposal, which included 300 dwelling units and approximately 21,000 square feet of commercial floor area. The proposed 4-story development will replace the existing strip center retail, however, does not include the existing Arizona Federal Credit Union, Carl’s Junior, or Starbuck’s buildings.

The proposed 4-story mixed-use building is located on the western half of the site, adjacent to the Indian Bend Wash. The building includes 288 residential units (+/- 41 du/ac), with ground floor retail uses along the east and north sides of the building. There is also a new single-story pad building along the N. Hayden Road frontage that is planned to accommodate the relocation of Uncle Sal’s restaurant. Vehicular access to the development is provided via the existing two (2) driveways on E. Osborn Road and existing three (3) driveways on N. Hayden Road. There is also an existing driveway directly north of the Starbuck’s building that is exit-only that will remain in its current configuration. A portion of the surface parking lot will remain to serve the existing and new retail, while most of the parking for the proposed residential will be provided in a parking structure that is integrated into the

building. The existing sidewalk adjacent to E. Osborn Road will be replaced with a new 10-foot-wide sidewalk and the existing 8-foot-wide sidewalk on N. Hayden Road will remain. Two (2) new pedestrian access points into the site will be provided from the sidewalk on N. Hayden Road and one (1) new pedestrian access point into the site will be provided from the sidewalk on E. Osborn Road. Although the site has frontage on the Indian Bend Wash, this section of the wash is privately owned and has been developed with a golf course. The public sidewalk within the wash area is located on the western frontage of the wash. As such, there is no opportunity for direct connections to the wash from the development. However, pedestrians may reach the public sidewalk on the west side of the wash by utilizing the pedestrian connection to E. Osborn Road.

Although the PUD district only requires 10 percent of the site to be open space, approximately 24 percent of the site will be open space, including pedestrian hardscape, public and private courtyards, and landscape. Much of the open space is focused along the south and west sides of the mixed-use building within a large pedestrian paseo. Additionally, an open courtyard that may be utilized by future restaurant spaces is provided at the north side of the building. Public access will be provided to the courtyard area and the new pedestrian connections from Hayden and Osborn Roads, as well as the pedestrian paseo located along the Indian Bend Wash frontage. Conceptually, this pedestrian paseo along the Wash frontage could potentially be extended to the south with any future redevelopment of the property to the south.

The existing landscaped setbacks along N. Hayden Road and E. Osborn Road will remain and be enhanced with additional tree plantings. Low water use, drought tolerant trees, shrubs and groundcovers, accented with more lush materials will be used throughout the site. Since this is a zoning application, the submitted landscape plan is conceptual, and a more detailed landscape plan will be provided for review with the future Development Review Board application.

Although this is a zoning application and the architectural design of the buildings will be subject to review and approval by the Development Review Board with a future application, the owner has provided conceptual building elevations as well as narrative descriptions of the planned architectural character for the project. The architectural design proposes traditional materials, including slump block or brick, and other masonry units integrated into a contemporary palette of composite wood, concrete, metal and plaster finishes. At the retail and other commercial portions of the building, façade materials will provide the appropriate change in scale and visual interest along with overhangs and canopies that create shade. On the residential portions, floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade.

Project Data

- Existing Use: Retail/restaurant/service
- Proposed Use: Mixed-use (residential, commercial, restaurant)
- Parcel Size: 301,493 square feet / 7-acre (gross)
288,288 square feet / 6.6-acre (net)
- Residential Building Area: 295,980 square feet
- Commercial Building Area: 25,000 square feet
- Total Building Area: 316,980 square feet
- Floor Area Ratio Allowed: 0.8 (commercial floor area only)

- Floor Area Ratio Provided: 0.072 (commercial floor area only)
- Building Height Allowed: 48 feet (Plus 10' for rooftop appurtenances)
- Building Height Proposed: 48 feet (Plus 10' for rooftop appurtenances)
- Parking Required: 526 spaces
- Parking Provided: 529 spaces
- Open Space Required: 30,494 square feet / 0.70 acres
- Open Space Provided: 81,856 square feet /1.88 acres
- Number of Dwelling Units Allowed: Per Development Plan
- Number of Dwelling Units Proposed: 288 units
- Density Allowed: Per Development Plan
- Density Proposed: 41.6 dwelling units per acre

IMPACT ANALYSIS

Land Use

The Planned Unit Development (PUD) district is a tool to help implement the City's goals of the General Plan's Mixed-Use Neighborhoods land use designation. The PUD zoning district provides for that purpose by allowing a mix of uses within the same district, usually within one development parcel. The PUD district also promotes a mix of uses within the broader context of development, including development on adjacent parcels.

The proposed zoning district map amendment would allow for reinvestment and additional multi-family residential in the area, which is consistent with the surrounding mix of uses. The proposed dwelling units and non-residential uses in a mixed-use format would allow for implementation of the goals of the Southern Scottsdale Character Area Plan and the General Plan, which encourage redevelopment and revitalization, as well as to acknowledge a need for diversity of housing choice. The proposal to redevelop an older, existing commercial center into a mixed-use development will allow residents to have access to an array of retail and service-related uses as well as emphasizing open space and pedestrian connectivity. The development heights and setbacks associated with the zoning are proposed in an appropriate context to the surrounding community in terms of character, height massing, and overall setbacks. In addition, the proposed mixed-use development includes amenities and publicly accessible open space areas that will provide an asset to the community.

PUD Findings

As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend, and the City Council shall find that the following criteria have been met:

a. The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, area plans and design guidelines.

- *The proposed zoning district map amendment would allow for additional multi-family residential in a mixed-use format, further implementing of the goals of the Southern Scottsdale Character Area Plan and the General Plan, which encourage redevelopment and revitalization,*

as well as to acknowledge a need for diversity of housing choice. Please refer to the applicant's narrative for additional response related to General Plan conformance.

b. The proposed development's uses, densities or development standards would not otherwise be permitted by the property's existing zoning.

- *The site is currently zoned Planned Neighborhood Center Planned Community District (PNC PCD), which would not allow the requested mixed-use development with the density and building height proposed. The PUD district zoning is needed to accommodate the proposed development.*

c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.

- *Although the proposed density and height is greater than many of the 20–30-year-old garden style apartments in the vicinity, this specific site is bordered by a substantial open space to the west, 2-and 3-story office buildings to the south, and other commercial & service-related uses to the east and north. Given the immediate context and larger setbacks along Hayden and Osborn Roads, the proposed development is compatible with other multiple-family residential and commercial developments in the area and will contribute to a balance between residential and employment/service uses.*

d. There are adequate infrastructure and city services to serve the development.

- *Based on the submitted reports, City staff has determined that there are adequate infrastructure and City services to serve the development.*

e. The proposal meets the following location criteria:

i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL), nor within the boundaries of the Downtown Area.

- *The project site is not located in the ESL area, nor is it within the Downtown boundary.*

ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.

- *The project site fronts N. Hayden Road, which is designated as a Major Arterial by the Transportation Master Plan.*

The Development Review Board shall review the DP elements and make a recommendation to the Planning Commission, based on the following considerations:

1. The design contained in the DP is compatible with development in the area that it may directly affect, and the DP provides a benefit to the city and adjacent neighborhoods.

- *The proposed site design uses existing access points. Further, pedestrian connections are being provided from the proposed site to existing properties adjacent to the site, and enhanced sidewalks along the public right-of-way, as a direct benefit to the city and adjacent neighborhoods.*
 - *The buildings on the site have been situated to provide appropriate setbacks from public roadways and other existing buildings, and the integration of dwelling units with 25,000 square feet of commercial space (including relocation of the Uncle Sal's restaurant) will create a more sustainable, long lasting development.*
 - *Most of the proposed parking is located within an above-ground parking structure that is fully integrated into the proposed buildings which will reduce the potential impervious area on the site and eliminate visibility and associated impacts on adjacent properties.*
 - *The architectural design proposes traditional materials, including slump block or brick, and other masonry units integrated into a contemporary palette of composite wood, concrete, metal and plaster finishes. At the retail and other commercial portions of the building, façade materials will provide the appropriate change in scale and visual interest along with overhangs and canopies that create shade. On the residential portions, floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade. Desert tones will be used in combination with desert flora tones to provide colorful highlights and break up the monotony of neutrals.*
2. The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.
- *The site is designed to maximize efficient use of space by vertically stacking floor area, rather than spreading it horizontally across the property, which leaves room for more landscaping and several usable open space areas. Although the PUD district only requires 10% of the site to be open space, approximately 24% of the site will be open space, including pedestrian hardscape, public and private courtyards, and landscape. Much of the open space is focused along the south and west sides of the mixed-use building within a large pedestrian paseo. Additionally, an open courtyard that may be utilized by future restaurant spaces is provided at the north side of the building. Public access will be provided to the courtyard area and the new pedestrian connections from Hayden and Osborn Roads, as well as the pedestrian paseo located along the Indian Bend Wash frontage.*
 - *Most of the parking for the site has been provided in a fully integrated structure to minimize impervious surfaces, reduce the heat-island effect, and fully screen from view. Planting species and pavement selection will reflect sensitivity to the desert climate and strategies to reduce usage of water. Water features will be used judiciously in higher pedestrian activity areas to highlight public gathering areas and enhance a cooling effect for those spaces. The landscaping will utilize native and drought tolerant plant material and preserve native plants wherever practicable. Landscape materials will primarily consist of trees, shrubs and cacti that are indigenous to the area and that complement the local desert environment. Mature perimeter landscaping will remain and/or be enhanced*

including the Hayden Road berms. Trees will be planted in key areas along the western boundary to provide shade along the sidewalk. Colorful shrubs and groundcovers will be planted along the ground plane to help soften and cool the area.

- *The design of proposed buildings on the site uses effective building techniques, such as solar shading, landscaping, recessed windows, building articulation, material selection and paint colors, to effectively integrate the site with the surrounding area and promote the unique character of the Sonoran Desert. Shade elements are proposed for most of the windows of the proposed buildings and other elements such as floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade.*
3. The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
- *The proposed development includes a building which is 48 feet tall, plus the potential for an additional 10 feet for mechanical equipment and other roof top appurtenances, compared to the 36 feet of height allowed by the current zoning district. The proposed building will be taller than the existing buildings in the area, however, will be setback approximately 200 feet from Hayden Road, 106 feet from Osborn Road, and approximately 30 feet from the southern property line. The building is closest to the west property line. However, the area to the west of the site is within the Indian Bend Wash and no existing buildings are located in that area. Due to the substantial building setbacks, there are not any increases in solar shading anticipated. Public access will be provided to the courtyard area and the new pedestrian connections from Hayden and Osborn Roads, as well as the pedestrian paseo located along the Indian Bend Wash frontage.*
4. The DP promotes connectivity between adjacent and abutting parcels and provides open spaces that are visible from the public right-of-way and useful to the development.
- *The proposed development will include enhanced sidewalks and landscaping along both adjacent streets and provides several pedestrian connections to these public sidewalks as well as connections internal to the site, allowing for easy connectivity to adjacent developments and on-site developments. The existing landscape buffers along Hayden and Osborn Roads will remain. Although the site has frontage on the Indian Bend Wash, this section of the wash is privately owned and has been developed with a golf course. The public sidewalk within this section of the wash is located on the western frontage of the wash. As such, there is no opportunity for direct connections to the wash from the development. However, pedestrians may reach the public sidewalk on the west side of the wash by utilizing the pedestrian connection to E. Osborn Road.*

Amended Development Standards

The PUD district allows an applicant to request amended development standards for specified requirements. The applicant is requesting the following amended development standard for consideration:

1. Building Setbacks – Average Setback. The applicant is requesting an amendment to the average setback requirement. The Zoning Ordinance requires minimum and average setbacks as shown in the table below. The applicant is complying with the minimum setbacks, but is

requesting to amend the average setback to be 166 feet on E. Hayden Road and 185 feet on E. Osborn Road.

Street Frontage and Use	Minimum Setback Required / Proposed	Average Setback Required / Proposed
Hayden Road w/ retail and commercial on ground floor	28 feet / No change	32 feet / 166 feet
Hayden Road w/ residential on first floor	34 feet / No change	40 feet / 166 feet
Osborn Road w/ retail and commercial on ground floor	23 feet / No change	28 -feet / 112 feet

- *The minimum and average building setbacks required by the PUD district are intended to bring buildings closer to the streets to help create active street frontages. The existing parcel configuration and location of the existing pad buildings on the site prevent the new building from complying with these setback requirements. The applicant’s request to increase the average setback requirements will help integrate the building into the existing site, which has been developed with more of a suburban character.*
- The Development Review Board recommended approval of the development plan, which included these amended development standards, at their May 6, 2021 meeting, with a vote of 4-0.

Traffic/Parking

The Greenbelt 88 development is located at the southwest corner of N. Hayden and E. Osborn Roads. Site access will remain as it is currently, via the existing two (2) driveways on E. Osborn Road and existing three (3) driveways on N. Hayden Road. Due to the existing parcel configuration, the applicant has access to most of the site driveways but does not control large portions of the Hayden Road frontage. There is an existing exit-only driveway directly north of the Starbuck’s building that will remain in its current configuration, although it has been recommended for removal by staff. This driveway is located on property not owned by the applicant; however, the applicant has agreed to discuss removal of the driveway with the property owner.

Portions of the surface parking lot will remain to serve the existing and new retail, while parking for the new 288 residential units will be provided in a parking structure that is integrated into the building. There are two (2) access points into the parking structure, one more centrally located on the site and one at the south end of the site that aligns with the southernmost driveway on N. Hayden Road. As a result, there will be an increase of site generated traffic using this southern driveway to access the parking garage. Due to existing conflicts with the Starbuck’s drive-through exit lane, staff has concerns regarding the increased traffic on this driveway. To mitigate this concern, Transportation staff has suggested that the southern garage entrance be removed or relocated to shift traffic away from the southern site driveway on Hayden. Instead, the applicant has proposed modifications to the driveway that will allow a control arm to restrict traffic from entering the garage

from this driveway and designed a median with geometry that is intended to allow full exit traffic and deter traffic from entering through this driveway.

The proposed development is estimated to generate 6,348 weekday daily trips, 286 during the AM peak hour, and 375 trips during the PM peak hour. The existing traffic patterns around the site will generally remain the same, with an overall reduction in weekday daily trips of 641, compared with the existing development, with an increase of 41 trips during the AM peak our and decrease of 121 during the PM peak hour. Based on the submitted TIMA and proposed project, Transportation staff has requested right-turn deceleration lanes at the two northernmost driveways, the applicant has agreed to provide a deceleration lane at southern of the two, however, has stated that they cannot add one at the northernmost driveway due to costs associated with the power pole relocation. Additionally, staff has recommended, and the applicant has agreed, to the addition of left-turn arrows for east-west traffic at the Hayden Road and Osborn Road intersection.

Parking for the proposed 288 dwelling units and 25,000 square feet of retail/restaurant space is provided for the development in accordance with zoning ordinance requirements, requiring 442 spaces for the residential and 84 spaces for the commercial land uses (526 total spaces). The developer is providing 123 surface parking spaces and 406 spaces in the parking structure, for a total of 529 spaces.

The development proposal is anticipated to increase the number of people walking and biking in the surrounding area, as new residents take advantage of nearby services, restaurants, shopping and recreational opportunities. The developer will be required to replace the existing sidewalk along the project's Osborn Road frontage with a new 10-foot-wide sidewalk and the existing 8-foot-wide sidewalk on Hayden Road will remain. Two (2) new pedestrian access points into the site will be provided from the sidewalk on N. Hayden Road and one (1) new pedestrian access point into the site will be provided from the sidewalk on E. Osborn Road. Although the site has frontage on the Indian Bend Wash, this section of the wash is privately owned and has been developed with a golf course. The public sidewalk within the wash area is located on the western frontage of the wash. As such, there is no opportunity for direct connections to the wash from the development. However, pedestrians may reach the public sidewalk on the west side of the wash by utilizing the pedestrian connection to E. Osborn Road. This project will provide a new pedestrian paseo between the new buildings and the Wash.

Water/Sewer

The City's Water Resource Department has reviewed the application and finds that the proposed water and wastewater is adequate to service the development. The developer is responsible for providing all water and wastewater infrastructure improvements, including any new service lines, connections, fire hydrants, and manholes to serve the development.

Public Safety

The nearest fire station is within 1.15 miles of the site and located at 7522 E. Indian School Road. The subject site is served by Police District 1, Beat 2. The proposed development is not anticipated to have a negative impact on public safety services.

Open Space

The PUD district requires 10% of the site to be open space. Approximately 24 percent of the site will be open space, including pedestrian hardscape, public and private courtyards, and landscape. Much

of the open space is focused along the south and west sides of the mixed-use building within a large pedestrian paseo. Additionally, an open courtyard that may be utilized by future restaurant spaces is provided at the north side of the building. Public access will be provided to the courtyard area and the new pedestrian connections from Hayden and Osborn Roads, as well as the pedestrian paseo located along the Indian Bend Wash frontage. The existing landscaped setbacks along N. Hayden Road and E. Osborn Road will remain and be enhanced with additional tree plantings. Low water use, drought tolerant trees, shrubs and groundcovers, accented with more lush materials will be used throughout the site.

Community Involvement

There have been several proposals for redevelopment of this property in recent years. A significant number of neighbors have been vocal in opposition, citing the potential for loss of one of the tenants in the center – Uncle Sal’s Restaurant. This proposal relocates Uncle Sal’s to a pad on the east side of the property. Some neighbors are uncomfortable with change regarding the shopping center, but the property owner indicates that maintaining long term leases is becoming difficult, and that the existing center will not thrive without reinvestment.

With submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant sent notice to all property owners within 1,000 feet of the site and has been in communication with property owners surrounding the site, including expanded outreach to additional interested parties, and open house meetings. The applicant held public open house meetings via Zoom on August 26, 2020 and September 24, 2020 to provide information and gain input from the community. Additionally, the applicant hosted a follow-up meeting on March 8, 2021 with interested parties.

At the March 18, 2021 Development Review Board meeting 3 members of the public spoke expressing concerns regarding the development proposal. Public concerns expressed during the meeting suggested that the density should be closer to what is allowed in the R-5 zoning district, the building height should be lower, the building should be designed to a standard for condominiums rather than apartments, and more detail should be provided for the site landscaping and building architecture and materials. Additionally, one public comment of support was read into the record stating that the proposed redevelopment will be good for the area and help revitalize a center that has been deteriorating. At the May 6, 2021 Development Review Board meeting 3 members of the public spoke.

As of the publishing of this report, staff has received several emails and phone calls from the community with concerns about the redevelopment of the property. Many of the concerns are related to the increased traffic, building height, new residential units, and loss of the existing retail space. Staff has also received several public comments in support of the proposal. All public comments received are included with this report in Attachments 9 and 10.

Policy Implications

Over the past decade, multi-family residential has been the most common type of new development. This reflects a pent-up demand for alternate housing types since the 2008 recession. Currently, apartments in Scottsdale are consistently over 90% occupied, indicating that there is still an unmet market demand for more multi-family units.

Retail commercial, however, is changing. On-line retail and home/office deliveries are affecting the amount and type of commercial space that will be needed in the future. The buildings on this site were designed for a 1960's retail environment, with 2 large anchor stores (office supplies and sporting goods) in a "neighborhood-oriented" shopping center. Typically, neighborhood centers have smaller tenants that draw patrons from the surrounding area and within walking distance. The proposal maintains the opportunity for smaller retailers to locate on the property and brings demand for goods and services that supports local area businesses. Retail space for some of the more popular existing tenants is being accommodated within the development.

Approval of the proposed zoning district map amendment will enhance the opportunity for non-residential land uses to be integrated with new multi-family residential in a mixed-use format, complementing the existing residential and commercial uses in the area and providing access to retail and service-related uses as well as emphasizing pedestrian connectivity and open space.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board heard this request on March 18, 2021. After discussion, the Board continued the case (6-0) recommending the applicant address concerns that had been expressed regarding density, open space, pedestrian connectivity, landscaping, and traffic.

The recording of the March 18th Development Review Board meeting can be viewed at the following link:

https://scottsdale.granicus.com/MediaPlayer.php?view_id=36&clip_id=10530&meta_id=563664

The Development Review Board forwarded a recommendation of approval on May 6, 2021 with a vote of 4-0.

The recording of the May 6th Development Review Board meeting can be viewed at the following link:

https://scottsdale.granicus.com/MediaPlayer.php?view_id=36&clip_id=10624&meta_id=567117

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Planned Unit Development criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT


Bryan Cluff

Principal Planner

480-312-2258

E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

5/26/2021

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

6/1/2021

Date



Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

6/2/21

Date

ATTACHMENTS

1. Context Aerial
2. Aerial Close-Up
3. Stipulations
Exhibit A: Greenbelt 88 Development Plan
Exhibit B: Public Courtyard & Paseo Areas
4. General Plan Land Use Map
5. Zoning Map (existing)
6. Zoning Map (proposed)
7. Traffic Impact Summary
8. Applicant's Citizen Review Report
9. Public Comment (Support)
10. Public Comment (Opposition)
11. City Notification Map
12. March 18, 2021 Development Review Board Meeting Minutes
13. May 6, 2021 Development Review Board Meeting Minutes



Context Aerial

15-ZN-2020



Q.S.
15-46

Google Earth Pro Imagery

Close-up Aerial

15-ZN-2020

Stipulations for the Zoning Application:

Greenbelt 88

Case Number: 15-ZN-2020

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

SITE DESIGN

1. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall conform with the Development Plan, entitled "Greenbelt 88," incorporated into these stipulations as Exhibit A and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. **MAXIMUM DWELLING UNITS – DENSITY.** Maximum dwelling units shall not exceed 288 dwelling units. Any increase in the density shall be subject to additional action and public hearings before the Planning Commission and City Council and modification of the associated Development Agreement.
4. **CONDITIONAL ZONING.** If the developer does not commence construction (as more fully described in Contract No. 2021-xxx-COS) of the residential building within five (5.5) years from the effective date of Ord. xxxx, then the developer and any successor or assign (as property owner) shall apply to cause the property to be rezoned to apply the zoning that existing on the property immediately prior to the adoption of Ord. xxxx. Further, if the owner does not make such application for such zoning within six (6) months of the deadline by which the developer was to commence construction, then the City may undertake the rezoning on behalf of the property owner pursuant to the terms of Contract No. 2021-xxx-COS.
5. **ACCESS RESTRICTIONS.** Access to the development project shall conform to the following restrictions:
 - a. The existing right-out only driveway onto N Hayden Road, located approximately six hundred forty-five (645) feet south of Osborn Road, shall be removed with development project permit issuance, unless a written objection from parcel owner of APN 130-32-0015 is provided at time of the first Development Review Board submittal. If this driveway is subsequently, and accordingly, not removed, the project owner shall provide with the Development Review Board submittal, a parking and circulation management plan that includes measures to discourage the use of this driveway. The parking and circulation management plan and any necessary site modifications shall be subject to review and approval by the Transportation Department Director, or designee.
6. **ON-SITE PARKING.** With the Development Review Board application, the property owner shall submit a parking management plan indicating the assignment of parking spaces for the residential and commercial land uses on the site, and measures used to separate the residential parking from the commercial parking as necessary for the parking on the site to function efficiently. This plan shall

also include measures to discourage the use of the southernmost driveway on N. Hayden Road. The parking management plan shall be subject to review and approval by the Transportation Department Director, or designee.

7. **INTERNAL PEDESTRIAN IMPROVEMENTS.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct all internal sidewalks to a minimum width of six (6) feet.
8. **REFUSE ENCLOSURE.** All project development buildings shall accommodate refuse infrastructure in conformance with city published standards and requirements, at time of project development, with associated site plan modifications to accommodate as needed for city approval.
9. **BUILDING DESIGN/MATERIALS.** Upgraded cladding materials (no EIFS or Stucco) shall be utilized for the first 2 levels (20') on all facades facing public walkways including the west façade facing the greenbelt. Additionally, the fourth level of the building shall employ design strategies to reduce apparent massing by use of setbacks, material changes, articulations, or other strategies as determined by the Development Review Board as part of the Development Review (DR) application.
10. **ARTWORK.** A minimum of two (2) areas within, or adjacent to, the pedestrian paseo along the western property line shall be reserved for private art installations. The installation may be permanent or rotating and the maintenance thereof shall be the responsibility of the property owner. The installation shall be visible from the public portions of the pedestrian paseo. If possible, the property owner to engage with local artists for these installations.
11. **LIGHTING.** All exterior lamps on the site or building shall have a Kelvin temperature of 3000 or less.
12. **PROTECTION OF ARCHAEOLOGICAL RESOURCES.** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

13. **RIGHT-OF-WAY DEDICATIONS.** Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - a. E. Osborn Road. Ten (10) foot dedication, for a total fifty (50) foot wide south half-right-of-way width.
14. **CROSS ACCESS EASEMENTS.** Prior to issuance of any permit for the development project, the property owner shall dedicate cross-access easements, to the satisfaction of the city, over all project development driveways and drive aisles.
15. **WATER AND SEWER FACILITIES EASEMENT.** Prior to issuance of any permit for the development project, the property owner shall dedicate a twenty (20) foot minimum water and sewer facilities easement for new on-site water and sewer lines to be located entirely within drive aisles with ten (10) foot minimum separation for water lines from any structure and six (6) foot minimum separation for sewer lines from any structure.
16. **PUBLIC NON-MOTORIZED ACCESS EASEMENT.** Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project, except over the public portions of the northern courtyard and public paseo along the west and south sides of the building.

17. LICENSE AGREEMENT FOR PUBLIC ACCESS. Prior to issuance of any permit for the development project, the property owner shall record a pedestrian walkway license agreement in a form acceptable to City staff, to establish the license for public use of the northern courtyard and public paseo along the west and south sides of the building. The area subject to the pedestrian walkway license agreement shall be generally as depicted on Exhibit B, entitled "Public Courtyard & Paseo Areas" that is attached to the staff report for 15-ZN-2020.

INFRASTRUCTURE

18. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
19. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
20. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. N. HAYDEN ROAD.
 1. Construct southbound right-turn lane at the northern driveway and main site driveway on Hayden Road. The deceleration lane at the northern driveway shall also function as a bus bay. Due to possible utility conflicts, this requirement may be removed or modified for the northern driveway if documentation is provided for review and approval at the time of Development Review Board application for any phase of development indicating that the power pole relocation is not practical as determined by the City Engineer.
 2. Reconstruct the two northern driveways to the city's CH driveway standard, with all others reconstructed to the city's CL driveway standard.
 - b. N. HAYDEN ROAD AND E. OSBORN ROAD INTERSECTION.
 1. Construct an east-west protected left-turn phase for the existing traffic signal, to include all necessary new infrastructure and upgrades to existing traffic signal, equipment, pavement width and markings to accommodate this new phase as determined by the city's Traffic Management Center.
 - c. E. OSBORN ROAD.
 1. Construct a new ten (10) foot wide sidewalk along project frontage.
 - d. PEDESTRIAN CROSSINGS.
 1. All existing pedestrian ramps and crossings through and abutting project development shall be reconstructed to current standards, if non-compliant at time of construction plan submittal.

21. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
22. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

Greenbelt88



Rezoning Narrative

Southwest Corner of Hayden & Osborn Roads - Project No. 15-ZN-2020

February 2019 Submittal = 388 units and no retail

September 2020 Resubmittal = 300 units and 21K sqft of new retail

April 15, 2021 Resubmittal = 288 units and 25K sqft of new retail

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1. Introduction

Ownership is transforming a 40-year-old outdated shopping plaza that it has owned for the past 18 years into a new and exciting mixed-use, high-quality residential and retail center. The project is opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, Starbucks, Carl’s Jr and Arizona Federal Credit will remain operational during redevelopment).

Purpose of and Vision for this Request

The purpose of this application is two-fold: (1) to enhance this corner as a commercial retail center and, in doing so, (2) create a vibrant, mixed-use development that embraces the greenbelt and will be an asset to the City and local community for decades to come. Under the current property layout and the dated retail paradigm the property currently serves, the above stated goals are a near impossibility. Quite simply put, the property must update and change, especially in a post-COVID world, or it will languish as an unexceptional center – or worse – it may suffer the same fate seen by numerous retail centers across the nation that struggle with increasing vacancy or simply “go dark” and await an unknown future. Under this proposed mixed-use redevelopment and reinvigoration, the property will again become a community gathering place and point of pride!

Location / Current Use

The property consists of three (3) parcels which encompasses the majority of the existing Commercial center at the southwest corner of Hayden and Osborn Roads. Three pad building



The Project is Located at the Southwest Corner of Hayden & Osborn

located along Hayden Road are under separate ownership and not a part of this application. The subject site is roughly 7 gross acres (Assessor Parcel No. 130-32-001N, 001T and -001Q) located within the larger, roughly 10-acre commercial center . The site has been and is currently developed as a retail commercial center.

History and Current Outlook

In 1974, the Scottsdale City Council approved the Schrader Ranch Planned Community District and set in place the framework for development of roughly 175 acres located west of Hayden Road between Indian School and Thomas Road. The subject Property, located at the southwest corner of Hayden and Osborn Roads, was included in the plan and noted for commercial uses. Throughout the years, the plan was updated and amended, and area was developed with a variety of uses, styles and development intensities.

In the early 1980's, the Property in questions was developed as a commercial center. Over the next 40 years, the center had to adapt to changing markets and shopping patters – first housing tenants like a Lucky's Supermarket and a Walgreens in the big box spaces and more recently, Big 5 Sports and Office Max. As consumer spending habits have continued to evolve (i.e. online shopping) and the retail market matured (local, boutique and experience driven retail) the center has struggled to remain relevant.



Although well-kept and under the same ownership for the past 18 years, the 40-year-old center with roughly 65,000 square feet has inherent deficiencies that make it somewhat obsolete in today’s retail market. The current layout of the buildings is dated. Specifically, the center features two “big box” spaces which combined total over 40,000 square feet of the available space. In a national trend, starting in 2018 and 2019, such big box tenants are downsizing and, in some case, disappearing. COVID-19 has been a further catalyst for this trend. Not surprisingly, the longevity of the existing big box tenants is questionable, creating uncertainty for the future of the full center. Combined with the roughly 10,000 square feet which has unfortunately been vacant for some time, and the center is faces an uphill battle under the current retail paradigm which is only enhanced with the addition of COVID-19.

As the need to redevelop the property became apparent, numerous concepts for the site were considered with strictly residential concepts without any retail. These concepts also lacked public access or visibility to the adjacent greenbelt. One such concept submitted to the City featured roughly 388 residential units and zero retail space.

While the demand certainly exists to support such a purely residential project, the Ownership and Applicant team have worked hard to create something more unique and more community focused. The design also reflects an abundance of City feedback received to date. The current application represents the best opportunity to preserve commercial uses and create the preferred mixed-use development with the greatest propensity for long-term success and community benefit.



All Residential Proposal of 388 units Submitted to the City in February of 2019 (133-PA-2019)

Request

No change is requested to the existing General Plan designation or Character Area Plan designation. In fact, the proposal puts forth a project more in line with those existing designations. The application requests to modify the existing zoning from Planned Neighborhood Commercial, Planned Community District (PNC, PCD) to a Planned Unit Development (PUD) designation to allow for the redevelopment of a mixed-use center with 288 residences and roughly 25,000 square feet of new, commercial retail space.



Conceptual Site Plan with a Mixed-Use Redevelopment and Abundance of Open Space and Relationship to the Adjacent Greenbelt and Commercial Uses (288 units and 25,000 sqft Retail)

Relationship to Surrounding Properties

The Property is located in a well-established area and in proximity to a variety of uses.

- **To the North:** Osborn Road abuts the north end of the Property. Across Osborn is a C-1 zoned, convenience store, R1-7 zoned property developed with the Continental Golf Shop and associated maintenance buildings and R-5 zoned property developed with multifamily condominiums constructed in the late 70's.
- **To the East:** The east edge of the commercial center features three (3) "out" parcels not included with this application and developed with commercial / retail uses including a bank and drive thru and walk up fast-food establishments. The remainder of the site fronts onto Hayden Road. Across Hayden Road are C-1 and C-2 zoned properties developed primarily with stand-alone commercial uses including a car wash, an office building and a restaurant.
- **To the South:** To the south of the Property is C-O zoned land developed with a series of 2 and 3-story office buildings. Additional residential and commercial uses occur further south along Hayden Road.
- **To the West:** To the west of the Property is Continental Golf Course, which is part of the iconic Scottsdale greenbelt. West of the greenbelt are dated, multifamily apartments.

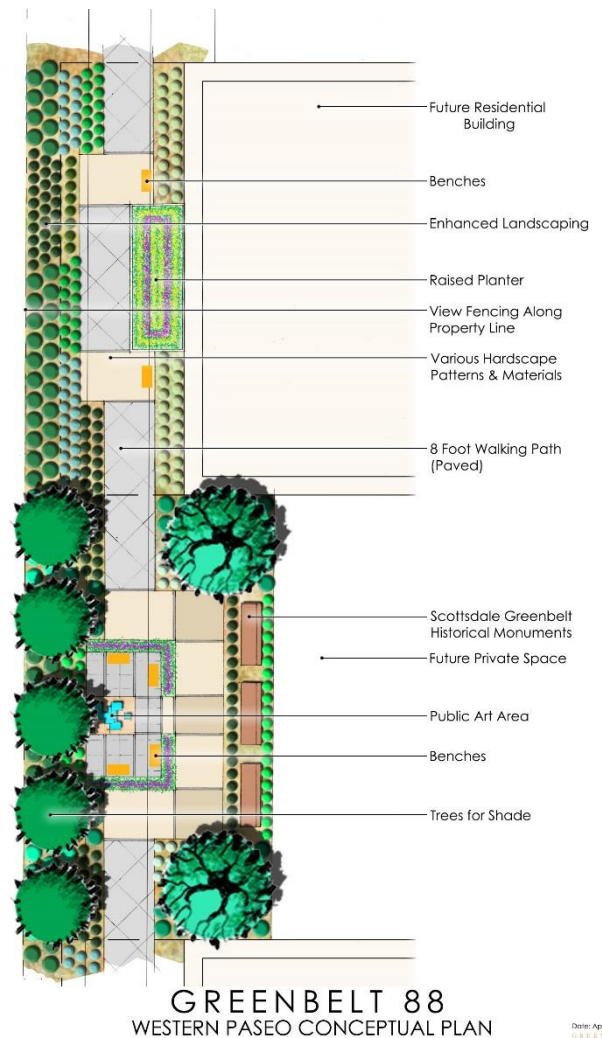
2. Development Plan

The Development Plan calls for a true mixed-use project with 288 residences and roughly 25,000 square feet of ground floor commercial / retail space. The design will place an emphasis on the pedestrian experience and engaging with the greenbelt to the west, as opposed to the current layout which turns its back on this unique, Scottsdale amenity. The site will maintain access points off Hayden and Osborn Roads. The current expanse of asphalt parking will be consolidated into a new, multi-level parking garage. The new garage is integrated into the project and will be fully screened from view, including the east façade which will be screened by three (3) levels of residential units placed upon ground floor retail uses – for a true, vertically mixed-use development. Surface parking will still exist and will be improved with a strategically placed layout and parking throughout the site to help serve some of the retail uses.

The Greenbelt Paseo (Open Space)

One of the highlights of our plan and a gesture of the redevelopment design is the placement of a large pedestrian paseo along the full west and south property lines. **Under the current plan submitted, approximately 30,000 square feet of open space is required. The project will be providing almost double the requirement with 57,000 square feet of open space!!! – and this does not include the parking areas.** The Paseo, located on private property, will give the public the chance to walk alongside the greenbelt and travel from Hayden Road to Osborn Road in a much safer and enjoyable environment than the street adjacent sidewalks. The Paseo will be lushly landscaped, include various surface paving materials, benches, artwork and/or other monuments and reflection areas.

The Paseo is also designed to specifically attach to the pedestrian / bike path and improvements planned along Osborn Road. Additionally, a large open space plaza is placed at the northwest corner



of the site flanked by new retail / restaurant spaces. The area is envisioned as a gathering place for patrons, passerby's and the neighborhood as a whole to relax, interact with others in a comfortable environment and enjoy the spectacular views.



Open Space Plaza Area Connecting to Paseo Along Greenbelt

First and foremost, the Paseo serves as a transition from the public open space and golf course in the Indian Bend wash, to the residential and retail development of the site. The idea is to visually blur the line between the two open space areas to create one large, oasis-like open space. As such, a solid wall is not provided along this property line. Instead, landscape planting and a view fence are provided along this transition area while still maintaining the visual connection between the two areas. Because of the grade change and layout of the golf course, a direct pedestrian connection from the golf course to the project is not provided. However, the opportunity exists, should the City decide to alter the golf course to allow a path in the future.

Within this open space area, an inviting, 8-foot-wide sidewalk will be provided along the entire length of the Paseo, connecting to the open space plaza to the north, and the sidewalk connecting to Hayden Road along the south property line. These connections provide easy pedestrian access into the Property while also providing an alternative pedestrian route for those not wishing to

walk along the busy roads or traverse through the retail and parking aspect of the development. This sidewalk connection is open to the public and will allow people to experience the beauty of greenbelt.

Character and Context

The architectural character of this project, on both a basis of building design and site design, truly reflects its very specific location in south Scottsdale and adjacent to the greenbelt, one of the most heavily trafficked amenity areas in the valley.

This complex will not be a gated community. Rather, it will be fully open, free flowing and provide for great pedestrian connectivity. The layout of the plan reacts to the City and community desire to occupy and circulate along the western edge of the site, adjacent to the greenbelt and clear vistas of skyline sunsets and the south face of Camelback Mountain. A public open space at the northwest corner of the site accompanies private open spaces along the entire western edge of the site. The building layout is oriented to provide vistas to both public and private patrons. The layout also provides visual connections of the private open spaces to the public walkway and to the greenbelt. This organization of open spaces and pedestrian corridors ensures a highly desirable residential destination along with what will certainly be highly successful retail and restaurant destinations.



Conceptual Site Plan Featuring a Publicly Accessible Western Edge for Views Towards the Greenbelt and Camelback Mountain

In an effort to ensure success of all uses, retail and restaurant functions are located to allow visibility to both the Osborn and Hayden corridors. Residential uses stack on top of the commercial uses to provide a true vertical mixed-use building. This vertical mix of uses was a noted preference from early community input and feedback from the City to create a superior design. The primary orientation of residential units opens up to the west edge to take advantage of the view corridors on the site.

Scale and Proportion of Development

The development site is an existing commercial project on a PNC zoned parcel. The current allowable commercial height is 3 stories, 36 feet plus an additional 18 feet permitted for mechanical screening, for a total height of 54 feet. The proposed building represents 4 stories and a height of no more than 48 feet plus an allowance of 10 feet for mechanical screening over no more than 30% of the roof. No edges of the site abut a residentially zoned property. Even on edges that front onto public ways, the main mass of the building is set back at least 100' with parking and lush landscaping as a foreground. On the Hayden Road frontage, a one-story building reaches out to Hayden to also act as a transition with a lower mass. Given the size of the site, its length along the greenbelt and its lack of exposure to single family neighborhoods, we feel like the proposed height is appropriate for the development site.

Massing

The massing strategy for this development further enhances its approach to scale. The main layout of the building with east-west oriented “fingers” that reach out from the central mass to the greenbelt functions to both break up the long edge of the site and to allow maximum exposure of units to the stunning vistas from the site. On the main mass of the building facing Hayden Road, the vertical mixture of uses that includes ground level retail helps to articulate a building base in both form and function. In these areas of commercial use, two or three levels of residential stack on top to provide a visually engaging façade with textural variety. Horizontal floor lines are expressed on the residential to serve a dual purpose of reducing apparent mass and providing shade for glazed openings. These horizontal planes also help to delineate a top level to the building. It should further be noted, the overall massing and floor area has been greatly reduced from the strictly residential proposals previously submitted to the City.

Design of Pedestrian Frontages

The heart of this project is providing a true destination for the neighboring community. Therefore, creating a successful commercial environment and vibrant public gathering spaces relies heavily on addressing pedestrian frontages. Small scale shops and residential amenity spaces populate a large portion of the ground level frontage facing public streets. Storefronts and entrances will provide visual engagement and encourage accessible pedestrian movement and connectivity. These frontages will be addressed from an environmental side with shaded walkways. Lighting, landscape, building surface, scale, texture, hardscape and signage are all addressed to unique and local neighborhood thoroughfares and gathering spaces.

Climatic Response

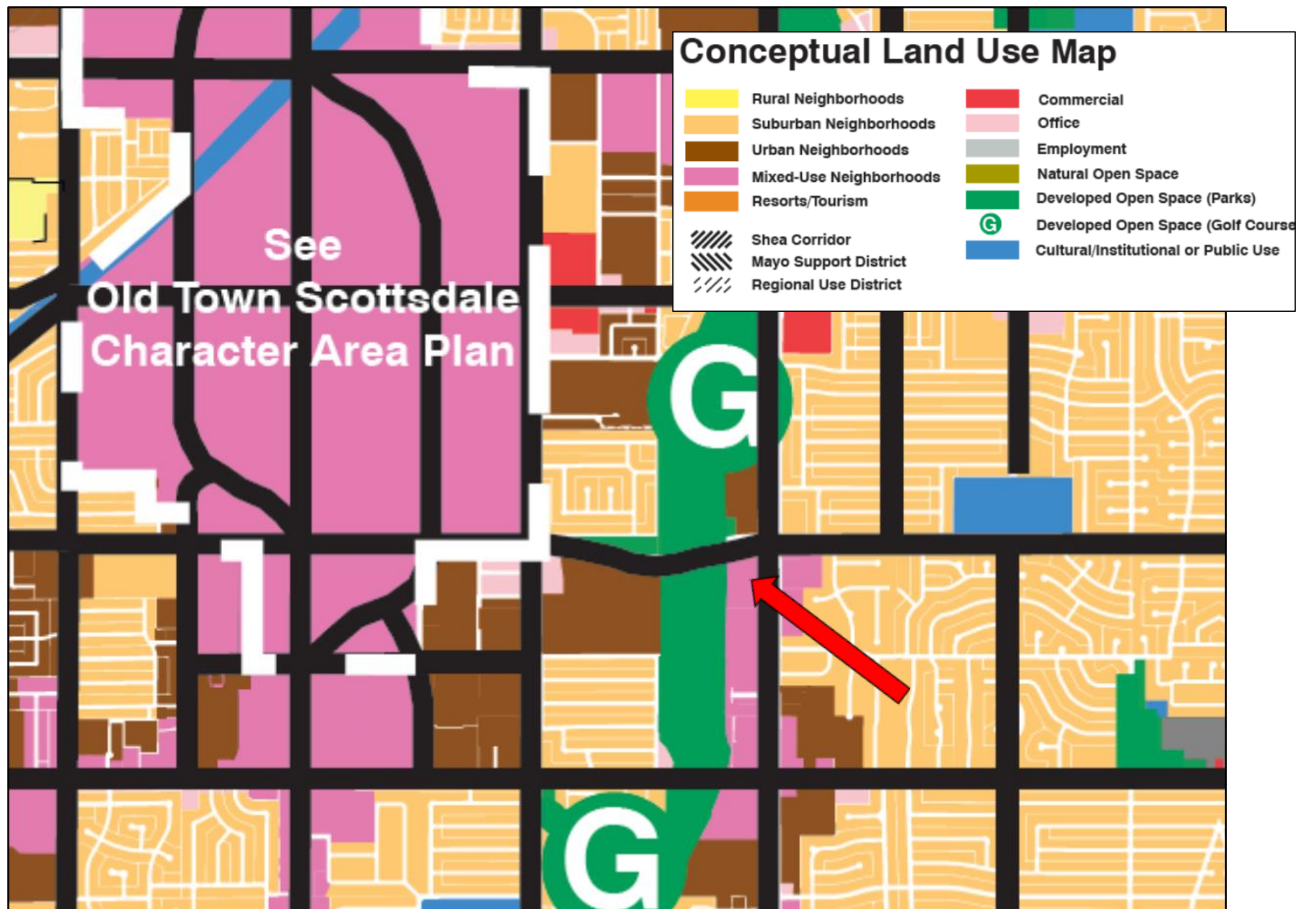
Based on the climatic location, passive solar exposure mitigation strategies have been implemented into the building design and site plan layout. The floor plans reduce the amount of western façade exposure by creating legs of the building in an east-west orientation so that much of the facades are exposed to north and south solar angles. North and south angles are much easier to mitigate direct solar gain and also help to shade outdoor courtyards. Building design also addressed sustainable practices through balcony and roof overhangs. Also, the removal of large expanses of asphalt parking and service lots that will be replaced with pedestrian walkways also helps to reduce the urban heat island effect.

Architectural Details, Materials and Colors

The architectural design of the built environment will respond appropriately to its desert location and the historical context of south Scottsdale. Traditional materials, including slump block or brick, and other masonry units will be integrated into a contemporary palette of composite wood, concrete, metal and plaster finishes. This will combine local textures and materials into a more timeless and updated application. Building program and design elements will also respond to the project location. At retail programmatic locations, building façade materials will provide the appropriate change in scale and visual interest along with overhangs and canopies that create shade. On the residential portions, floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade. Changing material texture and orientation will provide variety and visual interest to these parts of the facades as well. Facades will focus on creating depth and variety of visual experience. Desert tones will be used in combination with desert flora tones to provide colorful highlights and break up the monotony of neutrals.

3. Conformance to the General Plan

Designated as a Mixed-Use Neighborhood and Activity Area on the 2001 General Plan, this mixed-use project is a perfect fit for the General Plan’s Goals and Approaches. Below are a collection of some of those goals and policies with which the project aligns.



Character & Design (CD) Element

CD1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- Respond to regional and citywide contexts with new and revitalized development in terms of:
 - Scottsdale as a southwestern desert community.
 - Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting.
 - Relationships to surrounding land forms, land uses and transportation corridors.

- *Contributions to city wide linkages of open space and activity zones.*
- *Consistently high community quality expectations.*
- *Physical scale relating to the human perception at different points of experience.*
- *Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.*
- *Visual and accessibility connections and separations.*
- *Public buildings and facilities that demonstrate these concepts and “lead” by example.*
- *Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*
- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people’s needs.*

Response: This Goal and associated Policies are core to the Development Plan of Greenbelt88. Early feedback has allowed us to redesign our prior submission to create a new and exciting mixed-use, high-quality residential and retail project for the benefit of the community. Without a major shift to the existing tenant paradigm/ layout/market segment, such uses will disappear - either in full, or by majority, leaving the remainder of the site to flounder. The proposed project responds to the surrounding area character and the specific context of the neighborhood. The layout places an emphasis on embracing the adjacent greenbelt (something sorely missing in the currently layout) and provides access to this area for both visitor and residents. The design also uses appropriate scale with lower structures towards Hayden and Osborn and taller structures pushed back towards the center and southwest quadrant of the site – where 3-story office buildings already exist to the south.. The layout also creates a new, comfortable pedestrian connection between Osborn and Hayden with greenbelt views instead of walking adjacent to the highly traveled Hayden or Osborn Roads.

CD2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

- Recognize that Scottsdale’s economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community’s potential as a recreational resort area and regional trade center.
- Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale’s Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.
- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The project is designed to create a truly unique and distinctive place – an “only in Scottsdale” type setting where the community can gather or simply walk along the amazing pedestrian paseo with views to the greenbelt - another unique Scottsdale amenity. The project provides quality design that enhances the unique desert community. Shade, grass and water are vital elements of comfortable design in the southwest desert community. This project, through great site planning, places all three elements in view by providing site lines to the adjacent greenbelt and its lush environment. This is in addition to the on-site design which maximizes shade and pedestrian comfort. Almost as important, a vast expanse of surface parking lot will be removed and consolidated into an on-site parking garage, further confirming with Scottsdale’s Sensitive Design Principles.

Land Use Element

LU3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.
- Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels.
- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.

Response: This development is located along Hayden Road, which is a Major Arterial and north-south transportation link. The development has appropriate transitions to adjoining land uses. The greatest height of the project is pushed towards the southwest quadrant of the site, where 3-story office uses already exist to the south and the golf course exists to the west. Even still, a large, pedestrian pathway buffer is provided to these adjacent uses. The remainder of the site is lower-story buildings which transition well with the commercial buildings along Hayden and the eventual single-family neighborhood to the east. Pedestrian connections throughout the site will help to further integrate the site with the adjacent out parcels within the same center as well as the adjacent properties.

LU4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.
- Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.
- Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.

Response: This goal is an important aspect of this project as the proposal provides all 4 items stated in the goal including: (1) Maintaining a balance of land uses includes preserving commercial uses at this corner. If commercial uses are lost at this corner, which is a real possibility without action, the balance of land uses will be affected. (2) A mixture of housing opportunities is provided by the project residential component. (3) Leisure opportunity is provided by the projects new, pedestrian friendly design and emphasis on quality outdoor gathering spaces. (4) The project helps to provide an economic base by reinvestment in the area and increased potential for sales tax collection from a thriving center. The project will help to maintain a healthy balance of land uses by maintaining and promoting retail and commercial uses at this corner while also providing additional living options.

LU5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work and play land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling and transit) where environmentally and physically feasible.
- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

Response: The project provides and encourages a variety of mobility opportunities and allows for fewer and shorter automobile trips. Mixed-use project, by their definition, provide a variety of uses in close proximity for an easy “park once” experience. The on-site retail and restaurant tenants will now have a built-in consumer base that can easily walk to their businesses. The project provides a live, work play balance at the micro scale (on-site within the development) and the macro scale (a living option located in close proximity to

employment and recreation activities). The area is also serviced by mass transit from City buses and located along a recognized Regional Corridor.

LU6: Promote land use patterns that conserve resources such as land, clean air, water and energy, and serve all people within the community.

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations, allowing people to live, work, play and shop in the same general area.
- Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
- Integrate land use and transportation policies to promote a decrease in vehicle miles traveled to reduce air pollution and resource consumption, increase interaction among citizens and provide a stronger sense of community.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

Response: The project allows people to live, work, play and shop in the same general area – and for some, in the same specific area. The mixed-use project on an infill site represents the antithesis of sprawl. The project is within walking distance – or an easy bike ride – to numerous employment and recreation areas. The area is also serviced by mass transit from City buses. The integrated land use and transportation options will help decrease the need for vehicular trips, while helping increase interaction among citizens. The new development will be designed to offer more housing options for those that look to live, work, play and shop in the community.

LU7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.
Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.
- Incorporate open space, mobility, and drainage networks while protecting the area’s character and natural systems.

Response: As would be expected for a property located along a major arterial (Hayden Road), some intensity of use is appropriate. In fact, the historic use of the site as a commercial center with a grocer was undoubtedly a more intense use of the site than the current proposed development. Such big box users are renowned traffic generators. The proposed

development represents and appropriate intensity for this site. The project is also designed to sensitively integrate with the surround setting and neighborhoods – in particular, the treatment of the west property line and homage to the Indian Bend Wash (the greenbelt). Although the greenbelt is not a “natural” feature, the project nonetheless incorporates a large building setback, open space and a series of improvements along this frontage. As previously noted, the project opens up to the existing greenbelt and encourages pedestrian use along this key Scottsdale feature. Additionally, the project locates the greatest height towards the existing taller buildings to the south of the site while maintaining lower height uses towards the periphery of the site along the Hayden and Osborn Road frontages.

LU9: Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.
- Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower level and residential uses on upper levels).
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.
- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility.

Response: This goal and associated policies are perfectly reflected in the proposed project from both a macro and micro level. The project provides a compact, pedestrian focused, mixed-use development that will reinvigorate this dated retail center. The project adds more diversity of residential option and non-residential uses to the larger neighborhood, while simultaneously providing a mix of uses on the subject site. The project provides a residential component specifically designed to support the scale and function of retail/commercial uses on site – in fact, the residential component it what will enable this site to function as a viable retail center in the future. Since roughly 2018, there has been a decline in “brick and mortar” retail nationwide and at this site, as such uses have struggled to stay relevant. The proposed project “right-sizes” the retail use and will breathe new life into the center. The project also provides the specific type of vertical mixed use (residential above retail) as encourage in bullet point two above.

Economic Vitality Element

EV7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage quality redevelopment in employment areas to provide new jobs, new retail and new entertainment opportunities in the Scottsdale market.
- Encourage and support the renovation and reuse of underutilized or vacant parcels / buildings / shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.
- Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.

Response: The project is perfectly aligned with this Goal and associated Policies. The long-term economic well-being of the center is of paramount concern to the neighborhood and City as a whole. Vacant retail centers have a negative trickle-down effect on surrounding land uses and values. This application represents a significant, private reinvestment in the property, and therefore the neighborhood. The redevelopment will help secure the long-term viability and enjoyment of the site for all, as well as provide new jobs and retail amenities for the neighborhood.

Housing Element

HE2: Seek a variety of housing options that blend with the character of the surrounding community.

- Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

Response: The project represents a mixed-use development that will blend with the surrounding character and provide a much-needed increase in housing supply. Scottsdale has a strong residential market and the project will provide opportunities for those who wish to relocate to, or remain in the area but perhaps are not ready for a purchase commitment or prefer the lifestyle today's Class-A rental communities provide.

HE3: Seek a variety of housing options that meet the socioeconomic needs of the people who live and work here.

- Consider incentives that encourage the development of diverse housing types, including smaller, more affordable units.

Response: The residential component of the project provides additional housing opportunities in the area which is currently dominated by single family homes, condominiums and older apartment complexes. The planned project will include a variety of unit types including two-bedroom, one-bedroom and studios for smaller, more affordable units.

Neighborhood Element

NE3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.
- Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.
- Encourage "green building" techniques and alternatives that incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling in conjunction with revitalization, neighborhood conservation and redevelopment efforts.

Response: The project will help sustain the long-term well-being of the area by means of a large reinvestment and revitalization of the site. The project also encourages a variety of housing densities in a designated Mixed-use area. The site's location is highly visible, and the new development will assist in the effort to enhance and revitalize the experience for both residents and visitors, turning what was formerly a dated development into a new, high-quality mixed-use development. The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems and construction methods.

NE5: Promote and encourage context-appropriate new development in established areas of the community.

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.
- Promote existing developed areas of the community as opportune economic development infill sites.

Response: The project represents an infill redevelopment in an established area. The site is located along Hayden and Osborn Roads on a highly underutilized infill site.

Community Mobility Element

CM1: Protect the function and form of regional air and land corridors.

- Maintain Scottsdale’s high development standards. The character of regional corridors in Scottsdale should reflect an image that is uniquely Scottsdale through unified streetscapes, street signage, and public art.
- Enhance the natural beauty and unique character of Scottsdale through design and aesthetics of regional corridors.
- Develop innovative designs to reduce conflict points between various means of travel/user groups while improving the efficiency of the regional links.

Response: Although the application does not control the full property frontage along Hayden Road or Osborn Road, the property frontages still contribute to the unique character and aesthetic of Scottsdale. The Hayden Road frontage provides a large, landscaped buffer and a detached sidewalk in some areas. New trees will be added to the landscape setback along Hayden. A new, decel lane will be installed along Hayden Road to more easily access the site while reducing potential conflict points. The Osborn Road frontage, adjacent to the applicant property, will be improved with a new widened sidewalk and more inviting entry.

CM2: Protect the physical integrity of regional networks to help reduce the number, length and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

- Improve air quality by encouraging live, work and play relationships in land use decisions that reduce the distance and frequency of automotive-generated trips.

Response: This project provides for a live / work and play relationship with a mixed used development (both vertically and horizontally). This helps reduce auto dependency and shortens vehicular trips. The project will also fit perfectly with the Osborn Road bike lane updates that are currently underway. Additionally, the Applicant will be implementing signal improvements at the intersection of Hayden and Osborn, specifically a left turn signal phase, to help address existing traffic issues at this intersection.

Preservation & Environmental Planning

PE10: Encourage environmentally sound “green building” alternatives that support sustainable desert living.

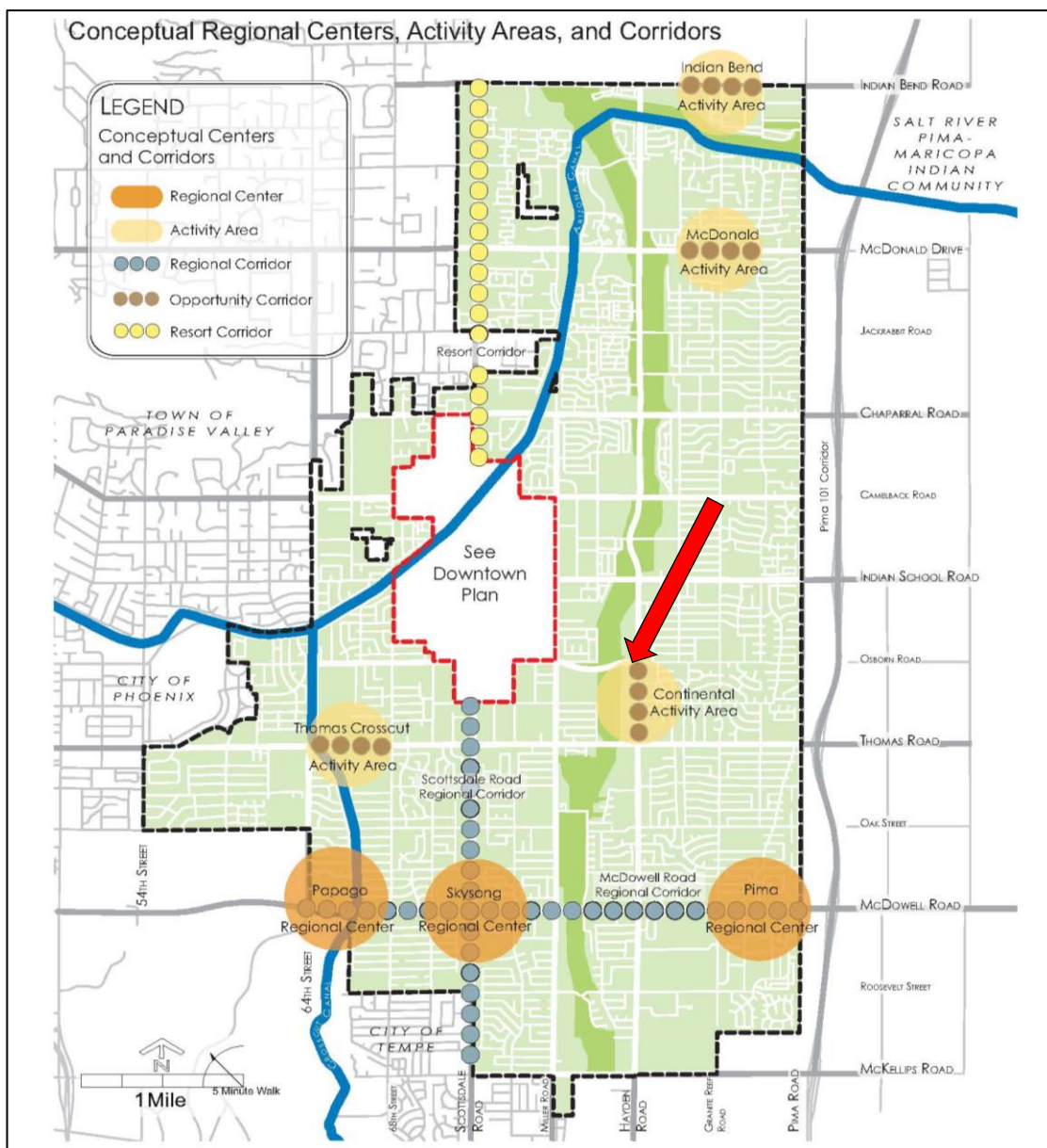
- Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.

- Encourage “green building” techniques and alternatives in conjunction with revitalization, neighborhood conservation and redevelopment efforts.
- Protect and enhance the natural elements of all development sites.
- Improve the energy efficiency of the building envelope, equipment, and appliances.
- Use low impact building materials.
- Integrate water-harvesting techniques into site planning and design where appropriate

Response: The project will utilize green building strategies including building orientation, passive solar design, natural daylighting, and passive cooling techniques. The project will promote the use of energy efficient systems and construction methods.

4. Conformance With Southern Scottsdale Character Area Plan

The Southern Scottsdale Character Plan has a goal *“To maintain the positive attributes of Southern Scottsdale and seize new opportunities for the area,”* and in order to make that happen it recommends *“the public and private sectors should explore innovative development ideas, encourage land use and development flexibility, and provide a coordinated approach to local and regional development and economic revitalization”*. There are many ways in which this proposed mixed-use project aligns with that vision. Below are a cross section of goals and policies with which this project aligns with the goals of the Southern Scottsdale Character Area Plan.



Located within the Southern Scottsdale Character Area Plan along a Regional Corridor

1. Land Use, Growth & Activity Areas

Goal LU 1: Promote residential reinvestment and revitalization through regulatory flexibility.

- **Policy LU 1.2.** Encourage new residential development and revitalization that complements the established urban form.
- **Policy LU 1.3.** Provide flexibility in residential mixed-use development standards to encourage revitalization of properties within higher density areas of Southern Scottsdale.

Response: The project exemplifies new residential, mixed-use development and revitalization. An underutilized and aging site will be transformed into a vibrant development that is full of activity and new residents helping to stimulate the local economy. The proposed PUD standards will aid in creating the density needed to make the project economically feasible and provide the opportunity for the sorely needed mixed-use development in the South Scottsdale area.

Goal LU 2: Create a hierarchy of regional, opportunity, and resort corridors to guide future land use, development and redevelopment throughout Southern Scottsdale.

- **Policy LU 2.2.** Opportunity Corridors consist of moderate intensity development and exist only within General Plan designated Activity Areas. These corridors will contain:
 - A mixture of land use classifications including mixed-use neighborhood;
 - A number of medium to low scale vertical and horizontal mixed-use developments; and
 - Additional residential density to compliment Activity Area land uses.

Response: The Property is located within a designated “Activity Area” and along a designated “Opportunity Corridor.” As such, the project provides the desired mixture of uses and does so in the preferred, mixed-use layout. The project also provides additional density to compliment the activity area.

Goal LU 3: Promote revitalization, reinvestment, and development along Southern Scottsdale’s Corridors.

- **Policy LU 3.1.** Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.
- **Policy LU 3.2.** Promote a mix of housing located along Corridors and as part of designated Regional Centers and Activity Areas.
- **Policy LU 3.3.** Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors.

- **Policy LU 3.4.** Explore a Planned Unit Development (PUD) District Ordinance amendment to assist in alleviating property parcel size and shallow lot development constraints found along Southern Scottsdale Corridors.
- **Policy LU 3.5.** Pursue increased private sector participation in the provision of public amenities along Corridors when development standard flexibility is requested.
- **Policy LU 3.6.** Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.

Response: Again, the property is located along a recognized Corridor. The project accomplishes several of the above goals including encouraging reinvestment and new development, creating a mix of housing and encouraging the assemblage of two smaller parcels. It also serves as a prime example of an urban infill project that is incorporating both vertical and horizontal mixed-use development in the South Scottsdale Corridor. The development is located just down the block from the thriving, downtown Scottsdale Medical campus and will provide perfect housing options for that growing employment base in addition to the nearby and thriving SkySong Innovation Center. The site is also ideally located with convenient freeway access.

Goal LU 5: Create Regional Centers and Activity Areas to guide future land use types and intensities throughout Southern Scottsdale.

- **Policy LU 5.4.2.** The Continental Activity Area (located between Osborn Drive and Thomas Road on Hayden Road) should include professional and medical offices, service-related uses, commercial, locally owned and/or corporate restaurants, and additional multi-family housing. This Activity Area should encourage development, through site orientation and access, to embrace its unique location fronting along Indian Bend Wash.

Response: The proposed project perfectly encapsulates this goal and policy. The project includes service-related uses, commercial uses and locally owned or corporate restaurants and additionally multifamily housing. Furthermore, the project is completely designed to, as the policy states, “...embrace its unique location fronting along Indian Bend Wash.” The project is designed to fosters views and connections to the adjacent greenbelt and, in some ways, blur the line between the open space of the greenbelt and the open space of the project.

Goal LU 8: SUPPORT A DYNAMIC RANGE OF LAND USES ADJACENT TO INDIAN BEND WASH THAT PROMOTE, ENHANCE AND ENGAGE THIS PRIMARY OPEN SPACE AMENITY.

- **Policy LU 8.1.** Encourage the revitalization of commercial and office land uses along Indian Bend Wash to promote new recreational, entertainment, and housing options on sites which are immediately adjacent to this primary open space amenity.

- **Policy LU 8.2.** Encourage properties that redevelop adjacent to, or in close proximity of, Indian Bend Wash to incorporate site orientation and access that takes advantage of their location next to this amenity.

Response: Once again, the planned project completely encapsulates this Goal and associated Policies. The project provides a range of land uses that promote, enhance and engage with the greenbelt as an open space amenity. The project revitalizes a commercial use adjacent to the wash and is designed purposely to be oriented toward and take advantage of this amenity. The project is designed to fosters views and connections to the adjacent greenbelt and, in some ways, blur the line between the open space of the greenbelt and the open space of the project. Seating options will also be provided along this Paseo area to further encourage engagement with this amenity.



Views From the New Paseo and Plaza Towards the Greenbelt and Camelback Mountain

2. Character and Design

Goal CD 2: *The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.*

- **Policy CD 2.1.** Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.

- **Policy CD 2.3.** Within Corridors, Regional Centers, and Activity Areas, locate new development along the street and provide parking immediately behind the building area.
- **Policy CD 2.4.** New development and redevelopment should provide a diversity of design by accommodating a mix of land uses both vertically and horizontally.
- **Policy CD 2.5.** Encourage both dedicated and publicly accessible open spaces within private developments to function as extensions of indoor spaces into outdoor areas.

Response: The propose mixed-use project features pedestrian oriented site design and extends indoor spaces to the outside. A public open space at the northwest corner of the site will feature adjacent restaurant uses with associated patios and the entire western edge of the site features pedestrian oriented open space, visually connected and oriented towards the greenbelt. The project also provides the desired diversity of design by including mixed-use development in both vertical and horizontal layout. Again, previous redevelopment concepts on this site removed all the retail and proposed nearly 390 residential units. This proposal provides a more appropriate mixture with 288 residences and roughly 25,000 square feet of retail space.

Goal CD 5: Maintain, protect and enhance the character, quality and connectivity of the public realm and open space areas.

- **Policy CD 5.4.** Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.

Response: Public realm and open space areas are a major priority for this revitalization. The most visible gesture is the pedestrian paseo along the west edge of the property and the large courtyard gathering area near the northwest corner of the site. The project also enhances the character of existing open space (the greenbelt), by orienting aspects of the project towards this amenity. This is vastly different than the current layout which provide back of house views and operations towards the greenbelt.

Goal CD 6: Promote, plan and implement design strategies that are sustainable.

- **Policy CD 6.1.** Encourage compact development design along Corridors and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.
- **Policy CD 6.2.** Encourage building design, orientation, and layout that reduce energy consumption.
- **Policy CD 6.3.** Develop adaptable and sustainable building design strategies that could accommodate future innovative energy and environmental technologies as they become commercially viable.

- **Policy CD 6.4.** Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.

Response: The design of the project is compact in nature and creates new housing opportunities that will reduce travel distances and encourage walking, biking and public transit. The entire site is designed and oriented to be as sustainable as possible and create passive shading and cooling opportunities. The removal of large areas of asphalt surface parking in favor of a multi-level garage also helps reduce the heat island effect.

Goal CD 7: Protect low-scale single-family neighborhoods within Southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.

- **Policy CD 7.1.** Encourage architectural and design transitions between new development and existing development.

Response: The vast majority of the site abuts commercial uses or a major roadway. The site layout places the greatest height towards the southwest quadrant of the site where existing 3-story office buildings exist directly south. Placing the residential component near the greenbelt is also in keeping with other residential projects to the north and south which face on to the greenbelt. The remainder of the site is lower in height to transition to lower height uses in the area.

3. Community Mobility

Goal CM6: Mitigate the impacts of Southern Scottsdale's vehicular traffic on adjacent residential neighborhoods.

- **Policy CM 6.2.** Maintain appropriate traffic flow on major and minor arterials to minimize traffic impacts in residential areas.

Response: Existing traffic issues have been brought to the Applicant's attention regarding the intersection of Hayden and Osborn Roads. To help alleviate these issues, the Applicant will be implementing signal improvements, at a significant expense, at the intersection, specifically a left turn signal phase. This improvement will help to address some of the existing traffic issues and will further help with the flow of traffic. The project is also ideally located at an arterial intersection without direct connections to residential neighborhood and therefore does not encourage neighborhood traffic.

4. Open Space & Recreation

Goal OSR 3: Continue to Maintain and Enhance Indian Bend Wash as a Primary Open Space Resource that Provides for Community and Regional Recreation Needs.

- **Policy OSR 3.2.** Evaluate a change in land use and development orientation on properties adjacent to the Indian Bend Wash to promote interplay of complementary activities such as dining, recreational/rental facilities, and social gathering spaces.

Response: The project perfectly aligns with this Goal and Policy. The redevelopment of the site places an emphasis on interaction with the greenbelt, including the provision of gathering spaces and dining options with a visual connection and interaction with the greenbelt. These areas are accessible to the public, creating a neighborhood amenity that currently does not exist. Numerous benches will be placed along the open space corridor for those who wish to sit and enjoy the views to the west.

Goal PE 2: Mitigate the Urban Heat Island Effect.

- **Policy PE 2.1.** Continue to examine new and reinvestment development plans to identify strategic landscape opportunities for passive building cooling and to provide shaded pavement in parking lots and on streets.

Response: The project removes a large expanse of asphalt surface parking and replaces it with a multi-level parking garage, new buildings and landscaping and open space. All factors which can help to mitigate the heat island effect. New landscape plantings throughout the project also help the cooling effect. Trees will be planted in key areas throughout the project and especially along the western boundary to provide shade along the new paseo.

5. Preservation & Environmental Planning

Goal PE 1: Promote conservation and sustainability within neighborhoods.

- **Policy CD 7.1.** Encourage compact development to reduce auto dependency and parking requirements, encourage multi-modal transportation options, provide open space, and facilitate pedestrian mobility.

Response: Designed as a true, mixed-use development, the project provides for a compact mix of uses that encourage the reduction of auto dependency. The project also provides meaningful open space in the form of a new, patio gathering area and a pedestrian pathway along the greenbelt which helps facilitate pedestrian mobility.

Goal PE 2: Mitigate the Urban Heat Island Effect.

- **Policy PE 2.1.** Continue to examine new and reinvestment development plans to identify strategic landscape opportunities for passive building cooling and to provide shaded pavement in parking lots and on streets.

Response: The project removes a large expanse of asphalt surface parking and replaces it with a multi-level parking garage (which is fully screened from view), new buildings and landscaping and open space. All factors which can help to mitigate the heat island effect. Trees will be planted in key areas throughout the project and especially along the western boundary to provide shade along the new Paseo sidewalk. New trees will also be added to the landscape setback along Hayden Road.

5. Planned Unit Development Conformance

The Planned Unit Development (PUD) district promotes a mixed-use development pattern (horizontally or vertically) and recognizes that strict adherence to traditional development standards found in most zoning districts may be an impediment to such a challenging development typography. The project is a true, mixed-use development which perfectly aligns with the goals of the PUD district. The constraints of a standard zoning district would inhibit the quality and feasibility of development. The site is not well-served as a full, large sized commercial center and the introduction of residential density is key to a quality revitalization.

It should be noted, the development fully adheres to the provisions of the PUD ordinance except for setback provisions made near-impossible due to the additional “out parcels” within the larger center. Per PUD Ordinance Section 5.5005.E, an average setback of 32-feet is required where commercial uses occur on the first floor. This would be a requirement along both Hayden and Osborn Road frontages. Given the unique shape of the property under consideration with this application, an average setback of 166-feet is provided along Hayden (with a maximum setback of 210-feet) and an average setback of 185-feet is provided along Osborn Road (with a maximum setback of 235-feet).

Hayden Road

- Average 166’
- Maximum 210’

Osborn Road

- Average 185’
- Maximum 235’

This is the only Amended Development Standards requested or required for this project:

The criteria to establish a Planned Unit Development (PUD) zoning district, as outlined in Section 5.5003.A of the PUD Ordinance has been met as follows:

a) The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, area plans, and design guidelines:

Revitalization is at heart of this application. In fact, the primary request is to rezone the site so the ailing center can be revitalized by a substantial reinvestment by the owner. The center, in order to survive as a commercial center, must be revitalized. As outlined in this narrative in Chapter 3 *Conformance to the General Plan* and Chapter 4 *Conformance to the Southern Scottsdale Character Area Plan*, it directly aligns with the goals, policies and design guidelines as requested.

b) The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning:

The property was zoned to PNC in the 1970's and, although appropriate at the time, modern, mixed-use development require more flexibility. The current PNC zoning severely restricts the potential number of residential units. The insertion of residential density, and the associated purchasing power of that density, is what will drive the successful revitalization of this site. Additionally, by a strict interpretation of the Ordinance, the current zoning only allows 36 feet of building height, however, 18 feet of additional height is permitted for appurtenances, bringing the total closer to 54 feet. By contracts, the requested PUD allows for 48 feet of building height and only 10 feet of appurtenances. So, while the actual height to the passerby is basically the same, the existing zoning development standards would not permit the fourth story which is required for the residential component of this revitalization. In order to comply with many of the land use goals outlined in the Southern Scottsdale Character Area Plan, primarily the provision of flexibility for residential mixed-use development standards to encourage revitalization, the existing zoning district must be changed.

c) The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods:

The proposed development will be compatible with adjacent land uses, which feature commercial, office, single-family and multifamily apartments and condominium uses. While the property does not directly abut a single-family residential neighborhood, such neighborhoods do exist in the vicinity. The revitalization of the site will definitely help to stabilize the integrity of the neighborhood by providing a significant reinvestment that beautifies the site and provides a community asset.

d) There is adequate infrastructure and city services to serve the development:

The City will evaluate existing and needed infrastructure and where necessary, the development will provide upgrades to ensure there is adequate capacity to serve the development.

e) The proposal meets the following location criteria:

a. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the downtown Area:

The proposed development is not located within any area zoned ESL or within the boundaries of the downtown area.

b. The proposed development fronts onto a major arterial and/or major collector street as designated in the Transportation Master Plan:

As can be seen on the Recommended Street Functional Classification from the Scottsdale Transportation Master Plan, the proposed development fronts onto Hayden Road and Osborn Road which are designated as a Major Arterial and Major Collector respectively.

Planned Unit Development request must be approved with a Development Plan which must be reviewed by the Development Review Board. The project adheres to, and exceeds the standards for Development Review Board consideration including:

1) The design contained in the DP is compatible with development in the area that it may directly affect and the DP provides a benefit to the city and adjacent neighborhoods.

The design is highly compatible with development in the area. The property is located along a major arterial (Hayden) with a well-established precedent of commercial and multi-family uses. Height in the area is typically pushed back from Hayden Road towards the greenbelt. The project continues this trend by maintaining (and improving) a large, landscaped setback along Hayden Road, followed by lower, single-story commercial buildings. Buildings are also pushed back from the Osborn Road frontage to maintain the current feel of that street. The taller aspects of the project (which only top out at 48 feet) are positioned in the southwest quadrant of the site - far back from Hayden and Osborn Roads and closer to the existing, taller office buildings south of the site. In fact, the tallest buildings of the project are nearly two (2) football fields away from the closest single-family home (on the opposite side of Hayden Road) and will be completely imperceptible.

The Development Plan provides great benefits to the neighborhood and the City as a whole by providing a fully reinvigorated center designed to become a community gathering place for decades to come. These benefits include the provision of nearly double the amount of required open space (30,000 sqft required – 57,000 sqft provided) with the majority of this space dedicated to a new public plaza and Paseo walkway. The community will now be able to enjoy spectacular views of the greenbelt and Camelback Mountain from publicly dedicated space on this private property. Patrons can relax on a restaurant patio or on a Paseo bench while taking in the views and interacting with others.

2) The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.

The Development Plan is environmentally responsive. The first, and often most important, component is the redevelopment of an infill-site and doing so in a mixed-use manner. This has a vast impact on minimizing vehicular trips and resources while taking advantage of mass transit options. The redevelopment also removes a swath of asphalt surface parking lot and condenses the spaces into a new parking garage – helping to mitigate the heat island effect. The Development Plan also features a variety of passive and design-based climatic responses including building orientation, and abundance of shade-creating balcony and roof overhangs and landscaping. The project will also utilize energy efficient systems and construction methods.

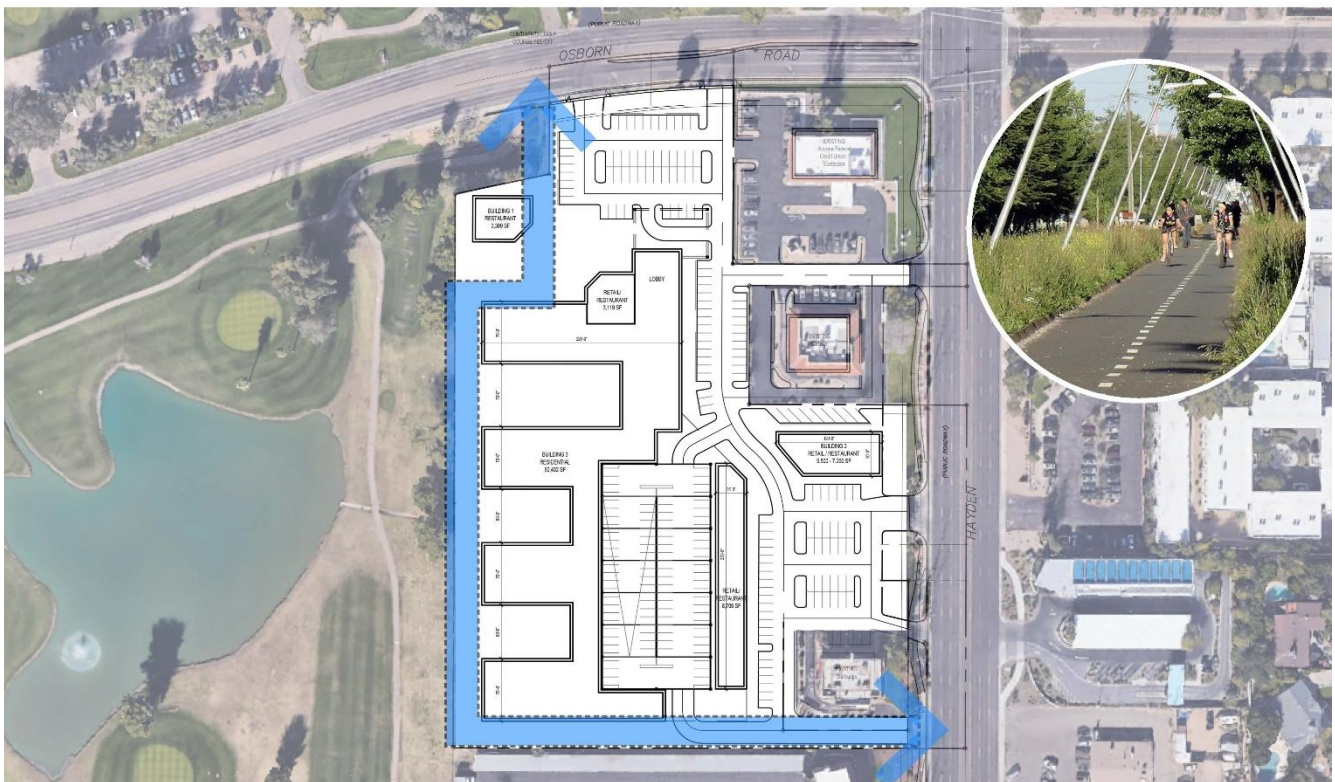
- 3) **The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.**

No significant solar shading of adjacent land will occur with this Development Plan. Any height within the project is well positioned and far setback from the property perimeter. Purposeful shading will be provided within the project as well as along the west property line to maximize pedestrian comfort along the Greenbelt Paseo.

- 4) **The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.**

This criterion is at the heart of this redevelopment proposal. The project provides nearly double the required amount of open space (30,000 sqft required – 57,000 sqft provided)! This includes a large, open space plaza placed at the northwest corner of the site that is flanked by new retail / restaurant patio space. This plaza, which will be dedicated to public use through an easement or license agreement with the City, is envisioned as a gathering place for patrons, passerby's and the neighborhood as a whole to relax and interact with others in a comfortable environment while enjoying spectacular views.

The project also promotes connectivity by providing the Greenbelt Paseo, a landscaped and amenitized pathway dedicated for public use along the full western edge of the site.



The New Paseo Will Allow for Pedestrian Connectivity Along the Greenbelt

The Paseo connects to the Osborn Road sidewalk (and new bike path improvements) to the north as well as to Hayden Road to the east – providing a much more enjoyable pedestrian experience than traversing along the car-heavy Hayden Road frontage. A series of pedestrian pathways and connection are also provided within the interior of the site.

6. Scottsdale Sensitive Design Principles Conformance

The Character and Design Element of the General Plan states that *“Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.”* The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. ***The design character of any area should be enhanced and strengthened by new development.***

Response: The purpose of the planning and building design of this project is to be context appropriate in both ways. The site plan acts to engage the community with greenbelt access and the creation of a new, vibrant public space. The building design is sensitive to the building program and location along the greenbelt by employing a massing strategy that breaks up the building and provides vistas for most units. The materials used will honor the history of the residential built environment and also reflect the natural, lush backdrop of the site and frontage on both Hayden Road and the greenbelt. Mature landscaping exists along the perimeter of the site along Hayden and Osborn and will be maintained and enhanced where appropriate.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: The urban location and existing commercial development does not have protected natural features or established vistas. The siting and orientation of the new development will generate new vistas that honor the greenbelt, western sunsets and unabated views to Camelback Mountain. These vistas will be available to private residences through open courtyards and to the public via ground level access on the west side of the property. The entire west and south side of the property has been designed to allow public access with greenbelt views and a more comfortable pedestrian pathway than the street-adjacent sidewalks.

3. ***Development should be sensitive to existing topography and landscaping.***

Response: As an already developed, urban location, the current topography of the property is generally flat and minimal landscaping occurs. The new development will

provide an enhanced public corridor and landscape connection to the greenbelt on the western edge of the property. The development will only serve to reconnect the site to the surrounding context. The project is also sensitive to the existing landscape provided in the adjacent greenbelt and, as such, will be providing complimentary landscaping along this property boundary to help blur the line between properties.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: As an already developed, urban location, there are currently no natural habitats to preserve or restore. We hope that with the reduction of non-pervious surfaces, along with a greater connection with the existing, larger landscape corridor to the west, will help preserve any beneficial ecological processes and/or habitats.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: This is a key component of Greenbelt88. This development will drastically enhance the public realm by providing a new, publicly accessible paseo along the greenbelt and new public gathering space that opens up to greenbelt and Camelback Mountain vistas. The project will also build a new mixed-use streetscape lined with viable retail shops and residential amenity spaces and maintaining the lush public street edges in their current state. All new and enhanced public spaces will consider the appropriate scale and number of furnishings and the placement of public art in a variety of forms.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The project encourages alternative modes of transportation by several means. At the most basic level, but perhaps most impactful, the mixed-use nature of the project and the choice to redevelop an infill site, reduces reliance on vehicular travel. The new commercial uses will have a built-in customer base from the new on-site residents. These residents can easily walk to the services and amenities provided. Furthermore, bike racks will be provided for the commercial uses and the residential component will likely feature internal bike storage for residents. This development will retain all bus service access points and make crucial additional connections by providing access to the greenbelt along the west side of the site as a corridor for bikes and pedestrians to have an alternate way to circulate the site and connect from Osborn to Hayden in lieu of the sidewalk and street

light. The project will be a perfect compliment to the Osborn Road pedestrian and bike lane improvements currently underway.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: Another key goal and design aspect of the project. All new pedestrian pathways will consider scale and environmental comfort through a combined use of building mounted canopies, building mass shading, and tree canopies. Our intent is to provide pedestrian pathways that are enjoyable to occupy at all seasons of the year. The new paseo along the western and southern property boundaries are a direct consideration for the pedestrian, whether visiting the site, living on site or simply walking through the site.

8. *Buildings should be designed with logical hierarchy of masses.*

Response: The building layout has been broken up to reduce the apparent mass on the west edge by implementing an east-west orientation and opening private amenity spaces to the west. The mass of the garage is wrapped with a mix of uses including residential and retail. Based on a vertical mix of uses within the buildings, the ground level will be expressed differently on a number of facades. This will assist in breaking up building massing and reducing visual impact. Vehicular and pedestrian entries to the building will also be highlighted through multi-story design elements and material changes to highlight entry points to the project.

9. *The design of the built environment should respond to the desert environment.*

Response: The design of the built environment will respond appropriately to its climatic location and its historical contextual location within south Scottsdale. Traditional materials including slump block and other masonry units will be integrated into a contemporary palette of composite wood, concrete, metal and plaster finishes. This will combine local textures and materials into a more timeless and updated application. Building program and design elements will also respond to the project location. At retail programmatic locations, building façade material will provide the appropriate change in scale and visual interest along with overhangs and canopies that create shade. On the residential portions, floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade. Changing material texture and orientation will provide variety and visual interest to these parts of the facades as well.

10. Development should strive to incorporate sustainable and healthy building practices and products.

Response: Passive solar exposure mitigation strategies have been implemented into the building design and site plan layout. The floor plans reduce the amount of western façade exposure by creating legs of the building in an east-west orientation so that much of the facades are exposed to north and south solar angles. North and south angles are much easier to mitigate direct solar gain and also help to shade outdoor courtyards. Building design also addressed sustainable practices through balcony and roof overhangs. Also, the removal of large expanses of asphalt parking and service lots that will be replaced with pedestrian walkways also helps to reduce the urban heat island effect.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscaping and preserving native plants.

Response: The landscape palette will reflect the desert sensitive species that are appropriate and thrive in our local climate. Variety of trees and supplemental plantings will be used to highlight differing zones of the project and define major public spaces and thoroughfares. Landscape materials will primarily consist of trees, shrubs and cacti that are indigenous to the area and that complement the local desert environment. The character of the area has been established through prior development. The landscaping for the planned development will utilize the same overall landscape character as what currently exists. Plantings will also enhance the character of the new development, as well as emphasize the current landscape character. The landscaping will complement the built environment by providing accent color and texture to the planned structures. The landscaping will also provide shade relief and soften hard edges. Mature perimeter landscaping will remain and/or be enhanced including the Hayden Road berms. Trees will be planted in key areas along the western boundary to provide shade along the sidewalk. Colorful shrubs and groundcovers will be planted along the ground plane to help soften and cool the area. Plantings adjacent to the building will be proper in scale and compliment the architectural character of the building. Pockets of turf or artificial turf may be located in key areas to help add green space to the development. Numerous benches will be placed along the open space corridor for those who wish to sit and enjoy the views to the west.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

Response: Planting species and pavement selection will reflect sensitivity to the desert climate and strategies to reduce usage of water. Water features will be used judiciously

in higher pedestrian activity areas to highlight public gathering areas and enhance a cooling effect for those spaces. Large open bodies of water will not be utilized. Small, human scale water features may be used in limited locations for aesthetic purposes for enhancing public spaces. Water may be used in private spaces for the purposes of recreation (swimming pool) or small fountains for passive recreation and aesthetics. The landscaping will utilize native and drought tolerant plant material and preserve native plants wherever practicable.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

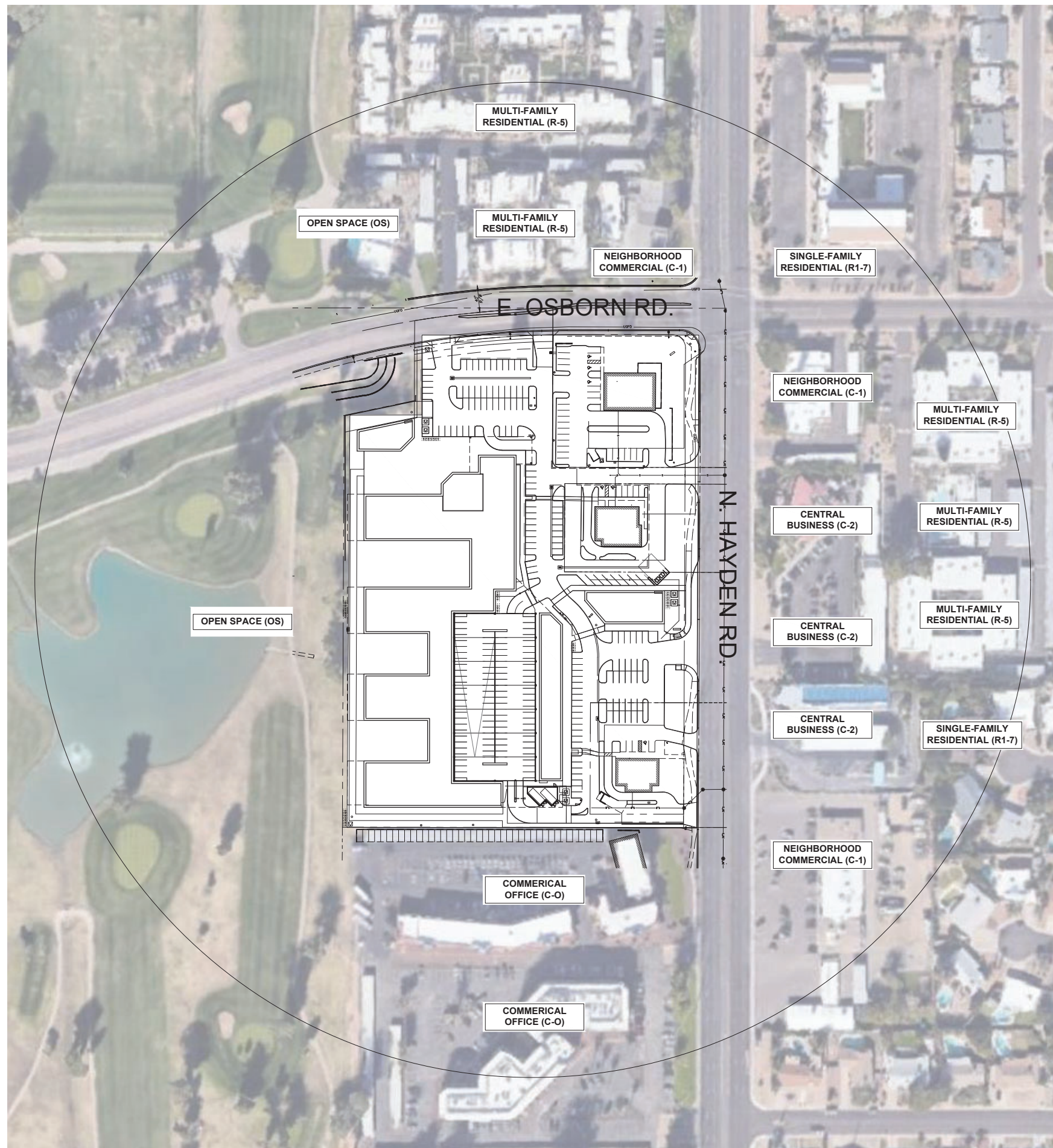
Response: Lighting fixture selection and illumination levels will be appropriately designed to support the comfort and safety of the development and enhance the pedestrian focal points and gathering spaces. A hierarchy of illumination levels coupled with dramatic lighting techniques will be the tools used to achieve this.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Response: Signage will be designed to respond differently and appropriately for each of the mix of uses on the site. For retail, signage will appeal to visibility to parking areas and also legibility and exposure along pedestrian traffic areas. Residential signage will reflect the contemporary design of the building and support entry points of the user experience. Parking garage signage will function to tastefully direct traffic to entry points to support ease of maneuverability of the site.

7. Conclusion

The process to get to the development plan proposed in this application has been a slow and deliberate one undertaken by an Ownership entity of 18 years that truly wants to reinvigorate a struggling center. The process to this point has not been rushed. Rather, it has been a meticulous (and expensive!) process to completely redesign based upon City and community feedback – while still acknowledging the realities of market conditions. The Development Plan presented with this application will breathe new life into an aging center while saving this corner as a commercial, community asset for decades to come. Unlike previous proposals and concepts for this site that were strictly residential, this proposal is a true, mixed-use redevelopment that maintains and improves retail and commercial uses, while adding residences to activate and engage the site. The result is a vastly improved shopping experience and gathering space for the community. As demonstrated in the narrative, the project is in conformance with the City of Scottsdale’s General Plan and the Southern Scottsdale Character Area Plan, as well as numerous other City documents and policies.



PROJECT INFORMATION

CURRENT ZONING:	PNC
PROPOSED ZONING:	PUD Planned Unit Development
GROSS SITE AREA:	7.00 ACRES (304,920 SF)
NET SITE AREA:	6.6 ACRES (288,288 SF)
PROPOSED DENSITY:	42.9 DU/AC (300 UNITS)
PROPOSED GFAR :	21,000 SF/ 288,288 SF 0.07 GFAR
MAX. HEIGHT ALLOWED:	48 FT (+10' MECH)
PROPOSED HEIGHT:	48 FT (+10' MECH)

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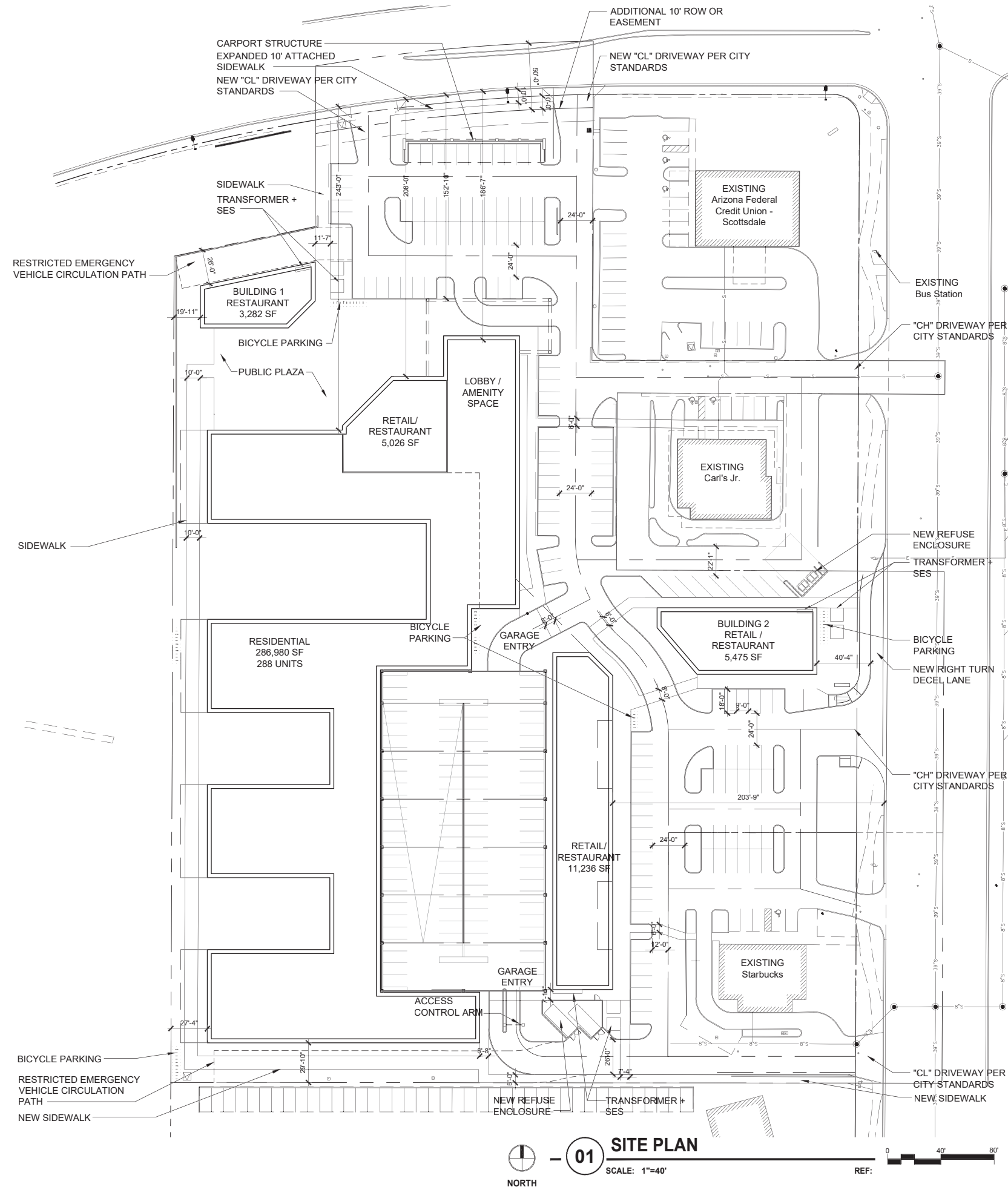
Date
JANUARY 8, 2021

PRE-APP # ZONING # DRB #

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Project No.
319078

A101
CONTEXT AERIAL



01 SITE PLAN
 SCALE: 1"=40'
 REF:

PROJECT INFORMATION

CURRENT ZONING:	PNC
PROPOSED ZONING:	PUD Planned Unit Development
GROSS SITE AREA:	7.00 ACRES (304,920 SF)
NET SITE AREA:	6.62 ACRES (288,288 SF)
PROPOSED DENSITY:	41.14 DU/AC (288 UNITS)
PROPOSED GFAR :	25,019 SF/ 288,288 SF 0.09 GFAR
MAX. HEIGHT ALLOWED:	48 FT (+10' MECH)
PROPOSED HEIGHT:	48 FT (+10' MECH)

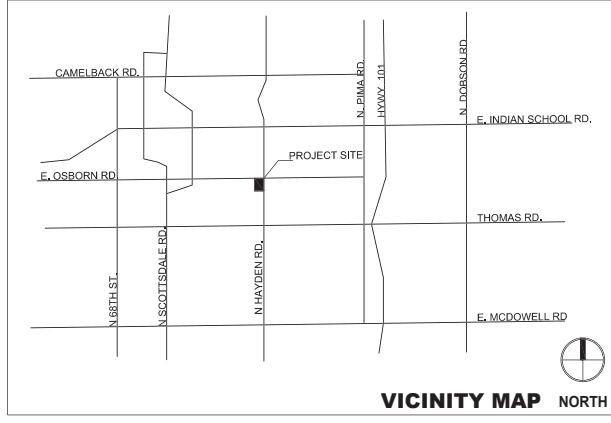
AREA TABULATIONS

COMMERCIAL RESTAURANT/RETAIL	25,019 SF
RESIDENTIAL 4 STORIES GROSS BUILDING AREA	286,980 SF
UNIT MATRIX	
STUDIO	85 UNITS
1 BEDROOM	145 UNITS
2 BEDROOM	58 UNITS
TOTAL	288 UNITS

PARKING TABULATIONS

PARKING REQUIRED	
RESIDENTIAL	
GUEST (288/6)	48 CARS
STUDIO (1.25 x 85)	106.25 CARS
1 BEDROOM (1.3 x 145)	188.5 CARS
2 BEDROOM (1.7 x 58)	98.6 CARS
TOTAL	442 CARS
RETAIL/RESTAURANT	
1/300 SF	84 CARS
TOTAL	526 CARS
PARKING PROVIDED	
SURFACE PARKING	
STRUCTURED	
LEVEL B1	30 CARS
LEVEL 1	94 CARS
LEVEL 2	94 CARS
LEVEL 3	94 CARS
LEVEL 4	94 CARS
TOTAL	406 CARS
TOTAL	529 CARS

PARKING TABULATIONS	
BICYCLE PARKING:	
REQUIRED : 0.10 X 529 CARS =	52.9 STALLS
PROVIDED:	55 STALLS



NELSEN PARTNERS
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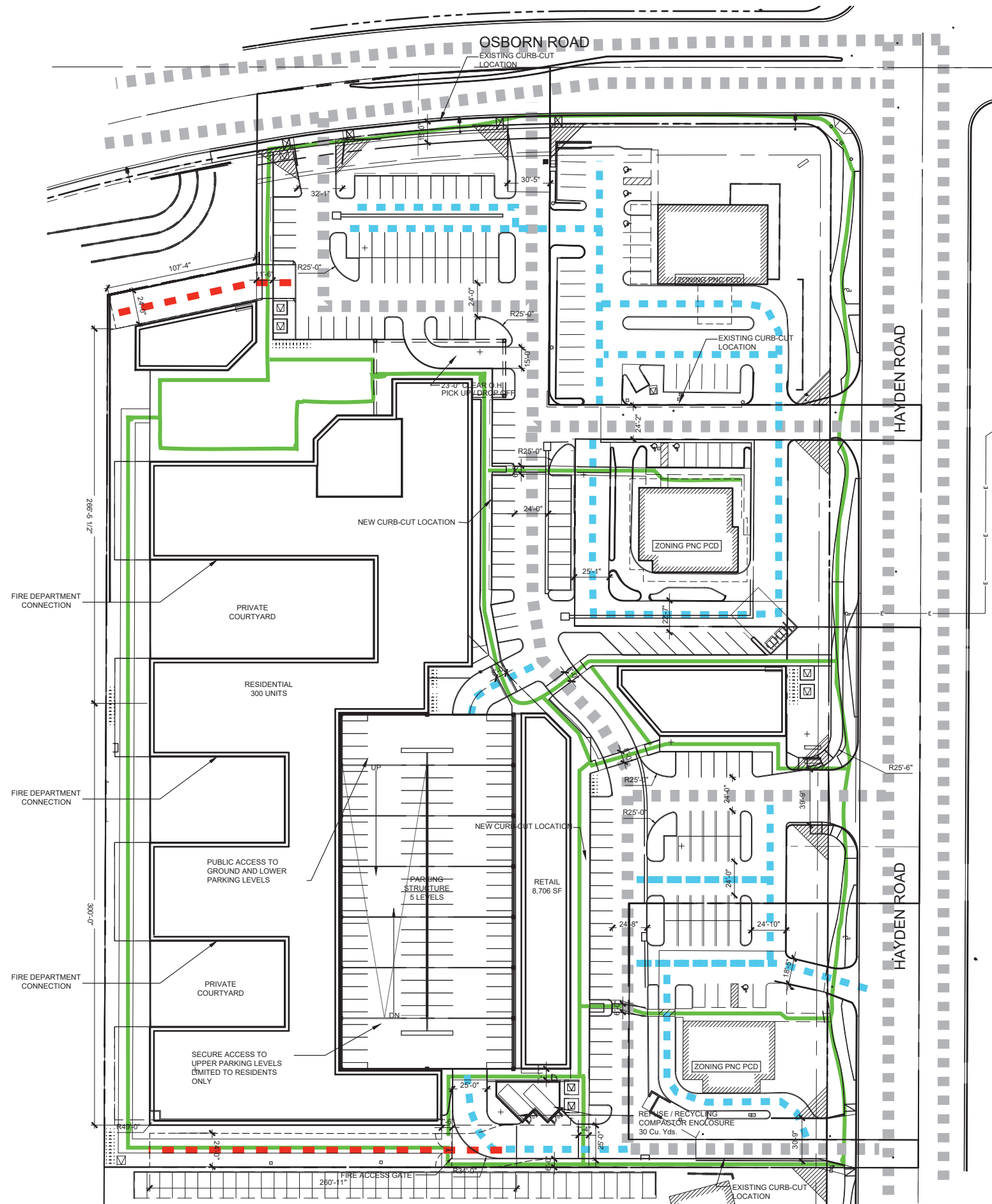
Date
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PRE-APP # ZONING # DRB #

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Project No.
 319078

A102
 SITE PLAN



PROJECT INFORMATION

CURRENT ZONING:	PNC
PROPOSED ZONING:	PUD Planned Unit Development
GROSS SITE AREA:	7.00 ACRES (304,920 SF)
NET SITE AREA:	6.6 ACRES (288,288 SF)
PROPOSED DENSITY:	42.9 DU/AC (300 UNITS)
PROPOSED GFAR :	21,000 SF/ 288,288 SF 0.07 GFAR
MAX. HEIGHT ALLOWED:	48 FT (+10' MECH)
PROPOSED HEIGHT:	48 FT (+10' MECH)

NOTE

PER SECTION 2-1.804 B DSPM:

- MIXED-USE WITH RECYCLING:
 - 1 ENCLOSURES FOR 1ST 15,000 SF NON-RESIDENTIAL USE & 1ST 15 UNITS
 - 2 ENCLOSURES FOR EACH 30 UNITS THERAFTER
- NON-RESIDENTIAL USE 4,400 SF + 267 UNITS = 9.4 ENCLOSURES REQUIRED
10 ENCLOSURES PROVIDED
- 10 REFUSE CONTAINERS @ 4 CU.YDS EACH = 40 CU.YDS TOTAL
40 / 4 = 10 CU.YDS COMPACTOR EQUIVALENT
- 30 CU. YARD COMPACTORS PROVIDED

LEGEND

	PEDESTRIAN CIRCULATION PATH
	PRIMARY VEHICLE CIRCULATION PATH
	SECONDARY VEHICLE CIRCULATION PATH
	RESTRICTED EMERGENCY VEHICLE CIRCULATION PATH

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

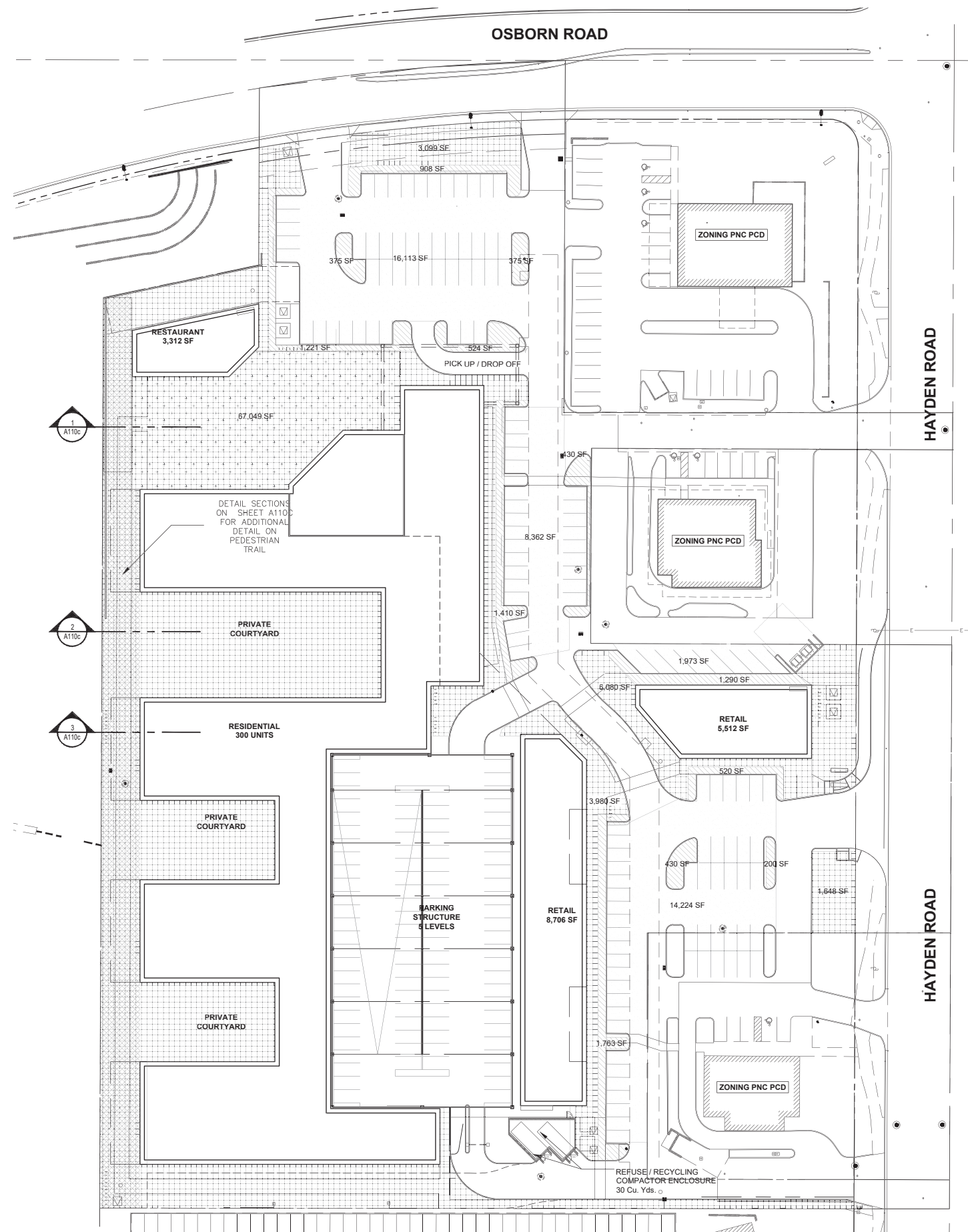


01

SCALE: 1"=40'

REF:





01 OPEN SPACE PLAN
 SCALE: 1"=40'
 REF. 0 40' 80'

PROJECT INFORMATION

CURRENT ZONING: PNC
 PROPOSED ZONING: PUD
 Planned Unit Development

GROSS SITE AREA: 7.00 ACRES
 (304,920 SF)
 NET SITE AREA: 6.62 ACRES
 (288,288 SF)

PROPOSED DENSITY: 41.14 DU/AC (288 UNITS)
 PROPOSED GFAR : 25,019 SF/ 288,288 SF
 0.09 GFAR

MAX. HEIGHT ALLOWED: 48 FT (+10' MECH)
 PROPOSED HEIGHT: 48 FT (+10' MECH)

TABULATIONS

REQUIRED OPEN SPACE :

PER ZONING 5.5005.1.2 =
 MAX REQ = GROSS LOT x 0.1
 MAX REQUIRED = 304,940 x .01 = **30,494 S.F.**

OPEN SPACE PROVIDED :
 (NOT INCLUDING PARKING
 LOT LANDSCAPING) **81,856 S.F.**

**30,494 REQUIRED <
 81,856 PROVIDED**

PARKING LOT
 LANDSCAPING REQUIRED
 PARKING LOT AREA x 15%
 40,672 x 0.15 = **6,100.8 S.F.**

PARKING LOT LANDSCAPING
 PROVIDED = **9,446 S.F.**

**6,100.8 REQUIRED <
 9,446 PROVIDED**

LEGEND	
	OPEN SPACE = 81,856 SF
	PUBLIC PLAZA = 13,530 SF (Part of Open Space)
	LINEAR GREENBELT PATHWAY = 15,556 SF (Part of Open Space)
	PARKING LOT LANDSCAPING = 9,446 SF
	PARKING LOT AREA = 40,672 SF

GROSS SITE AREA =
 304,940 SF

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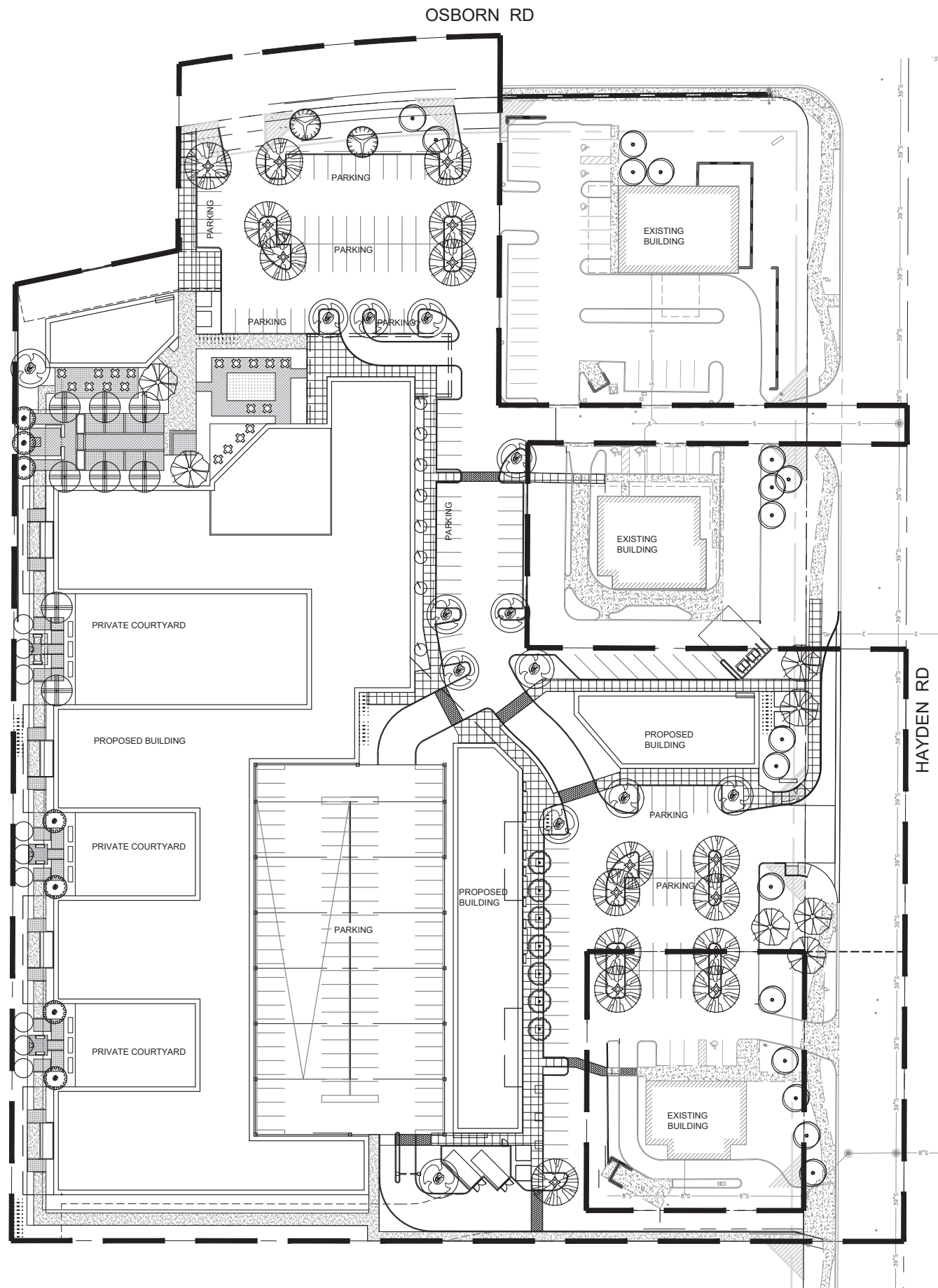
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PRE-APP # ZONING # DRB #

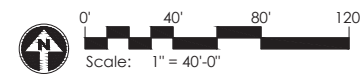
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Project No.
 319078

A103
 OPEN SPACE PLAN













HAYDEN AND OSBORN - CONCEPTUAL LANDSCAPE PLAN



PLANT MATERIALS LEGEND

Sym. Plant Name Size

Trees

-  *Nerium Oleander* Red Oleander
-  *Olea europaea 'Swan Hill'* Swan Hill Olive
-  *Pistacia lentiscus* Mastic Tree
-  *Pistacia x 'Red Push'* Red Push Pistache
-  *Prosopis X Phoenix* Thornless Mesquite
-  *Quercus virginiana* Southern Live Oak
-  *Sophora secundiflora* Texas Mountain Laurel
-  *Ulmus parvifolia 'True Green'* True Green Elm
-  *Vitex agnus-castus* Chaste Tree
-  Existing Tree Existing Tree

Shrubs

-  *Bougainvillea 'Torch Glow'* Bougainvillea 5 gal.
-  *Caesalpinia pulcherrima* Red Bird of Paradise 5 gal.
-  *Callistemon viminalis 'Little John'* Bottlebrush 5 gal.
-  *Dodonaea viscosa* Hop Bush 5 gal.
-  *Eremophila maculata 'Valentine'* Valentine Shrub 5 gal.
-  *Justicia californica* Chuparosa 5 gal.
-  *Justicia californica 'Yellow'* Yellow Chuparosa 5 gal.
-  *Justicia spicigera* Mexican Honeysuckle 5 gal.
-  *Leucophyllum candidum 'Thunder Cloud'* Thunder Cloud Sage 5 gal.
-  *Leucophyllum frutescens* Texas Sage 5 gal.
-  *Nerium oleander 'Pette Pink'* Petite Pink Oleander 15 gal.
-  *Olea europaea 'Montra'* Little Olive Dwarf Olive 5 gal.
-  *Rhapiolepis indica 'Pink Lady'* Indian Hawthorne 5 gal.
-  *Ruellia brittoniana* Ruellia 5 gal.
-  *Russelia equisetiformis* Coral Fountain 5 gal.
-  *Tecoma stans* Yellow Bells 5 gal.


Groundcover

-  *Acacia resolens 'Low Boy'* Trailing Acacia 1 gal.
-  *Convolvulus cneorum* Bush Morning Glory 1 gal.
-  *Lantana montevidensis* Purple Trailing Lantana 1 gal.
-  *Lantana camara 'Dallas Red'* Dallas Red Lantana 5 gal.
-  *Lantana 'New Gold'* New Gold Lantana 1 gal.

Accents

-  *Agave vilmoriniana* Octopus Agave 5 gal.
-  *Agave weberi* Blue Agave 5 gal.
-  *Aloe barbadensis* Medicinal Aloe 5 gal.
-  *Aloe x 'Blue Elf'* Blue Elf Aloe 5 gal.
-  *Dasylirion wheeleri* Desert Spoon 5 gal.
-  *Hesperaloe parviflora-red* Red Yucca 5 gal.
-  *Muhlenbergia capillaris 'Regal Mist'* Regal Mist TM 5 gal.
-  *Muhlenbergia rigens* Deer Grass 5 gal.
-  *Pedilanthus bracteatus* Tail Slipper Plant 5 gal.


INERTS

- Sym. Description
-  DECOMPOSED GRANITE

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GREENBELT 88
 Conceptual Landscape Plan
 SCOTTSDALE, ARIZONA

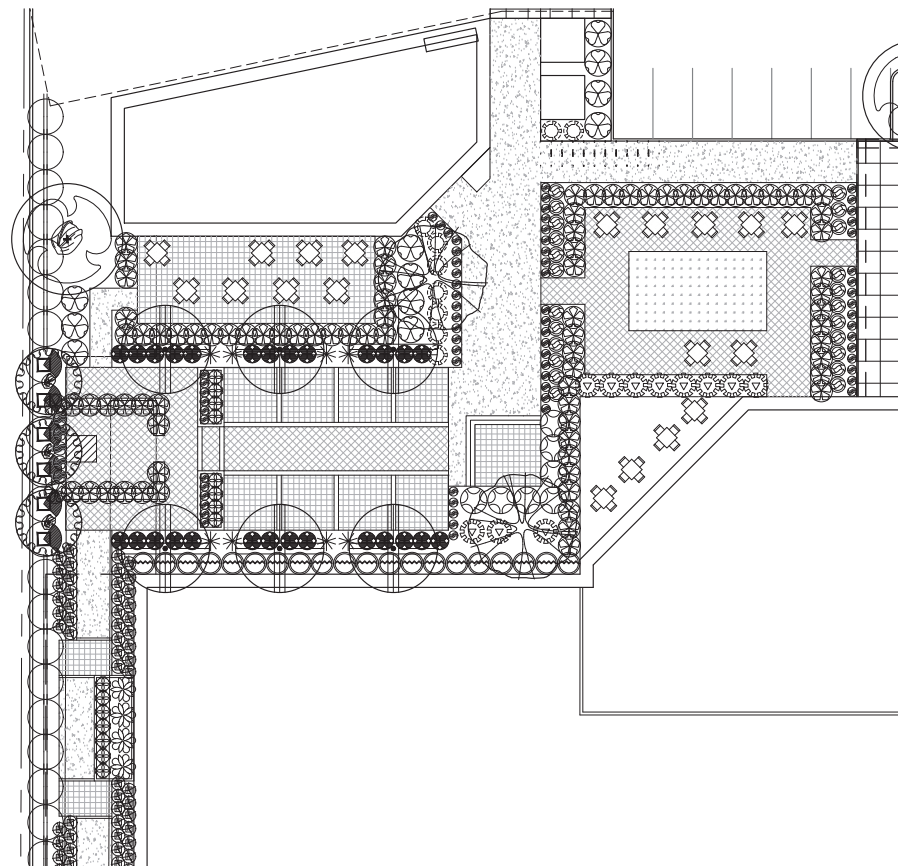
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 issued for:

drawn by: Team
 date: 04/11/2021

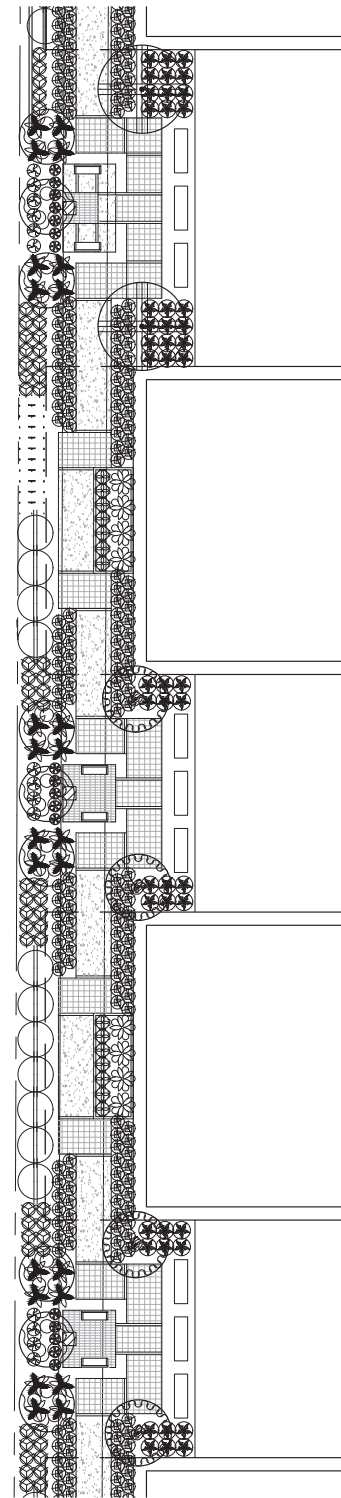
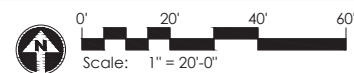
drawing:
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L3.1
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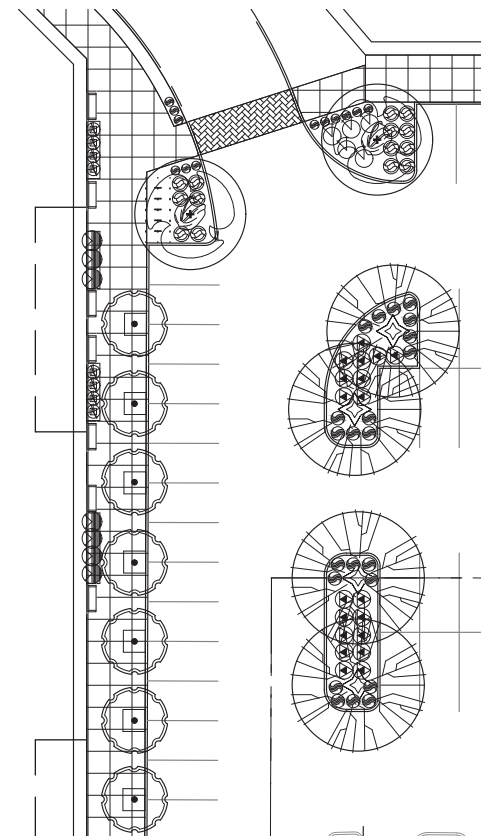
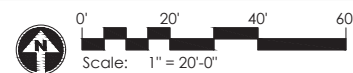
NOTE: ALL LANDSCAPE PLANTINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE, INCLUDING PLANT/TREE TYPES. ALL LANDSCAPE PLANTING WILL MEET OR EXCEED THE CITY OF SCOTTSDALE LANDSCAPE REQUIREMENTS.



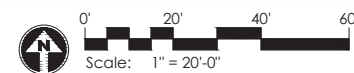
PLAZA CONCEPTUAL PLAN



GREENBELT CONCEPTUAL PLAN



RETAIL CONCEPTUAL PLAN



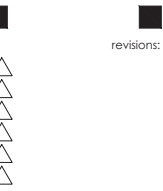
PLANT MATERIALS LEGEND		
Sym.	Plant Name	Size
Trees		
	<i>Nerium Oleander</i> Red Oleander	
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	
	<i>Pistacia lentiscus</i> Mastic Tree	
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	
	<i>Prosopis X Phoenix</i> Thornless Mesquite	
	<i>Quercus virginiana</i> Southern Live Oak	
	<i>Sophora secundiflora</i> Texas Mountain Laurel	
	<i>Ulmus parvifolia 'True Green'</i> True Green Elm	
	<i>Vitis agnus-castus</i> Chaste Tree	
	Existing Tree	
Shrubs		
	<i>Bougainvillea 'Torch Glow'</i> Bougainvillea	5 gal.
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	5 gal.
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.
	<i>Justicia californica</i> Chuparosa	5 gal.
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.
	<i>Leucophyllum frutescens</i> Texas Sage	5 gal.
	<i>Nerium oleander 'Pette Pink'</i> Pette Pink Oleander	15 gal.
	<i>Olea europaea 'Montra'</i> Little Olive Dwarf Olive	5 gal.
	<i>Rhamphiolepis indica 'Pink Lady'</i> Indian Hawthorne	5 gal.
	<i>Ruellia brittaniana</i> Ruellia	5 gal.
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.
	<i>Tecoma stans</i> Yellow Bells	5 gal.
Groundcover		
	<i>Acacia redolens 'Low Boy'</i> Trailing Acacia	1 gal.
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	5 gal.
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.
Accents		
	<i>Agave vilmoriniana</i> Octopus Agave	5 gal.
	<i>Agave weberi</i> Blue Agave	5 gal.
	<i>Aloe barbadensis</i> Medicinal Aloe	5 gal.
	<i>Aloe x 'Blue Elf'</i> Blue Elf Aloe	5 gal.
	<i>Dasyliirion wheeleri</i> Desert Spoon	5 gal.
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.
	<i>Muhlenbergia rigens</i> Deer Grass	5 gal.
	<i>Pedilanthus bracteatus</i> Tail Slipper Plant	5 gal.
INERTS		
Sym.	Description	
	DECOMPOSED GRANITE	

NOTE: ALL LANDSCAPE PLANTINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE, INCLUDING PLANT/TREE TYPES. ALL LANDSCAPE PLANTING WILL MEET OR EXCEED THE CITY OF SCOTTSDALE LANDSCAPE REQUIREMENTS.

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GREENBELT 88
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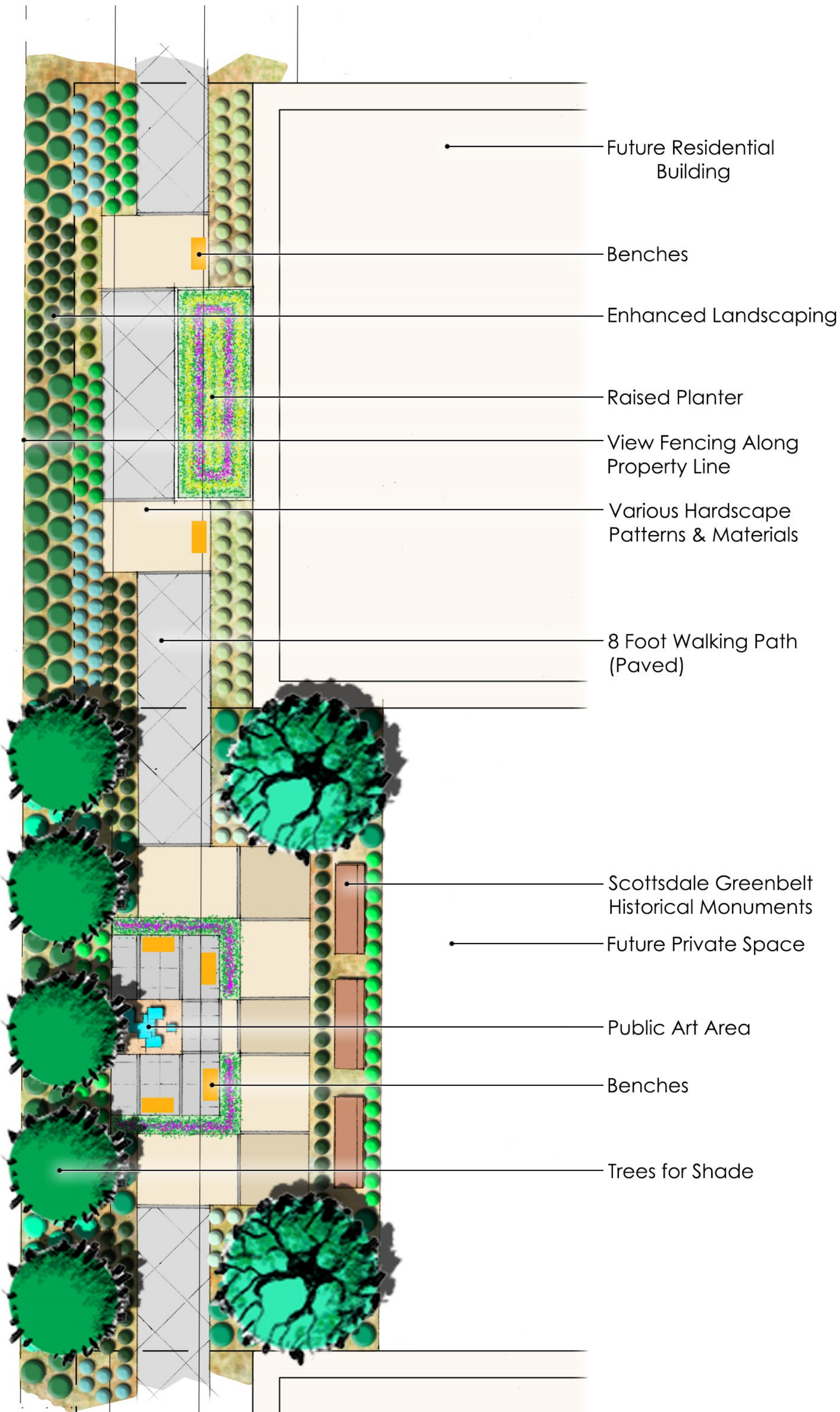


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drawn by: Team
 date: 04/11/2021

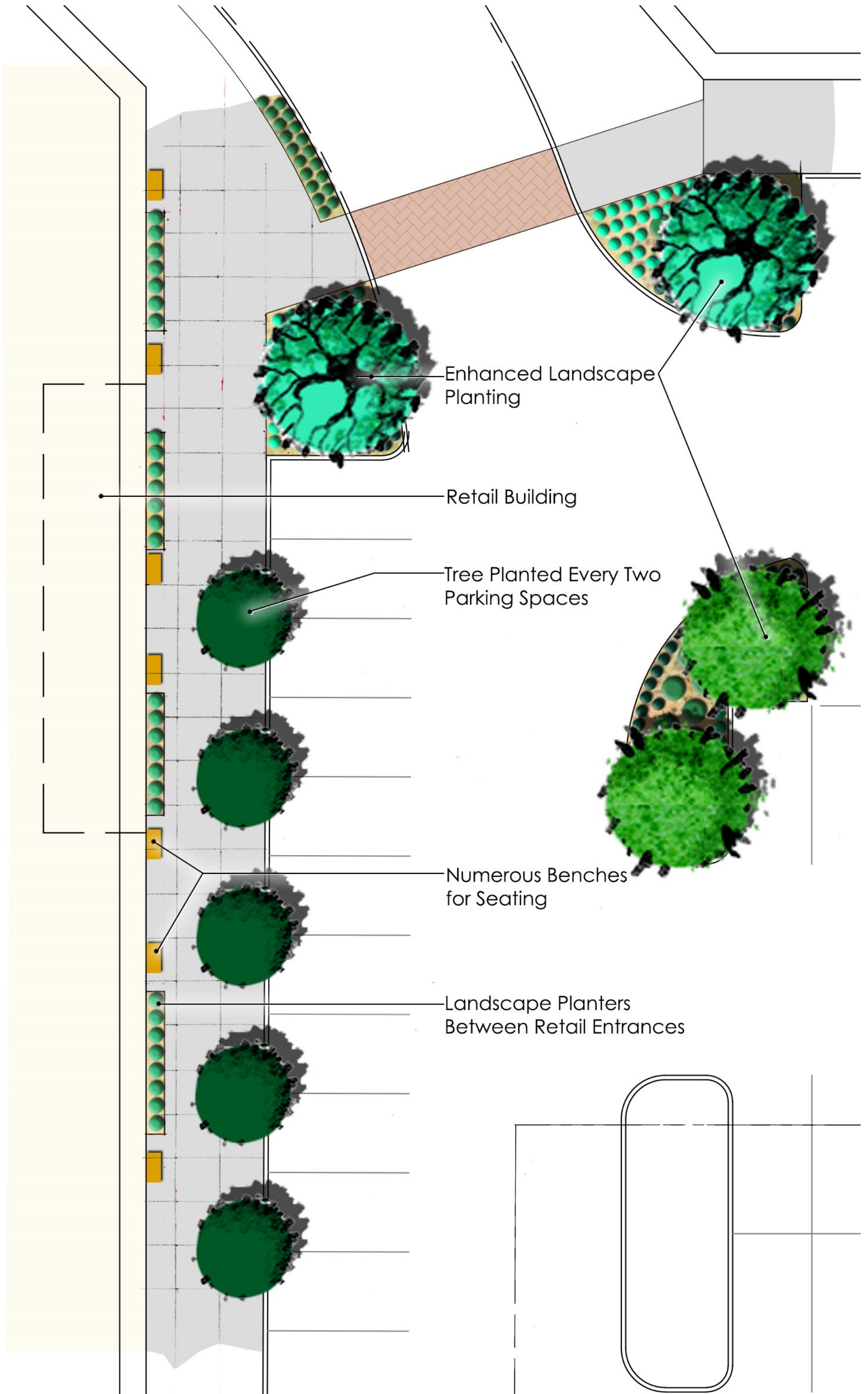
drawing: Enlargement Plan

L3.2
 of



GREENBELT 88

WESTERN PASEO CONCEPTUAL PLAN



Enhanced Landscape Planting

Retail Building

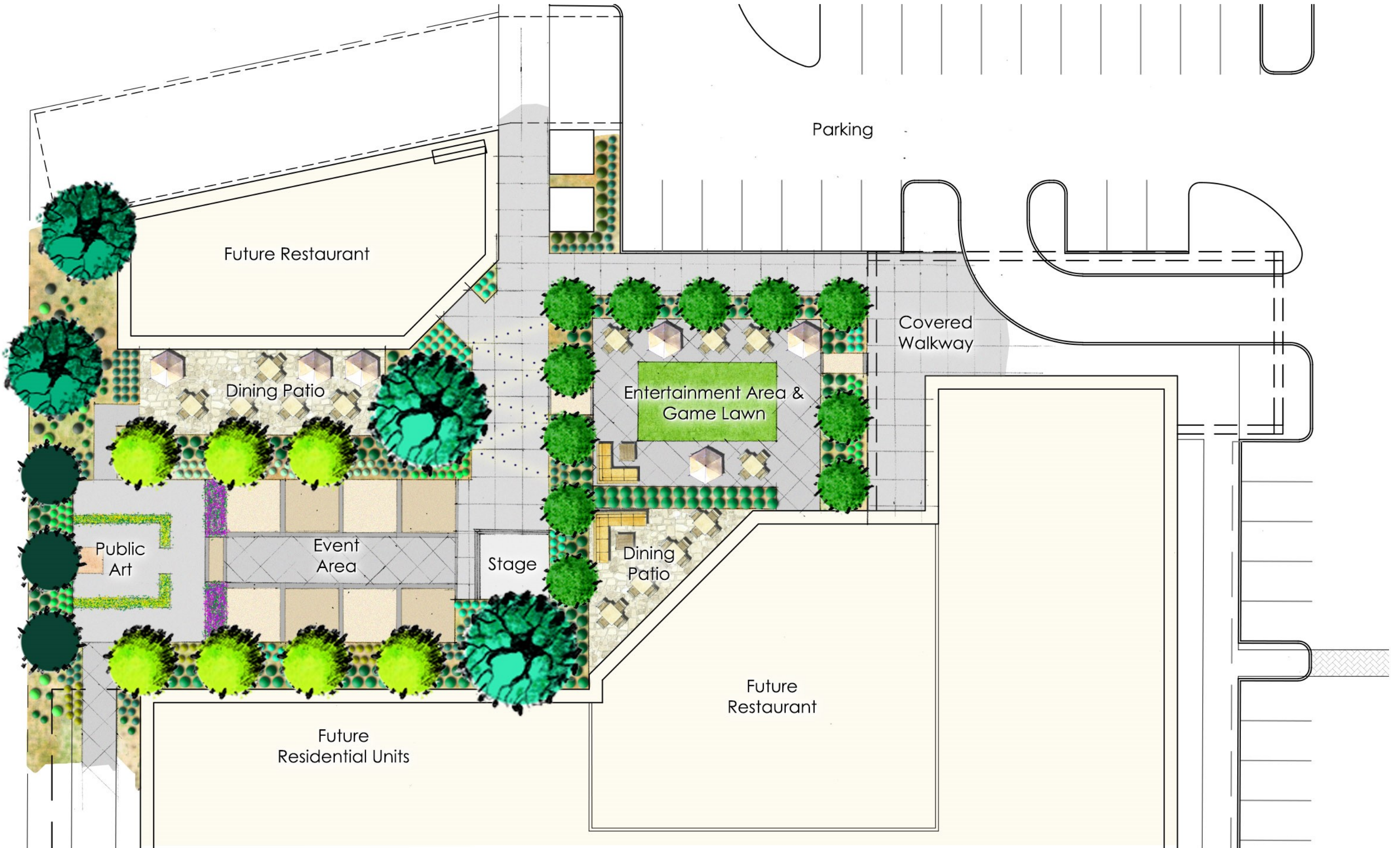
Tree Planted Every Two Parking Spaces

Numerous Benches for Seating

Landscape Planters Between Retail Entrances

GREENBELT 88

RETAIL FRONTAGE CONCEPTUAL PLAN



GREENBELT 88

PUBLIC PLAZA CONCEPTUAL PLAN

PRELIMINARY
NOT FOR
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OR
RECORDING

Greenbelt 88
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

Date
NOVEMBER 30, 2020

DRB #

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Project No.
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A106
ELEVATIONS



04 WEST ELEVATION
SCALE: 1" = 20' REF:



03 SOUTH ELEVATION
SCALE: 1" = 20' REF:



02 EAST ELEVATION
SCALE: 1" = 20' REF:



01 NORTH ELEVATION
SCALE: 1" = 20' REF:



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**A115f
PERSPECTIVE**



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APRIL 14, 2021

DRB #

ZONING #

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**A115c
PERSPECTIVE**



**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

Nelson Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.342.6000
nelsonpartners.com

PRELIMINARY
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**A115g
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Date
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**A115d
PERSPECTIVE**

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PRELIMINARY
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Scottsdale, AZ 85251



Date
NOVEMBER 30, 2020

DRB #

ZONING #

PRE-APP #

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Project No.
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A115b
PERSPECTIVES

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Greenbelt 88
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

Date
JANUARY 8, 2021

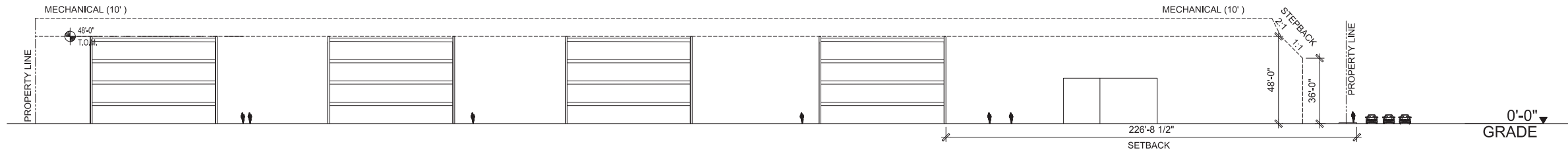
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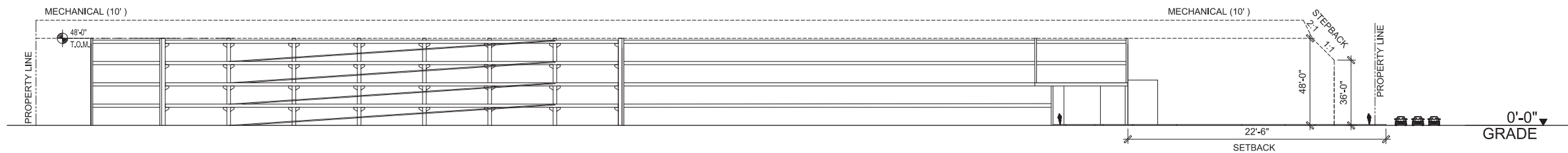
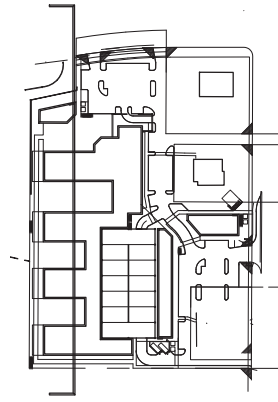
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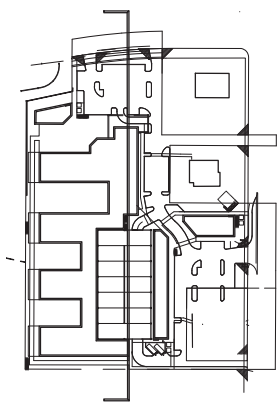
A110b



02 SECTION EAST
SCALE: 1/32"=1'-0"
REF: 0 15' 32' 64'

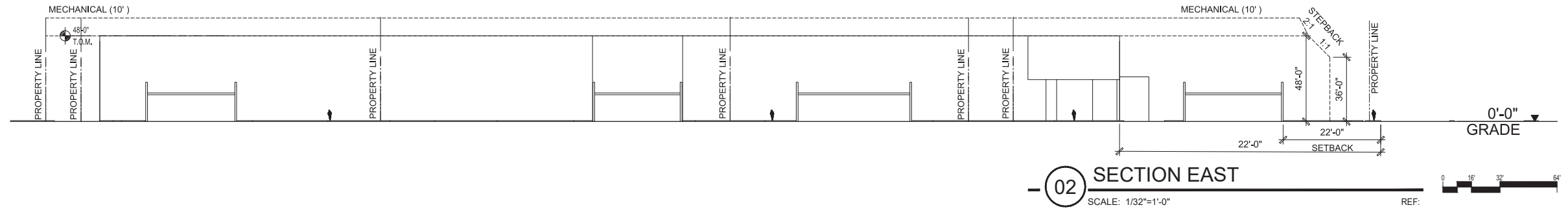


01 SECTION EAST
SCALE: 1/32"=1'-0"
REF: 0 15' 32' 64'

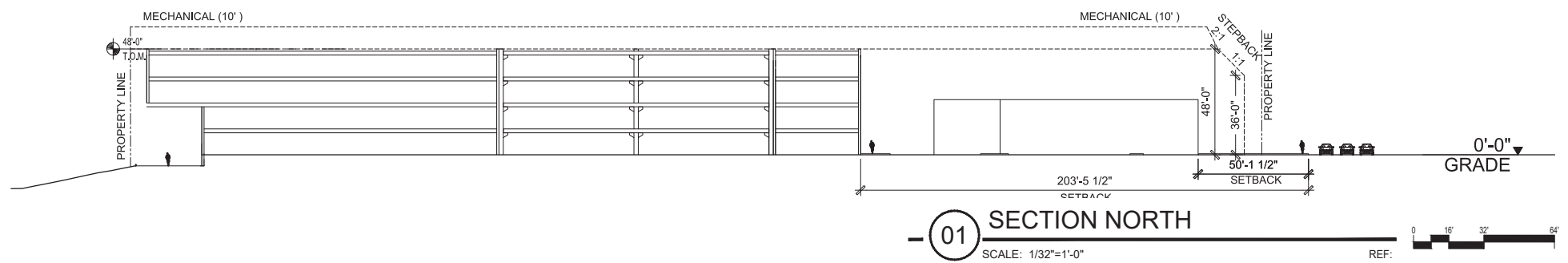
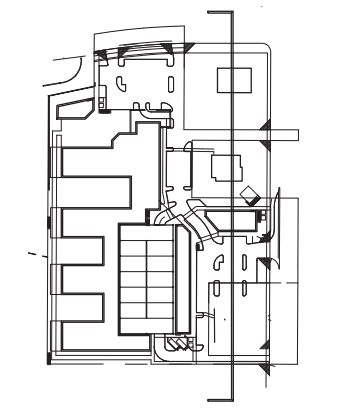


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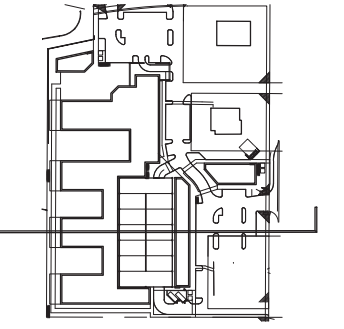
PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING



02 SECTION EAST
SCALE: 1/32"=1'-0"
REF: 0 16' 32' 64'



01 SECTION NORTH
SCALE: 1/32"=1'-0"
REF: 0 16' 32' 64'



Greenbelt 88
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

Date
JANUARY 8, 2021

DRB #

ZONING #

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Project No.
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A110a
SITE CROSS SECTIONS

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CONSTRUCTION
OR
RECORDING

Greenbelt 88
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

PROJECT INFORMATION

CURRENT ZONING:	PNC
PROPOSED ZONING:	PUD Planned Unit Development
GROSS SITE AREA:	7.00 ACRES (304,920 SF)
NET LOT AREA:	6.6 ACRES (288,288 SF)
PROPOSED DENSITY:	42.9 DU/AC (300 UNITS)
PROPOSED GFAR:	21,000 SF/ 288,288 SF 0.07 GFAR
MAX. HEIGHT ALLOWED:	48 FT (+10' MECH)
PROPOSED HEIGHT:	48 FT (+10' MECH)

UNIT TABULATIONS

LEVEL 1	
STUDIO	14 UNITS (25%)
1 BEDROOM	31 UNITS (56%)
2 BEDROOM	10 UNITS (19%)
TOTAL	55 UNITS
LEVEL 2	
STUDIO	22 UNITS (30%)
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TOTALS	
STUDIO	86 UNITS (28%)
1 BEDROOM	156 UNITS (52%)
2 BEDROOM	58 UNITS (19%)
TOTAL	300 UNITS

AVG. UNIT SIZE: 778 SQ. FT

Date
JANUARY 8, 2021

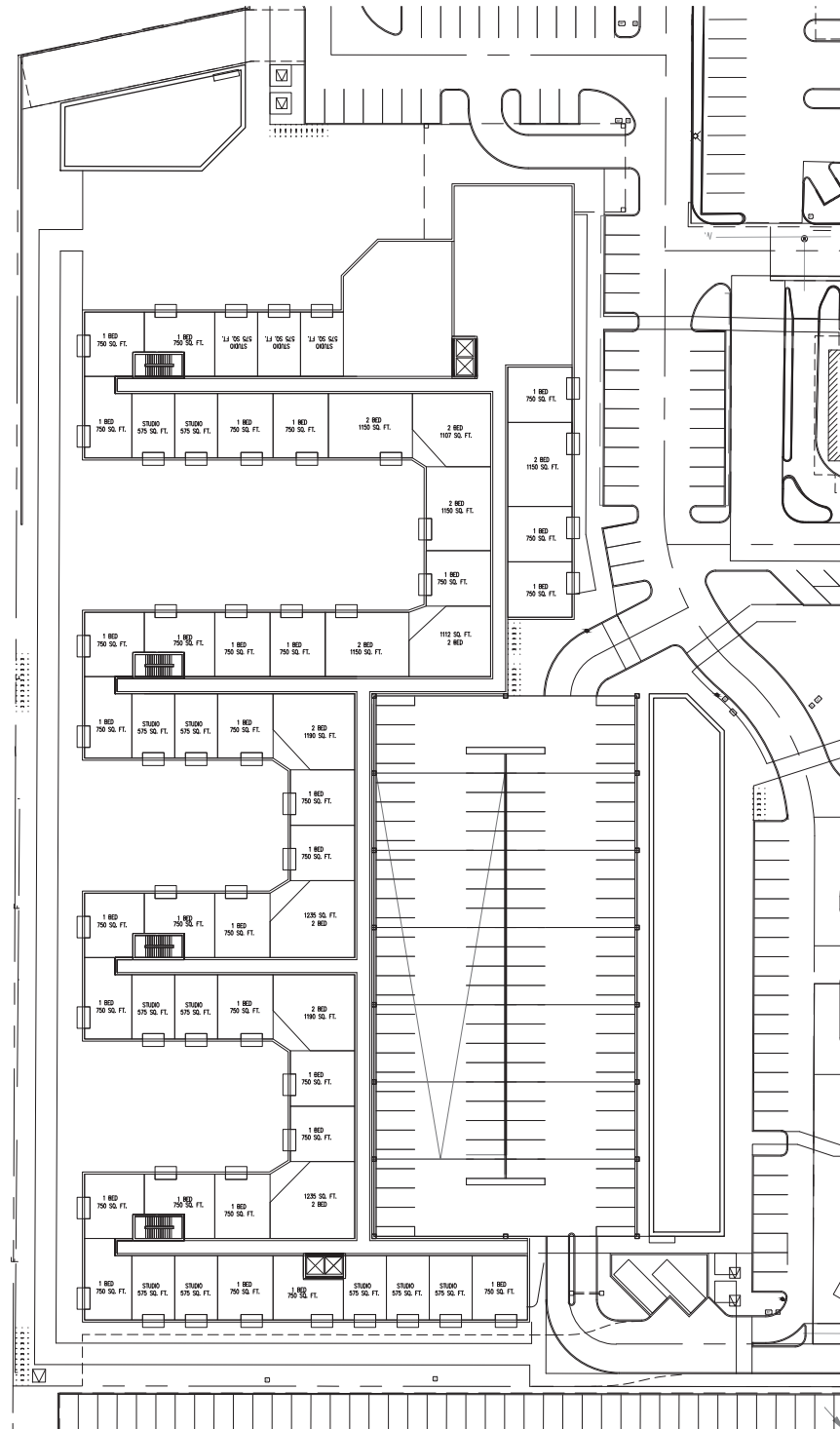
PRE-APP # ZONING # DRB #

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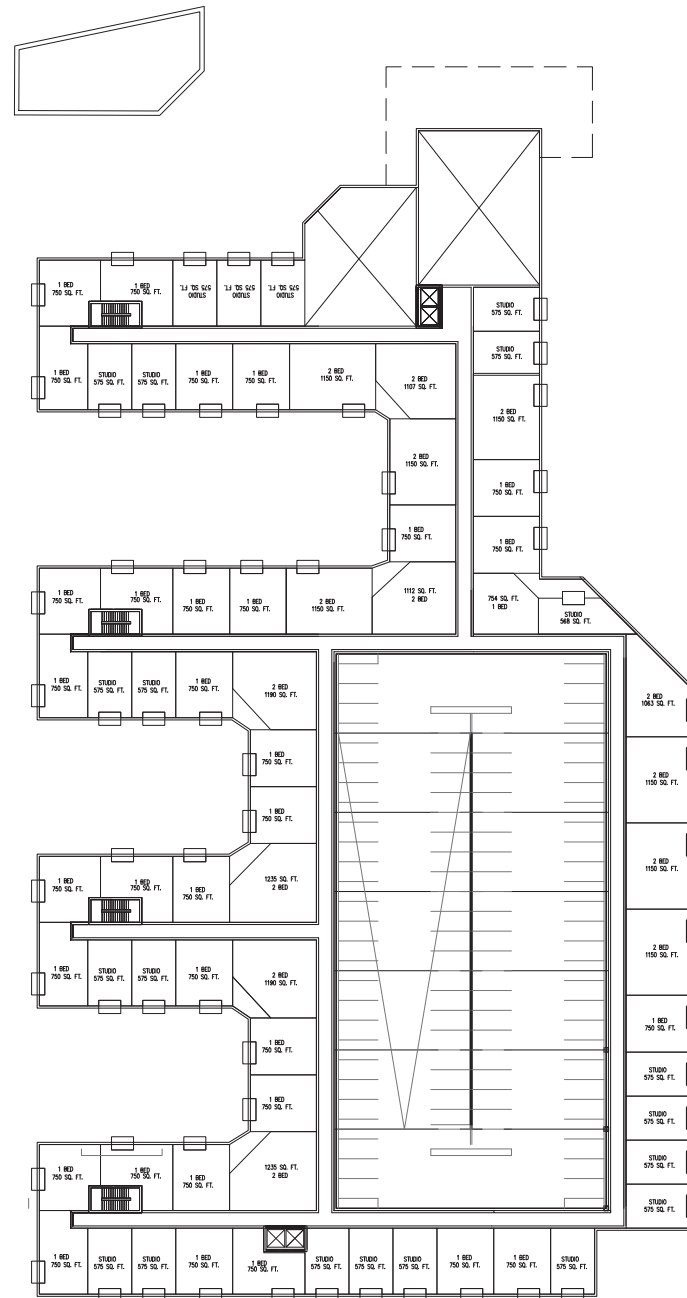
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Project No.
319078

A108a
UNIT PLAN



02 UNIT PLAN- LEVEL 1
SCALE: 1"=40'
NORTH REF: 0 40' 80'



01 UNIT PLAN- LEVEL 2
SCALE: 1"=40'
NORTH REF: 0 40' 80'

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

Greenbelt 88
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

PROJECT INFORMATION

CURRENT ZONING:	PNC
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GROSS SITE AREA:	7.00 ACRES (304,920 SF)
NET LOT AREA:	6.6 ACRES (288,288 SF)
PROPOSED DENSITY:	42.9 DU/AC (300 UNITS)
PROPOSED GFAR :	21,000 SF/ 288,288 SF 0.07 GFAR
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AVG. UNIT SIZE: 778 SQ. FT

Date
JANUARY 8, 2021

PRE-APP # ZONING # DRB #

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Project No.
319078

A108b
UNIT PLAN



02 UNIT PLAN- LEVEL 3
SCALE: 1"=40'
NORTH REF: 80'



01 UNIT PLAN- LEVEL 4
SCALE: 1"=40'
NORTH REF: 80'

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

Greenbelt 88
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

PROJECT INFORMATION

CURRENT ZONING: PNC
PROPOSED ZONING: PUD
Planned Unit Development

GROSS SITE AREA: 7.00 ACRES
(304,920 SF)
NET SITE AREA: 6.6 ACRES
(288,288 SF)

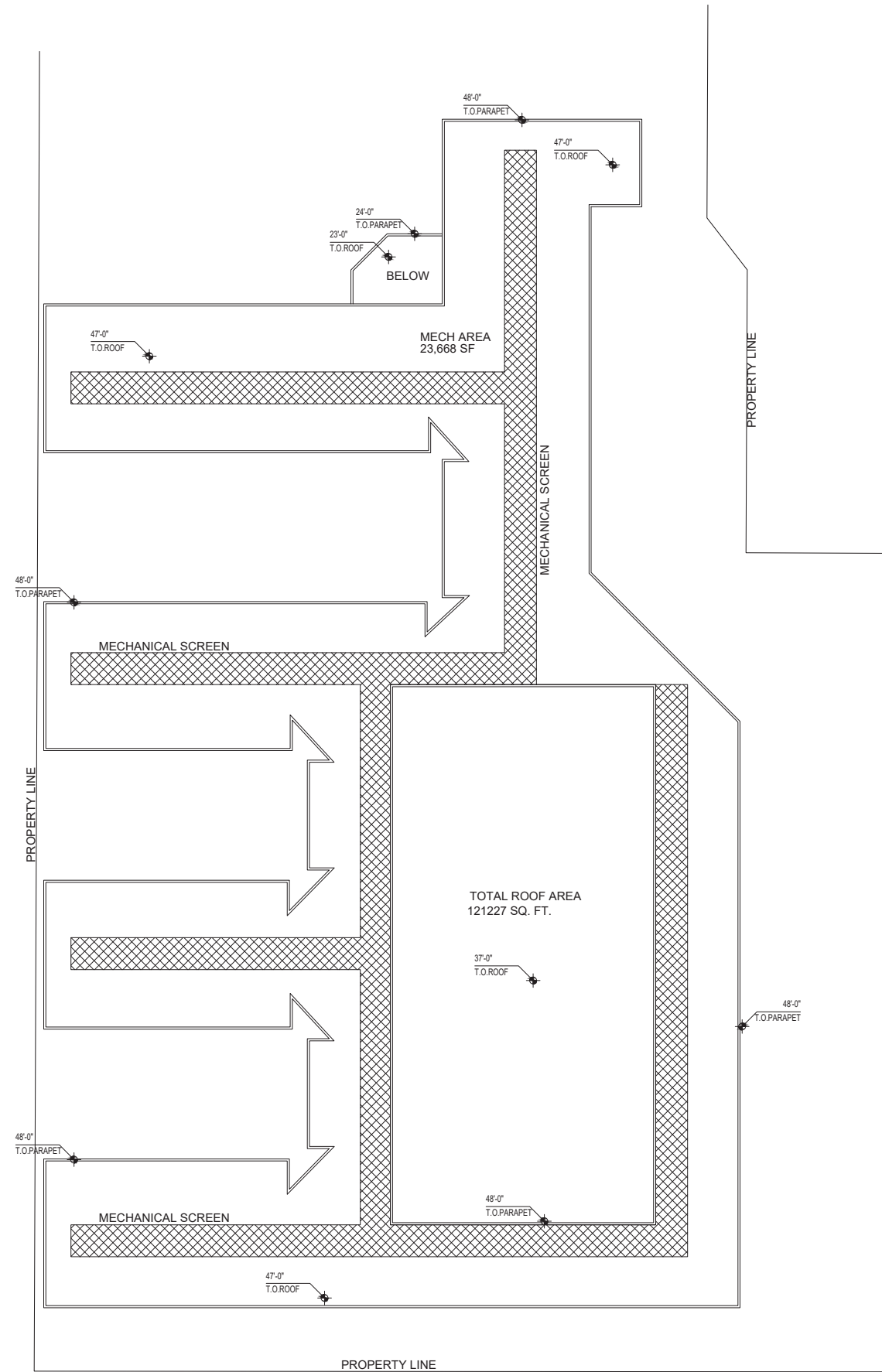
PROPOSED DENSITY: 42.9 DU/AC (300 UNITS)
PROPOSED GFAR: 21,000 SF/ 288,288 SF
0.07 GFAR

MAX. HEIGHT ALLOWED: 48 FT (+10' MECH)
PROPOSED HEIGHT: 48 FT (+10' MECH)

TABULATIONS

TOTAL ROOF AREA 121,227 SF

EXCEPTION TO BUILDING HEIGHT
ALLOWED: 121,227 SF x 0.30 = 36,368 SF
PROVIDED: 23,668 SF (MECH)
+3,640 (PARAPET) = 27,308 SF



Date
JANUARY 8, 2021

PRE-APP # ZONING # DRB #

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Project No.
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A107
ROOF PLAN

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OR
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Greenbelt 88
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

Date
JANUARY 8, 2021

PRE-APP # ZONING # DRB #

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Project No.
319078

A109a
PVT OPEN SPACE

UNIT TABULATIONS

LEVEL 1	
STUDIO	14 UNITS (25%)
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STUDIO	86 UNITS (28%)
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2 BEDROOM	58 UNITS (19%)
TOTAL	300 UNITS

AVG. UNIT SIZE: 778 SQ. FT

PRIVATE OUTDOOR LIVING SPACE CALCULATIONS

REQUIRED PRIVATE OUTDOOR LIVING SPACE :
PER ZONING 5.5005.1.1 = MIN REQ. = GROSS UNIT AREA x 0.05
OVERALL MIN REQUIRED = 233,325 x .05 = **11,666.25 S.F.**

LEVEL 01: (42,050 SF x .05) = 2,102.5 SF REQ. PROVIDED = 3,853 SF
2,102.5 REQUIRED < 3,853 PROVIDED

LEVEL 02: (54,425 SF x .05) = 2,721.25 SF REQ. PROVIDED = 4,752 SF
2,721.25 REQUIRED < 4,752 PROVIDED

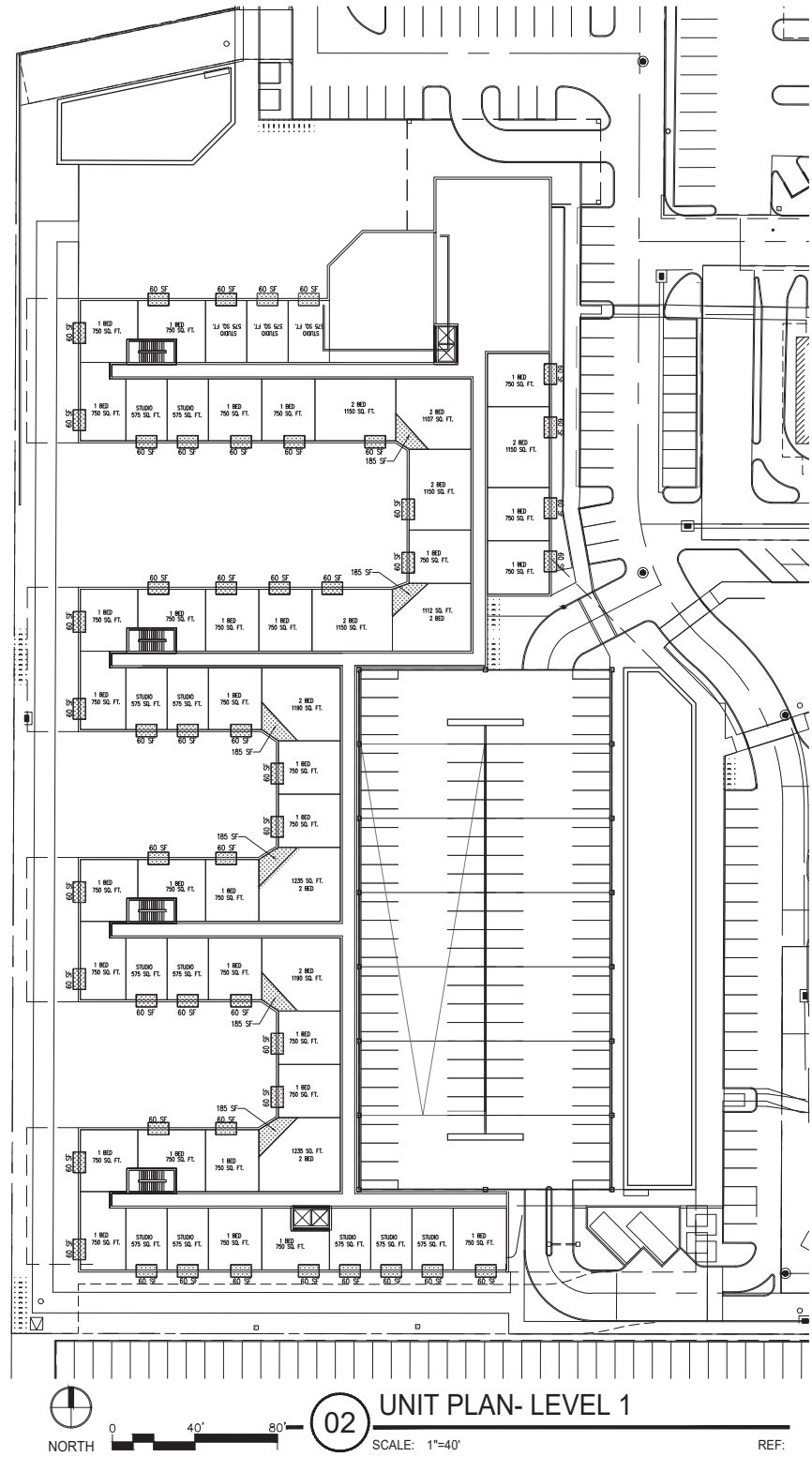
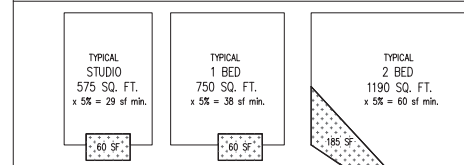
LEVEL 03: (104,650 SF x .05) = 5,232.5 SF REQ. PROVIDED = 5,760 SF
3,110 REQUIRED < 5,760 PROVIDED

LEVEL 04: (104,650 SF x .05) = 5,232.5 SF REQ. PROVIDED = 5,760 SF
3,110 REQUIRED < 5,760 PROVIDED

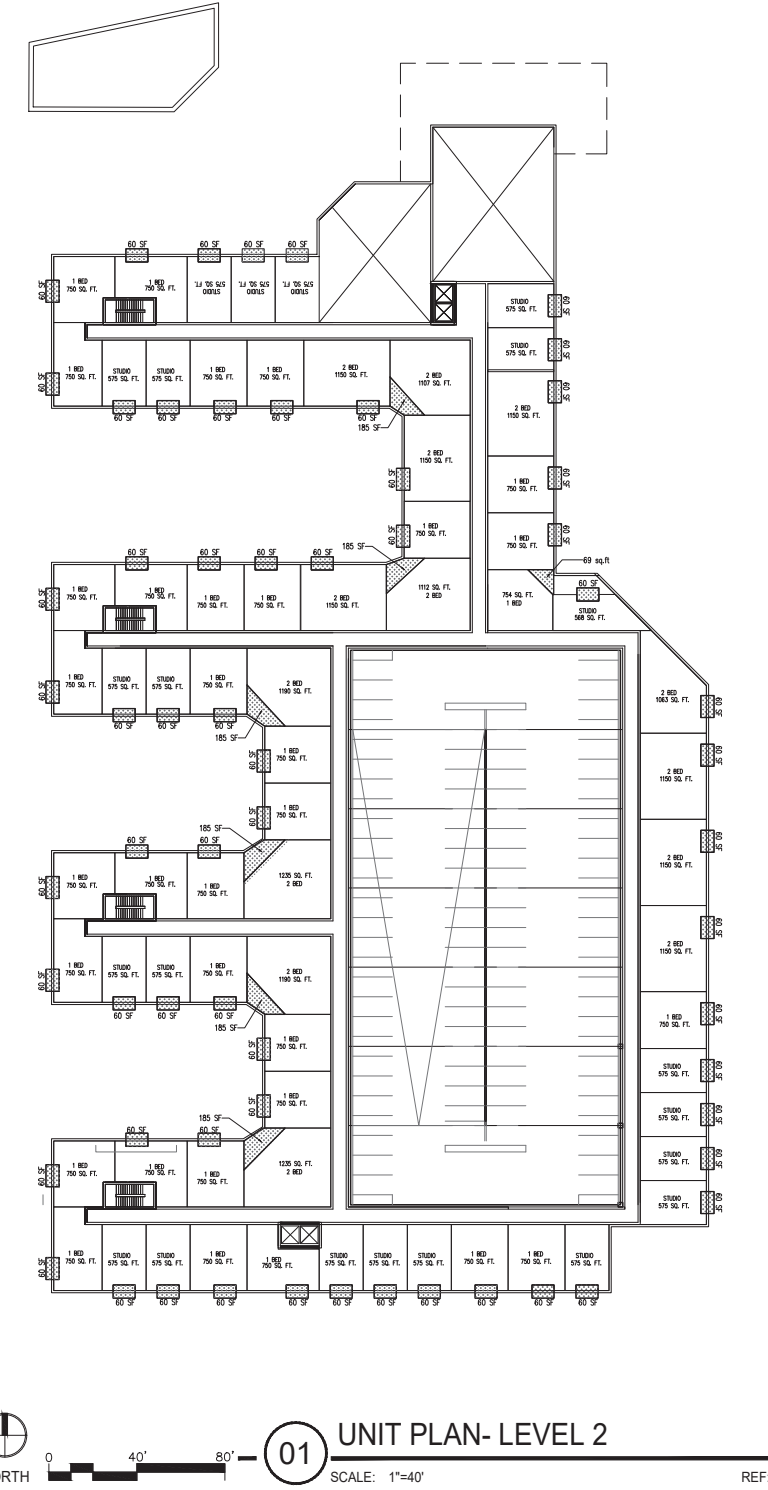
11,666.25 REQUIRED < 20,125 PROVIDED

TYPICAL INDIVIDUAL UNITS	
STUDIO UNIT (575 SF x .05) = 28.75 SF REQ.	PROVIDED = 60 SF
1 BED UNIT (750 SF x .05) = 37.5 SF REQ.	PROVIDED = 60 SF
2 BED UNIT (1150 SF x .05) = 57.5 SF REQ.	PROVIDED = 185 SF OR AS NOTED IN PLAN

TYPICAL UNIT ILLUSTRATION / LAYOUT



02 UNIT PLAN- LEVEL 1
SCALE: 1"=40'



01 UNIT PLAN- LEVEL 2
SCALE: 1"=40'

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Greenbelt 88
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PRE-APP # ZONING # DRB #

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Project No.
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A109b
PVT OPEN SPACE

UNIT TABULATIONS

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2,721.25 REQUIRED < 4,752 PROVIDED

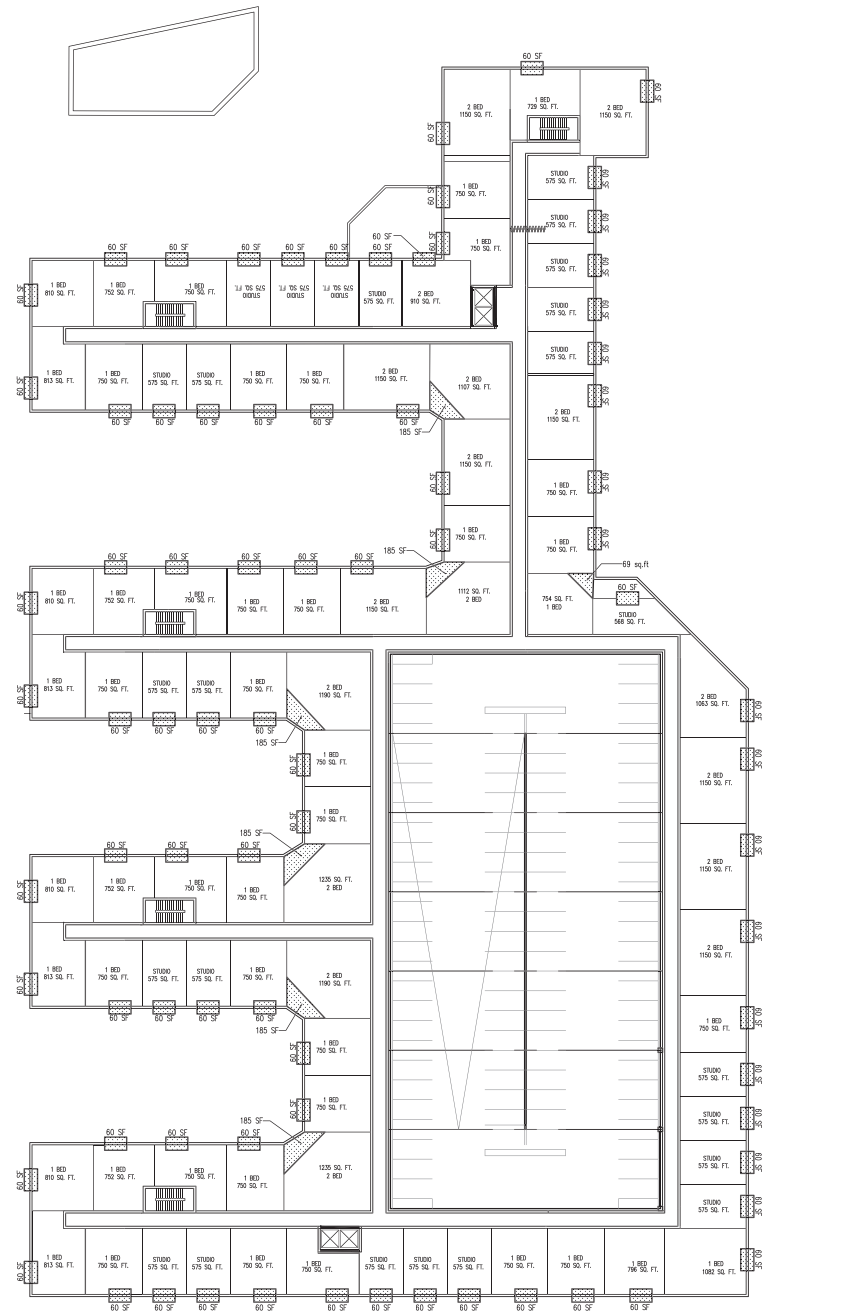
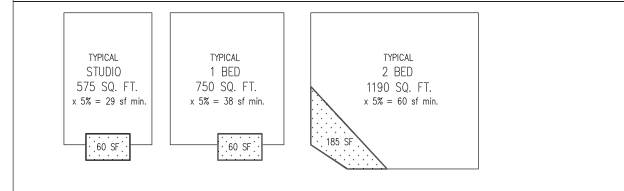
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3,110 REQUIRED < 5,760 PROVIDED

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3,110 REQUIRED < 5,760 PROVIDED

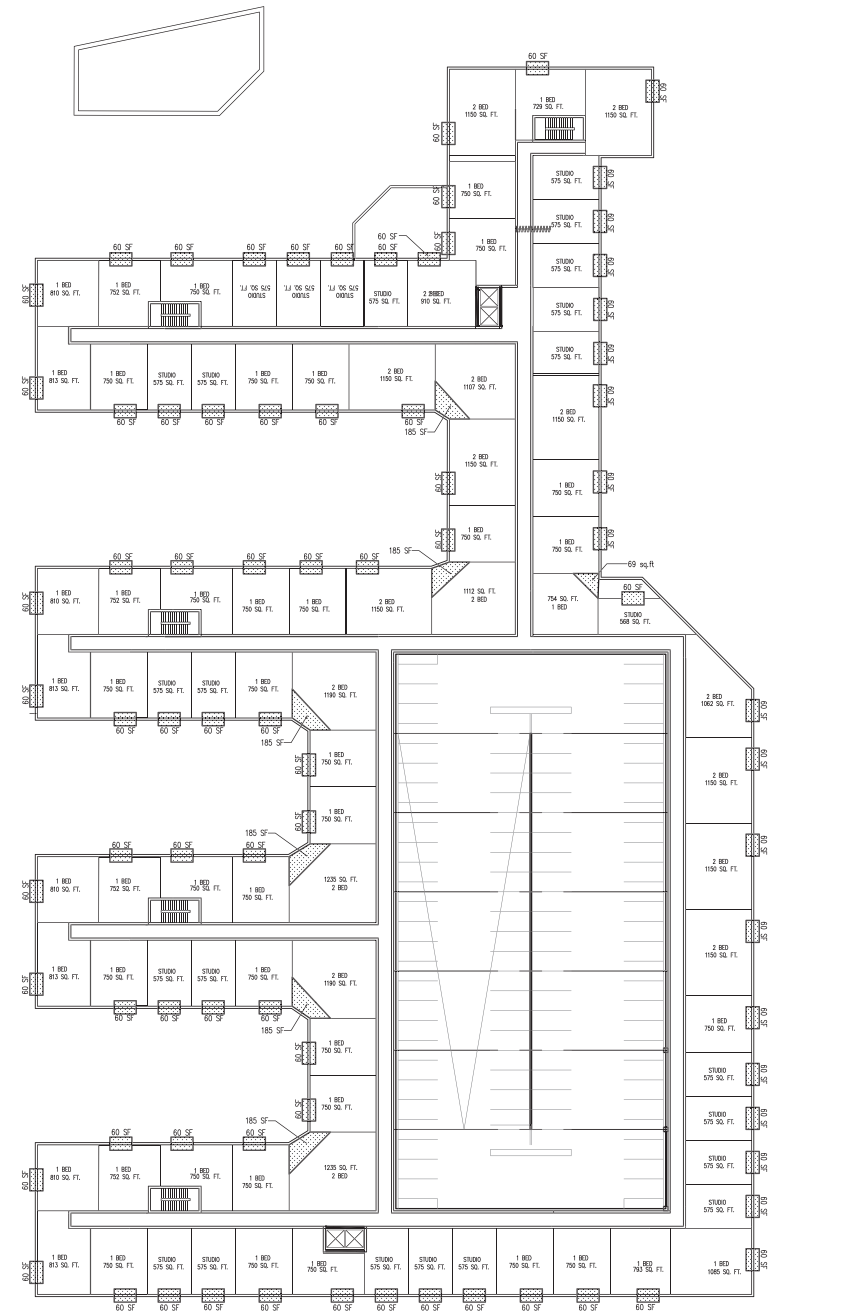
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2 BED UNIT (1150 SF x .05) = 57.5 SF REQ.	PROVIDED = 185 SF OR AS NOTED IN PLAN

TYPICAL UNIT ILLUSTRATION / LAYOUT



02 UNIT PLAN- LEVEL 3
SCALE: 1"=40'
REF:



01 UNIT PLAN- LEVEL 4
SCALE: 1"=40'
REF:



Public Courtyard and Paseo Areas

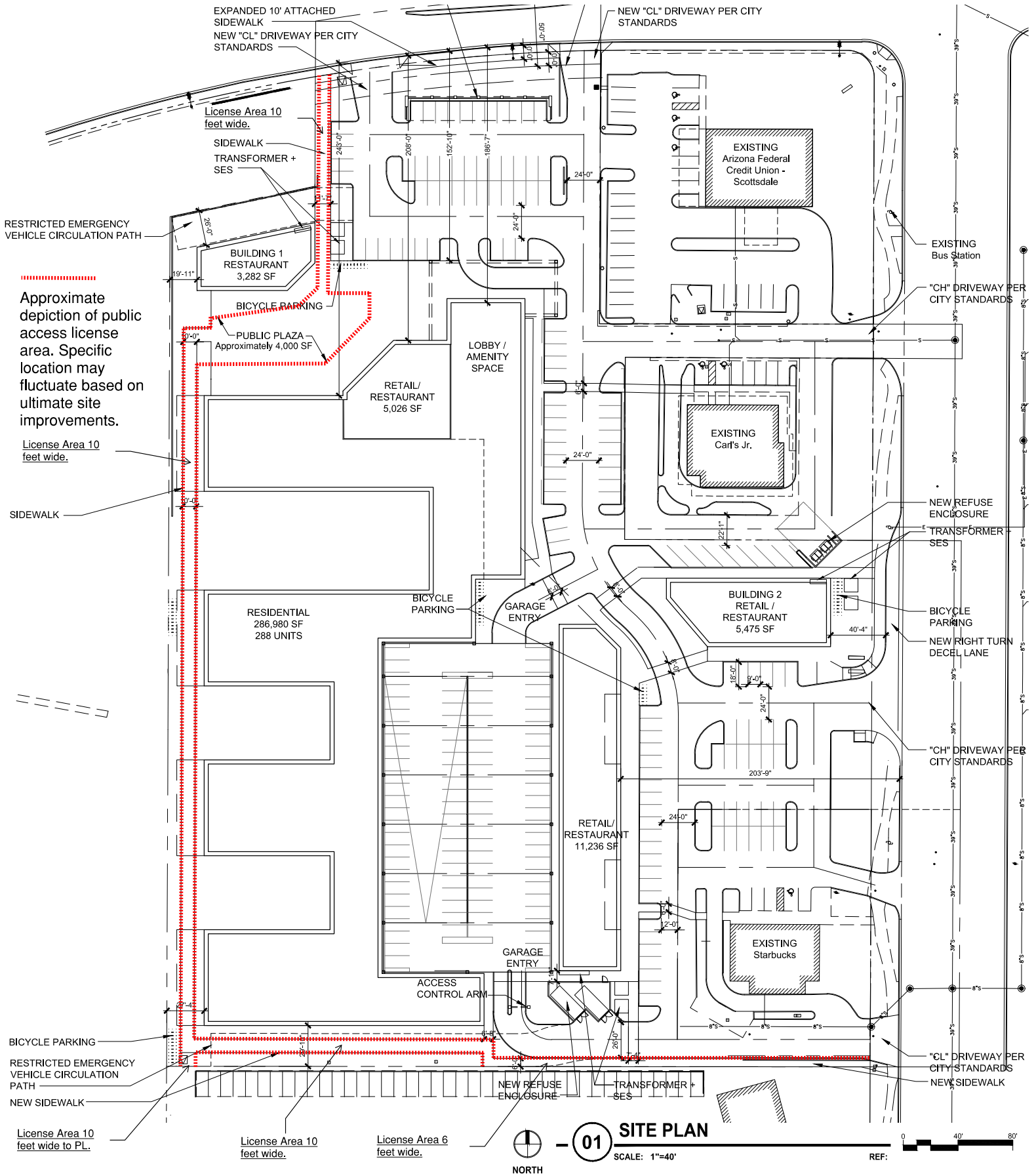
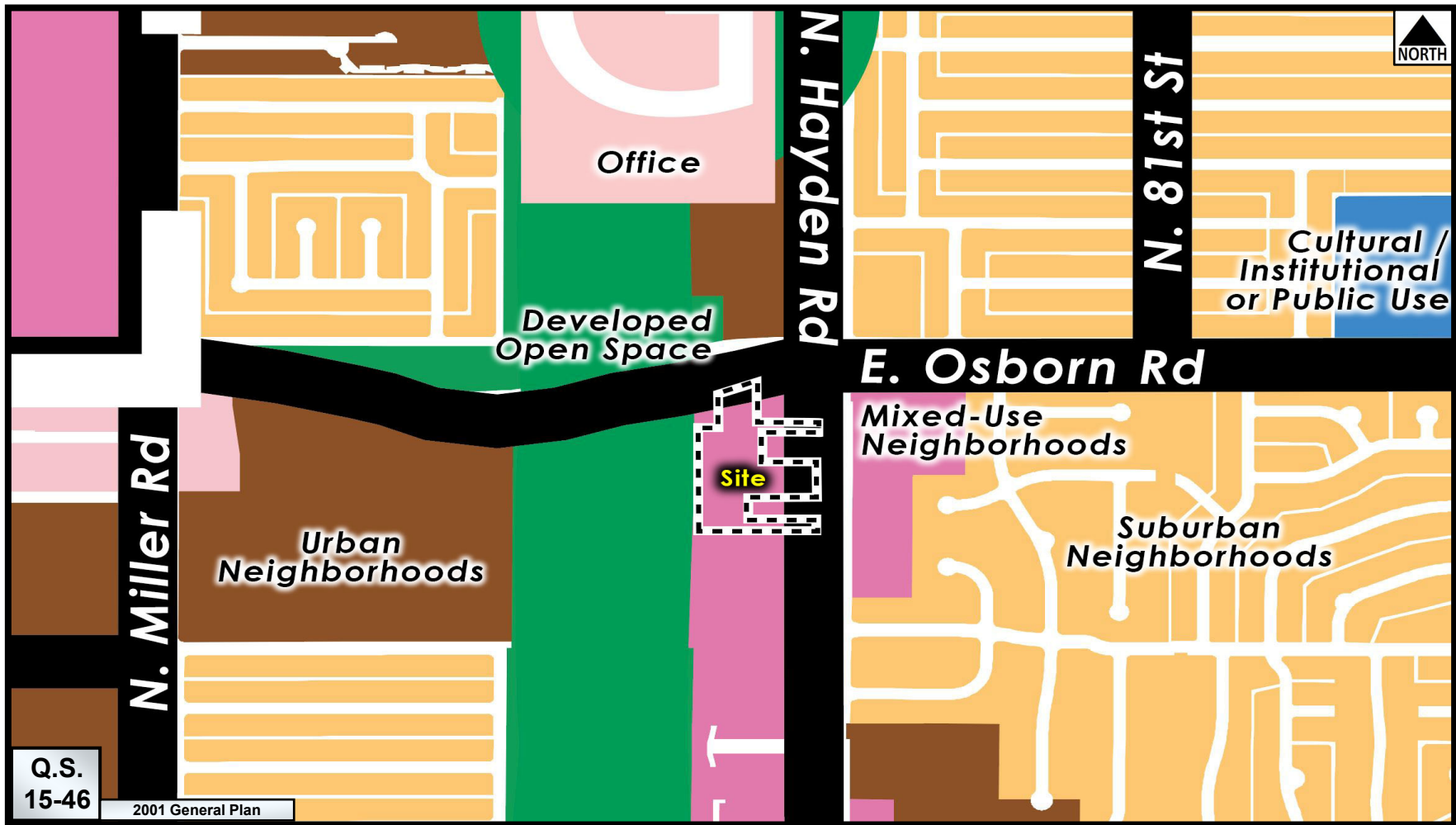
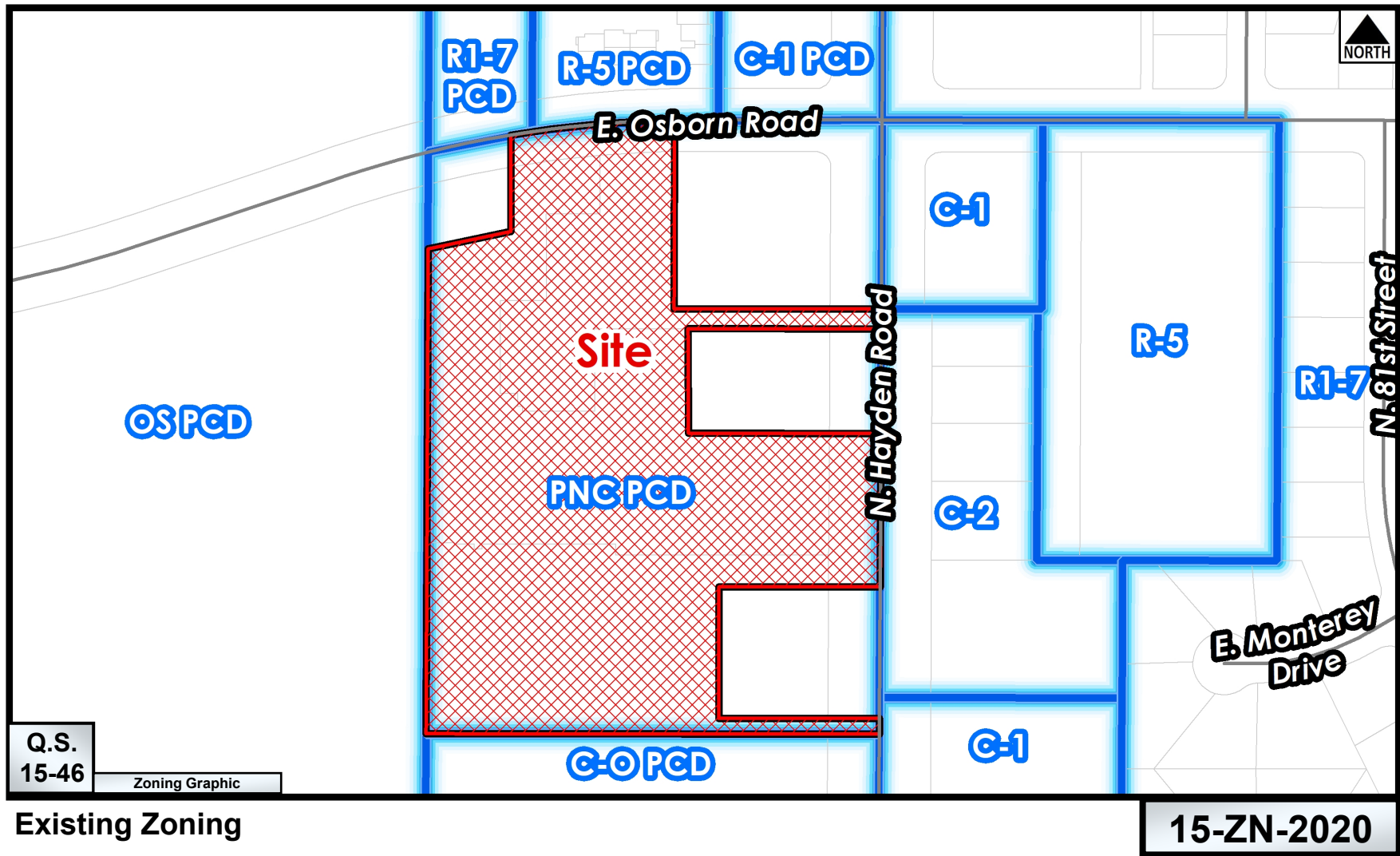


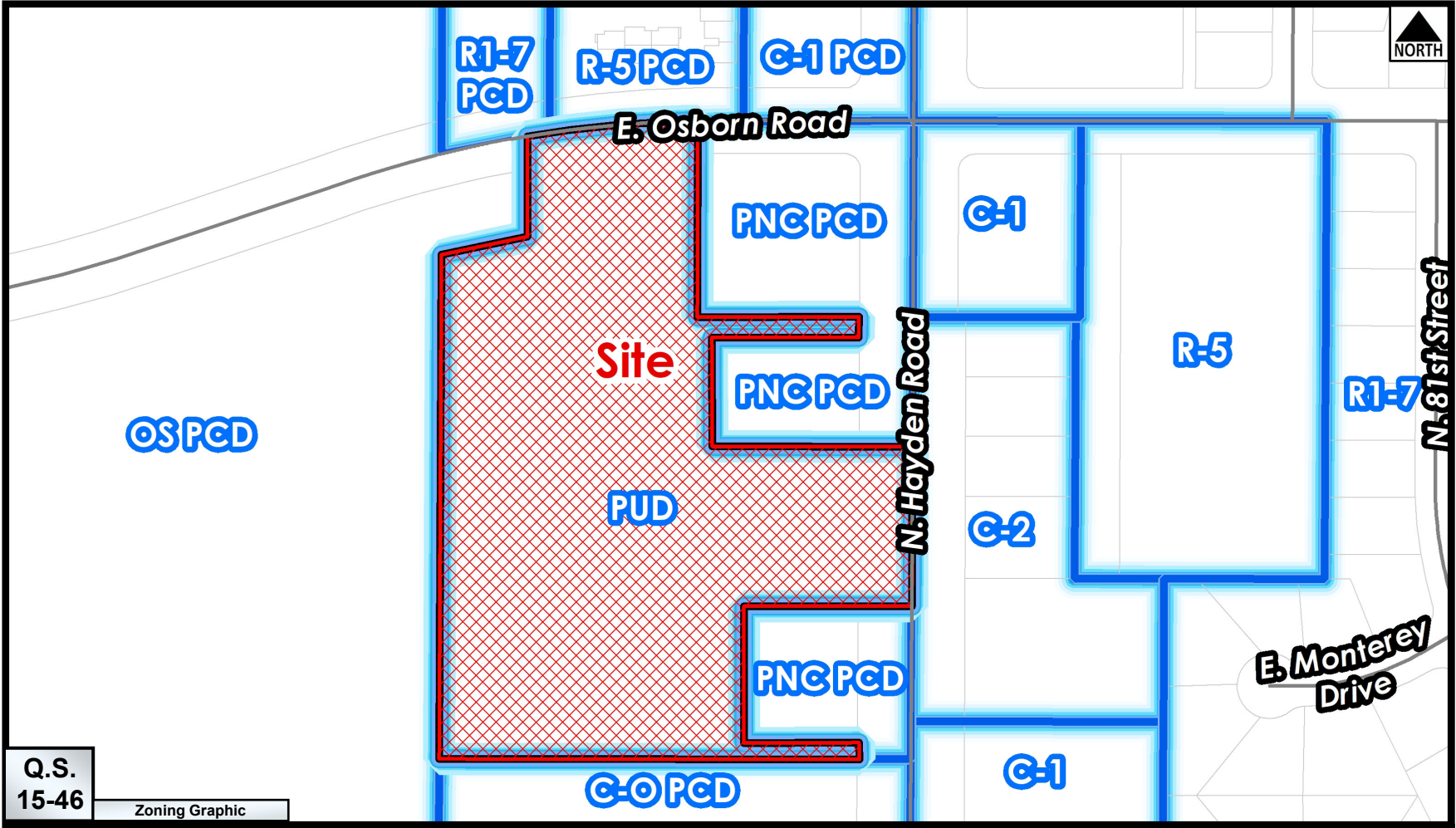
Exhibit B to Attachment 3



Existing General Plan Land Use
Mixed-Use Neighborhoods

15-ZN-2020





Q.S.
15-46
Zoning Graphic

Proposed Zoning

15-ZN-2020

Greenbelt 88

Traffic Impact and Mitigation Analysis

SWC Hayden Road and Osborn Road
Scottsdale, Arizona

November 2020
Project No. 19-0830

Prepared For:
Village Property Mangement, LLC
P.O. Box 88
Beverly Hills, CA 90213

For Submittal to:
City of Scottsdale

Prepared By:



10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
480-659-4250

ATTACHMENT #7

15-ZN-2020
12/04/20

GREENBELT 88 TRAFFIC IMPACT AND MITIGATION ANALYSIS

SWC Hayden Road & Osborn Road Scottsdale, Arizona

Prepared for:

Village Property Management, LLC
PO Box 88
Beverly Hills, CA 90213

For Submittal to:

City of Scottsdale

Prepared by:



CivTech Inc.

10605 North Hayden Road, Suite 140
Scottsdale, Arizona 85260

Office: 480-659-4250
Fax: 480-659-0566
info@civtech.com



November 2020

CIVTECH PROJECT No. 19-0830

15-ZN-2020
12/04/20

EXECUTIVE SUMMARY

The proposed Greenbelt 88 project, with a tentative marketing name of Huntington Oasis, is a proposed mixed-use development consisting of multifamily, restaurant, and retail uses expected to redevelop and occupy much of the existing Office Max/Lucky Plaza on the southwest corner of Hayden and Osborn Roads in the City of Scottsdale, Arizona. The plaza is currently served by six (6) existing driveways, two along Osborn Road and four along Hayden Road.

The following conclusions and recommendations have been documented in this study:

- ◆ From the review of crash data at the existing site driveways and the intersections of Hayden and Osborn Roads, it can be concluded that there are no obvious crash patterns that stand out and could be treated with any type of low-cost mitigation measures that could be implemented by the City.
- ◆ The proposed multi-family development with its retail shops and restaurant uses could generate, upon full buildout, 6,348 weekday daily trips with 286 trips (89 in/197 out) generated during the AM peak hour and 375 trips (219 in/156 out) generated during the PM peak hour.
 - As it is currently planned and based on base trips, *without* any reductions applied for interaction between uses (i.e., a single trip to more than one use), pass-by trips (attracted from traffic already passing by the site), or the use of alternative modes of travel (there are bus stops nearby), could generate, upon full buildout, 614 fewer weekday trips daily trips with a net increase of just 41 trips generated during the AM peak hour and a decrease of 121 trips generated during the PM peak hour. *With* these reductions applied the site could generate, upon full buildout, reductions of 1,530 weekday trips daily trips with net decreases of 16 trips and 188 trips generated during the AM and PM peak hours, respectively.
- ◆ All study intersections currently operate at overall LOS D or better during the peak hours with the exception of Access D and Access F.
 - The analysis revealed that the eastbound shared movement from Access D onto Hayden Road currently experiences a delay of 74.8 second per vehicle (sec/veh) (LOS F) during the PM peak hour. By 2030, in the no-build scenario (which CivTech ran with only the remaining four businesses and not the rest of the plaza), the delay is expected to increase to 89.4 sec/veh. At Access F, the current delay is 36.7 sec/veh (LOS E), increasing to 40.5 sec/veh (LOS E) by 2023 in the no-build-scenario.
 - With the addition of the proposed development, Accesses D and F will be widened to provide a separate left turn lane. In this configuration, both right-turn out movements are expected to operate at a LOS C and the left turns out are both expected to operate at LOS F, with a high delay (407.9 sec/veh or almost seven minutes per vehicle) for Access D and a delay of 93.8 sec/veh (just over a minute and a half) at Access F.
 - During peak hours and for relatively short periods of time, it is not unusual for left turning vehicles approaching a major street to experience delays from a side street or driveway. In this case, the signals at both Thomas Road and Osborn Road do create gaps in traffic for which the software does not adequately account. During the majority of the day, these driveways will operate at acceptable levels of service; therefore, no mitigation measures are recommended. In addition,

since the site is on a corner, drivers who experience such delays with any regularity may eventually find exiting to Osborn Road, from which a left turn onto Hayden Road could be made at a traffic signal, the best route from the site.

- ◆ The results of the opening year 2023 HCM 6th Edition analyses indicate that all study intersections should operate with acceptable levels of service of LOS D or better with the exception of Access D and Access F. The eastbound left-turn movement at the intersection of Hayden Road and Access D could expect to experience delay of 51.5 second per vehicle (sec/veh) (LOS F) and 407.9 sec/veh (LOS F) during the AM and PM peak hour of the Build Scenario. The eastbound left-turn movement at the intersection of Hayden Road and Access F could expect to experience delay of 93.8 sec/veh (LOS F) during the PM peak hour of the Build Scenario. Longer delay on smaller cross roads at an arterial road is common during peak travel times.
- ◆ With an existing left turn lane approaching Access A on Osborn Road and a continuous two-way left turn lane on Hayden Road, no new left-turn deceleration lanes are required approaching the site driveways. Separate outbound left- and right-turn lanes will be provided on Access A approaching Osborn Road and on Accesses C and F approaching Hayden Road.
- ◆ The developer will investigate providing a southbound right-turn deceleration lane on Hayden Road approaching the main site access, Access D. While right of way may be available, existing utility poles may prevent a turn lane constructed to minimum City standards. A queue storage calculation indicated a minimum of 75 feet would be sufficient, approximately the same as the existing northbound right turn lane the City provided on Hayden Road approaching Camelback Road
- ◆ Sight distance should be provided at the proposed access based on the standards provided in the *City of Scottsdale Design Standards and Policies Manual, 2018 Update*.

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Greenbelt 88 at Hayden and Osborn roads

Updated March 10, 2021

Overview

This Citizen Review Report is being performed in association with an application (133-PA-2019) to rezone the approximately 7-acre site located on the southwest corner of Hayden Road and Osborn Road from Planned Neighborhood Commercial, Planned Community District (PNC, PCD) to Planned Unit Development (PUD). There will be no change to the General Plan or the Southern Scottsdale Area Character Plan. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowner associations, and other interested parties. One unique aspect to this project is the team's deep personal connections to south Scottsdale, with many members growing up and/or still residing in south Scottsdale, including one key team member living within blocks of the project. Community feedback, easy access to project information, neighborhood-driven values, and transparency is at the heart of forming this proposal. Therefore, communication with all stakeholders will be ongoing at appropriate times throughout the planning process.

Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the planning process. Team members met 1:1 in person and via Zoom with around a dozen neighbors and community leaders, answered their questions and addressed their concerns to the best of our knowledge, and made sure these individuals were on our mailing list to receive future updates. Of all 1:1 meetings, all but one were supportive of the redevelopment in spite of any expressed concerns.

Communication with impacted and interested parties has taken place with verbal, written and electronic contact. The project team has also created a website for the project - www.greenbelt88.com - that includes history of the site, timeline, ownership, vision, retail opportunities, market realities, updates, resources, and plans for the redevelopment. The main page of the website hosts an opt-in form to join the mailing list, collect stakeholder contact information, and provide comments while the updates page provides the opportunity for residents to provide feedback via the comments. The mailing list sign-up is utilized to send out updates and reminders for any forthcoming public meetings.

Community Involvement

The outreach team began communicating with neighboring property owners, existing tenants, and community members in July 2020 prior to sending the first open house announcement. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will continue to be reached via telephone and/or e-mail to answer any questions relating to the project. Members of the team have observed social media posts, corrected misinformation and made sure the neighborhood knows the team is accessible to answer questions by providing the website and contact information.

On August 13, 2020, surrounding property owners, HOAs and other interested parties within a 1,000-foot radius were notified via first class mail regarding the project. 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 will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a virtual Open House that was held on August 26, 2020 via Zoom with the project's leadership team for those who wished to learn more about the project. On August 13, 2020, an Early Project Under Consideration sign was also posted on site with the same general information and specific information regarding the upcoming virtual open house.

More than 100 interested people attended the first Open House. Attendees had questions about continued retail uses, the addition of more apartments to the area, traffic, parking, height, proximity to the golf course, and potential impact on views. These questions were addressed to the best of the team's ability and knowledge at this virtual open house.

The August 26th meeting was at full capacity with a number of people in the waiting room, and demand was high for a second opportunity to solicit community feedback. Therefore, the team decided to conduct a second Open House to give additional opportunity for input and distribution of information. On September 3, 2020, new notification letters were sent out to the expanded mailing list. On September 14, 2020, prepared with triple the capacity as the first meeting, the team held a follow-up virtual open house meeting, which included some additional renderings, with about 40 people in attendance. The outreach team will continue to be available to respond to any neighbors who have questions or comments, and if additional demand arises for virtual open houses, we are prepared to host those as well. To date, no additional concerns have been raised by neighbors.

The team has been in consistent communication with neighborhood and civic groups, including the executive director of COGS as well as the founder of a new effort called Safeguard Scottsdale. On February 27, 2021 a flyer was delivered to neighbors and posts on social media were made by Safeguard Scottsdale asking neighbors to request a continuance of the scheduled March 18, 2021 DRB meeting until all questions have been addressed and the community has made clear what they want. This flyer also included the logo of the City of Scottsdale at the top but did not include our team's website or contact information. As a result, several community members

reached out asking for a continuance as requested. Our team engaged in the online conversation and shared our contact information to be sure neighbors were aware we are accessible and still collecting feedback from all stakeholders as part of the process. Several neighbors responded with appreciation for the team's willingness to discuss.

As a follow up to that effort and in the spirit of transparency, on March 8, 2021, our architect met with leaders from both groups as well as two sitting council members to help answer questions, explain common misconceptions about infill development, address concerns, and collect feedback. This was a positive, productive meeting in which both COGS and Safeguard Scottsdale leadership committed to providing our team's contact information and website in their communications to neighbors, allowing for a truly collaborative and transparent effort by all parties.

Members of the team have also met or began outreach with nearby business owners. One team member met with the owner of Carlsbad Tavern, who expressed his excitement for and support of this project because he knows it will be good for his family-owned business of nearly three decades. At the heart of this proposal is the desire to support local businesses by building a great project that brings vitality to the area. The team has not received any negative feedback from surrounding businesses, and outreach to them is ongoing.

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 manner. Again, the entire team recognizes the importance of the neighborhood involvement process and is committed to continued communication and outreach for the project through updates on the website, via email, and direct contact with stakeholders. Development is a hot button issue in Scottsdale, and this team seeks to bridge the divide between development teams and the public by being accessible, educational, responsive, and transparent throughout this process.

Our outreach will continue to be done primarily virtually. In addition to our outreach team's availability, the Greenbelt 88 website will continue to serve as a hub for project information, city planning documents, the submitted proposal and applicable studies, and ongoing market and project-specific updates. Interested parties can reach out to the team's outreach consultant, Andrea Alley, at hello@greenbelt88.com or the project planner, George Pasquel III at george@withey-morris.com.

ATTACHMENTS:

Notification Letters

Notification Lists

Affidavit of Posting

Website with continuous updates for the public: www.greenbelt88.com

From: [Andy Jacobs](#)
To: [Development Review Board](#)
Subject: Comment on Hayden/Osborn redevelopment
Date: Tuesday, March 02, 2021 3:16:12 PM

External Email: Please use caution if opening links or attachments!

Dear members,

I live at 3502 N. 85th st. and I would like to say I wholeheartedly support the redevelopment proposal at Hayden and Osborn. As a neighbor, I welcome the additional amenities and refreshed look it will provide the neighborhood. Please don't hesitate to reach out with any questions.

Thank you,
Andy Jacobs
602-377-2979

**ATTACHMENT #9
(Public Comments Support)**

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 2:55 PM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #267)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 18, 2021 12:41 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #267)

Development Review Board Public Comment (response #267)

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:	3/18/2021 12:40:49 PM

Survey Response

COMMENT	
Comment:	<p>My name is Andrew Capriola and I am the proud owner of Carlsbad Tavern and Restaurant located on Hayden Rd and Osborn. Carlsbad Tavern started in Scottsdale in 1995 and have been at the current location since 1998. We are a family owned and operating business. I also just so happen to own the land that Carlsbad Tavern sits upon. We purchase the land in 1997. My family has had several restaurants in Scottsdale. My father owed Salt Cellar in the mid to late 70's and the Bombay Bicycle club in the early 80s. I personally have been coming to Scottsdale since the mid 70's. I bring this up because I have seen Scottsdale changes over the years for the good. The project Greenbelt88 is literally across the street from my restaurant. That business center has seen a slow decline for many years, and it is not getting any better. Subway closed recently, from restaurant standpoint that is never good when a chain closes. That tells me that current location is need of something to change. The way people shop as changed permanently. Having two stores that size is not beneficial to the</p>

	<p>surrounding areas. It will not generate the sales tax dollars that the City of Scottsdale can use for a variety of uses for their residents. Project Greenbelt would definitely provide a boost in sales tax dollars from the a multiple use project. We have all seen great change in South Scottsdale over the years. That was not so, just ten years ago. We have seen Los Arcos mall center redeveloped, Motor mile relocated and now Papago Plaza is being redeveloped as we speak. Project Greenbelt88 will save that corner at Hayden and Osborn. Having new residents across the street would have a direct affect on my business and the surrounding business as well. This is a turn-key project that will better serve that location. Andrew Capriola Owner, Carlsbad Tavern and Restaurant</p>
--	---

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Andrew Capriola
--------------------	-----------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	andrew@carlsbadtavern.com
Phone:	
Address:	3313 N Hayden Rd, Scottsdale, AZ 85251

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:11 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #264)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, March 17, 2021 9:39 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #264)

Development Review Board Public Comment (response #264)

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:	3/17/2021 9:38:22 PM

Survey Response

COMMENT	
Comment:	<p>As a person who has grown up in the Scottsdale neighborhoods (north) for childhood, and currently (south) with a family of my own, while working in-between at Saguaro High School: I wanted to share my thoughts on this project. Living just East of Hayden and Osborn for almost 2 decades, I have seen this area grow, turnover, and recently rejuvenate. Pima school beautification project gave a whole new sense of pride to the neighborhood and families attending. The re-design of even the parking lot, saved back-ups and blockades, not to mention walking the halls of the new grounds. I use this reference because the beautification of the greenbelt stretch in our neighborhood, in my humble opinion, would be a fantastic uplift to an area that sees families of all ages enjoying the closeness of walking distances (schools, donut shops, restaurants) that can add to the attraction of new restaurants, shops and spaces. Lastly, recognizing the positive impact of beautification projects and new designs, bring such a sense of pride and pleasure. Hopefully we have some new energy in</p>

	the neighborhood to be proud of. In Support, Joe Muecke
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Joe Muecke
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	coachmuecke@gmail.com
Phone:	
Address:	3210 N. 81st. St. , Scottsdale, 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:10 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #263)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, March 17, 2021 9:29 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #263)

Development Review Board Public Comment (response #263)

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:	3/17/2021 9:28:26 PM

Survey Response

COMMENT	
Comment:	We are desperate for this project! Our neighborhood is full of young families that want their roots in this neighborhood and a project like this would establish Scottsdale families like myself. We live on the other side off Hayden and Osborn and would really just be thrilled to have a place to take our families for food and entertainment.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Stephanie Muecke
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	stephanieamuecke@gmail.com
Phone:	

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, March 17, 2021 1:49 PM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #259)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, March 17, 2021 1:47 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #259)

Development Review Board Public Comment (response #259)

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:	3/17/2021 1:46:05 PM

Survey Response

COMMENT	
Comment:	<p>I am writing in support of the proposed Greenbelt88 project on your March 18th agenda. As a long-time resident in the neighborhood, I have watched this plaza decline with many spaces remaining vacant, and with the future vacancy of OfficeMax and Big 5, I am concerned that without redevelopment and revitalization this corner will become a blight on our neighborhood. We welcome future residents and the added density will help support new businesses and contribute to the success of surrounding existing businesses. The opportunity to create something that makes the greenbelt property useful to the surrounding residents is something we embrace and look forward to enjoying. I have spoken with the development team and feel that this is a great step forward for the neighborhood, and will continue to remain in touch with them throughout the entitlement process to provide feedback and suggestions.</p>

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Aaron Lamoureux

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

lamoureux3@hotmail.com

Phone:

(480) 717-0006

Address:

3126 North 85th Street, Scottsdale, AZ. 85251

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Castro, Lorraine
Sent: Tuesday, April 20, 2021 8:27 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #272)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Tuesday, April 20, 2021 6:57 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #272)

Development Review Board Public Comment (response #272)

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:	4/20/2021 6:56:11 AM

Survey Response

COMMENT	
Comment:	Hello, I am writing to voice my total support for the redevelopment project at Hayden & Osborn Roads (Case# 15-ZN-2020). The updated plan to reduce the number of apartments to under 300 and increase the retail space PLUS add outdoor amenities as green areas, running track and better bicycling paths is EXACTLY what South Scottsdale NEEDS when going forward with revitalizing and renovating the area. I truly hope this could become a model for more developments in the future for Scottsdale when it comes to promoting a great City to Live, Work, Shop AND be ACTIVE!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Judd Rousseau

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: juddrousseau@gmail.com

Phone: (480) 677-0774

Address: 7937 E Loma Land Dr, Scottsdale AZ 85257

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Castro, Lorraine
Sent: Tuesday, April 20, 2021 8:27 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #271)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Sunday, April 18, 2021 2:39 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #271)

Development Review Board Public Comment (response #271)

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:	4/18/2021 2:38:04 PM

Survey Response

COMMENT	
Comment:	As a long time residents of Scottsdale and one who is involved in building community, this redevelopment project is very exciting and a most positive mixed use location in downtown Scottsdale. As a city that was voted and prides it self as "most liveable city" we ought to move this project along quickly for the benefit of the city and all parties involved. Aa one who used to shop in that location I can see only benefits for Scottsdale and its residence. Respectfully Joseph Levertov
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Joseph Levertov
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Ylevertov@gmail.com

Cluff, Bryan

From: Castro, Lorraine
Sent: Tuesday, April 20, 2021 8:25 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #270)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Sunday, April 18, 2021 2:21 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #270)

Development Review Board Public Comment (response #270)

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:	4/18/2021 2:20:13 PM

Survey Response

COMMENT	
Comment:	This area needs a long overdue makeover. You don't really know the green belt is back there. Tying the buildout into the greenbelt with a fully updated center would be great. Though retail is idea I understand that apartments might be part of it.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Laura Ortner
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Ksuortner@gmail.com
Phone:	(480) 682-7511
Address:	8745 e culver st, Scottsdale 85257



take written survey below or scan code to take survey online

Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

We are transforming a 40-year-old outdated shopping plaza that we've owned for the past 18 years into a 4-story new and exciting mixed-use quality residential and retail center. We're opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, Starbucks, Carl's Jr. & Arizona Federal Credit will remain operational during renovation)

We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Sondra Atou

Email Address: satou@petwin.com Phone Number: 480-636-8022

Mailing Address, City, State & Zipcode: 3260 N Hayden Rd Scottsdale AZ 85251

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

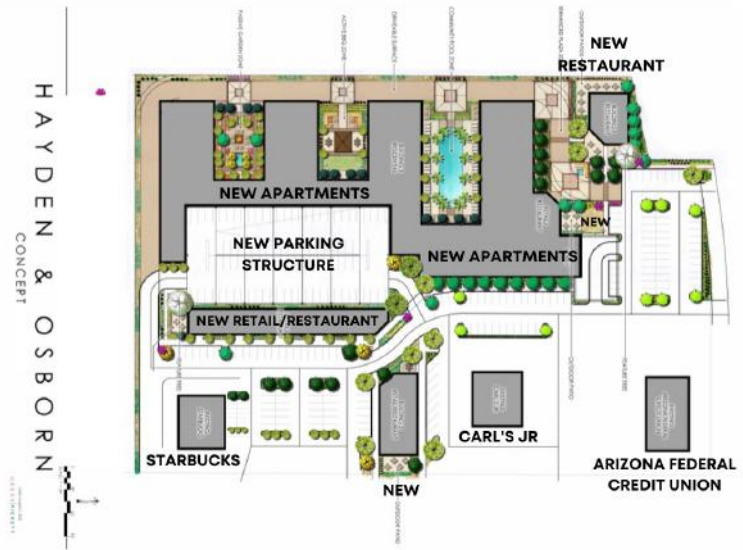
Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Variety

How did you hear about this project? Next door at 3260

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



(Owner of both large office buildings adjoining and to the south

VP of www.Petwin.COM)



take written survey below
or scan code to take
survey online

Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

We are transforming a 40-year-old outdated shopping plaza that we've owned for the past 18 years into a 4-story new and exciting mixed-use quality residential and retail center. We're opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, **Starbucks, Carl's Jr. & Arizona Federal Credit** will remain operational during renovation)

We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Greg Siebenthal

Email Address: gsieb7@gmail.com **Phone Number:** 8582434790

Mailing Address, City, State & Zipcode: 1830 Avenida Del Mundo #511. Coronado CA 92118

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

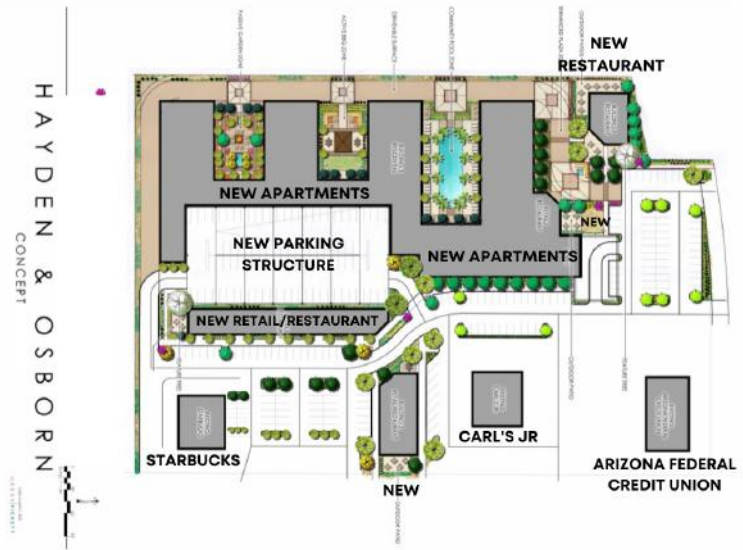
Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Dont know

How did you hear about this project? From Todd Silver

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



(ADJOINING PROPERTY - OWNER OF STARBUCKS PARCEL)



take written survey below
or scan code to take
survey online

Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

We are transforming a 40-year-old outdated shopping plaza that we've owned for the past 18 years into a 4-story new and exciting mixed-use quality residential and retail center. We're opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, Starbucks, Carl's Jr. & Arizona Federal Credit will remain operational during renovation)

We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Bruce Shapiro

Email Address: azpbruce@gmail.com **Phone Number:** 16024181745

Mailing Address, City, State & Zipcode: 7181 e camelback #1203 Scottsdale az 85251

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer Yes **No**

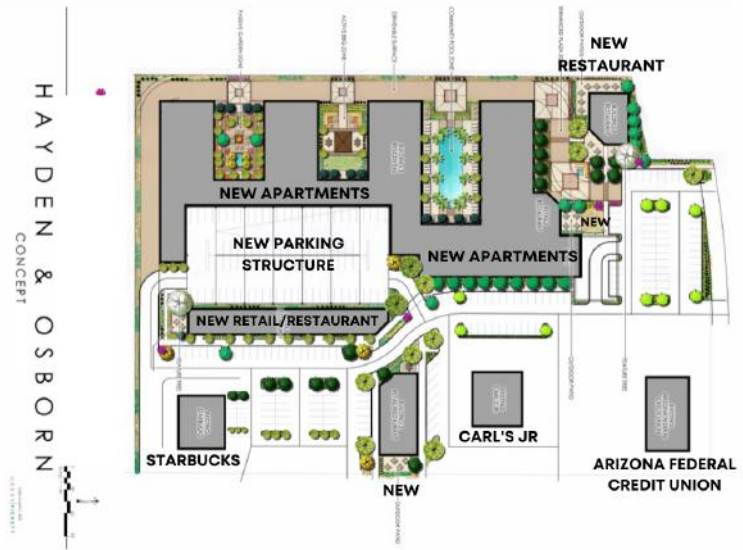
Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? i stay up on whats happening in the area

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



(HAYDEN AND THOMAS PROPERTY OWNER)



take written survey below or scan code to take survey online

Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

We are transforming a 40-year-old outdated shopping plaza that we've owned for the past 18 years into a 4-story new and exciting mixed-use quality residential and retail center. We're opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, Starbucks, Carl's Jr. & Arizona Federal Credit will remain operational during renovation)

We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Ron Westad

Email Address: Ron.Westad@azfcu.org Phone Number: 6026831010

Mailing Address, City, State & Zipcode: 333 N 44th Street, Phoenix, AZ 85008 (3396 N. Hayden, Hayden & Osborn)

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer Yes **No**

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? We are an adjoining business

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:

(Hayden & Osborn - Adjoining Business

Ronald L. Westad | President & CEO

Arizona Federal Credit Union.

Phone: (602) 683-1010 | ArizonaFederal.org





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Greenbelt88 & Lucky Plaza Community Survey

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Jay Jackson

Email Address: jk.jackson@sbcglobal.net Phone Number: 8182467021

Mailing Address, City, State & Zipcode: 2621 KENNINGTON DRIVE

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

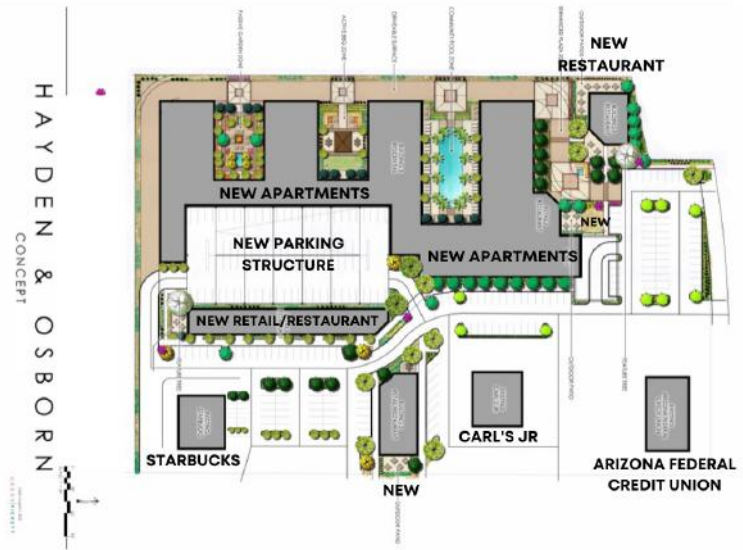
Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? from Todd Silver

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



(OWNER OF CARL'S JR. ADJACENT TO THE PROJECT)



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Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Meredith Jackson

Email Address: meredithsj@sbcglobal.net **Phone Number:** 818-281-6749

Mailing Address, City, State & Zipcode: 2621 Kennington Drive, Glendale, CA 91206

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

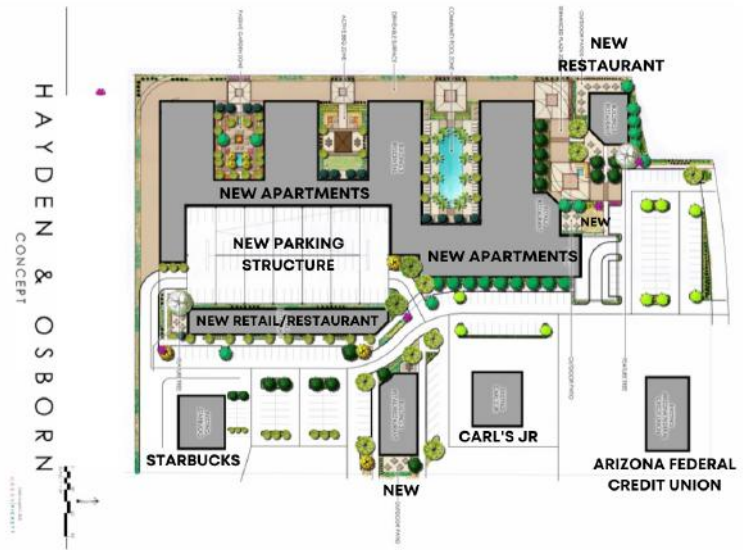
Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Undecided

How did you hear about this project? I am the owner of the Carl's Jr. adjacent to the project.

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: I think the redevelopment of the Lucky Plaza is a fabulous idea and would enhance the area as well as the other businesses nearby.

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



(OWNER OF CARL'S JR. ADJACENT TO THE PROJECT)



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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Yossi Levertov

Email Address: yylevertov@gmail.com **Phone Number:** 4807605527

Mailing Address, City, State & Zipcode: 9990 N. Scottsdale rd

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer Yes **No**

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project?

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Tyler Waller

Email Address: tywaller7@gmail.com **Phone Number:** 4807601700

Mailing Address, City, State & Zipcode: 11840 N. 54th St. Scottsdale, AZ 85254

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Apartments

How did you hear about this project? Todd Silver

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:

Tamarwaller10@gmail.com

Jackwaller10@gmail.com





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Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Sean Duncan

Email Address: SeanDuncan@QuickenLoans.com **Phone Number:** 18057466877

Mailing Address, City, State & Zipcode: 8626 e Virginia Ave

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Trader Joes

How did you hear about this project?

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Rachael Anderer

Email Address: rachaelanderer@gmail.com Phone Number: 4802982228

Mailing Address, City, State & Zipcode: 8420 E Hubbell Street

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Trader Joe's

How did you hear about this project? Ari Spiro

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Michelle Schwartz

Email Address: michelle.schwartz@katerra.com **Phone Number:** 4805401545

Mailing Address, City, State & Zipcode: 3080 N Civic Center Plaza, Suite 100, Scottsdale AZ 85281

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

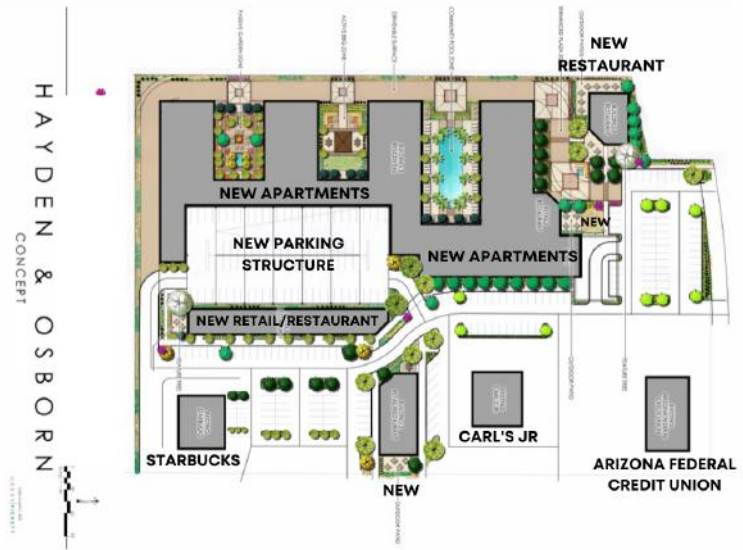
Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? City public meeting announcement

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: By redeveloping this center, Scottsdale will have a true mixed-use development. Activated 24-7, with residents, restaurants, enhanced social spaces and views across the greenbelt. The thoughtful design provides safe access to bike paths, golf course and amenities while keeping vehicular flow on the perimeter for retail guests. Future residents will be attracted to the epitome of a Scottsdale lifestyle.

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Michael Achtman

Email Address: michael.achtman@orionprop.com **Phone Number:** 4808870597

Mailing Address, City, State & Zipcode: 7150 E Camelback Road

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza? non chain restaurants

How did you hear about this project? Colleague

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Mendel Vaisfiche

Email Address: mmendelv@gmail.com **Phone Number:** 6024325955

Mailing Address, City, State & Zipcode: 7117 E. Rancho Vista Drive, Scottsdale, AZ 85251

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

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- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

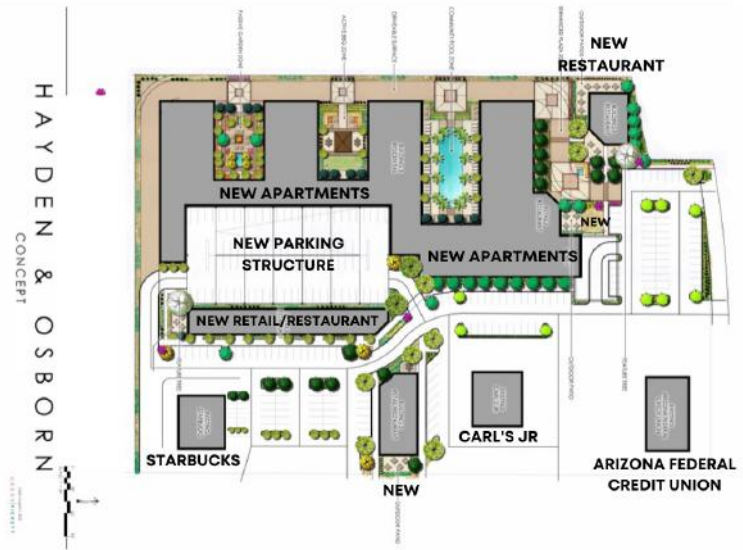
Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? a Friend

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Melinda Hinkson

Email Address: melhinkson@gmail.com **Phone Number:** 6024694772

Mailing Address, City, State & Zipcode: 984 N 85th Pl, Scottsdale AZ 85257

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? local developer

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: This update will be awesome for our community, as much in the area is outdated

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Mary Nollenberger

Email Address: Mary.Nollenberger@orionprop.com **Phone Number:** 14807488266

Mailing Address, City, State & Zipcode: 6649 S. Champagne Way

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

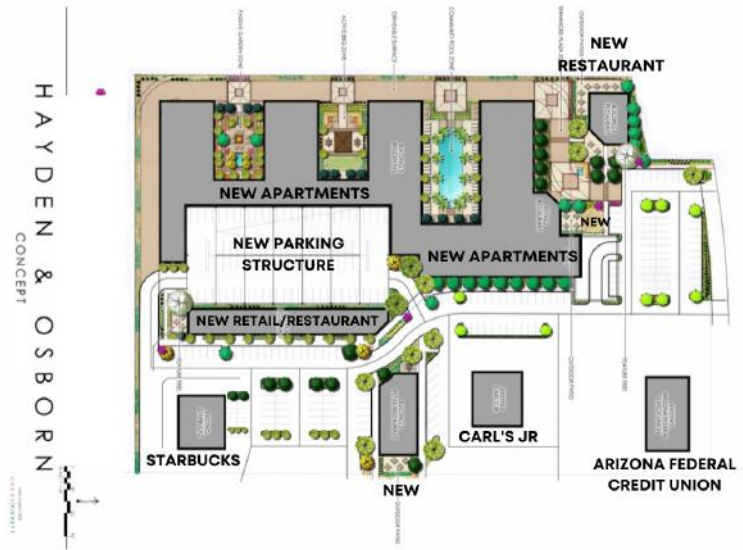
What restaurants/retail/services would you like to see at the plaza? Quick Serve concepts for lunch and casual dining

How did you hear about this project? Ari Sprio Orion Investment Real Estate

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:

nicole.ridberg@orionprop.com kevin.weller@orionprop.com





take written survey below or scan code to take survey online

Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

We are transforming a 40-year-old outdated shopping plaza that we've owned for the past 18 years into a 4-story new and exciting mixed-use quality residential and retail center. We're opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, Starbucks, Carl's Jr. & Arizona Federal Credit will remain operational during renovation)

We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Mark Winkleman

Email Address: mw@mgsrealty.com **Phone Number:** 6024325955

Mailing Address, City, State & Zipcode: 7117 E. Rancho Vista Drive, Scottsdale, AZ 85251

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? Tom Brophy

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Judi Butterworth

Email Address: judi.butterworth@orionprop.com **Phone Number:**

Mailing Address, City, State & Zipcode:

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer Yes **No**

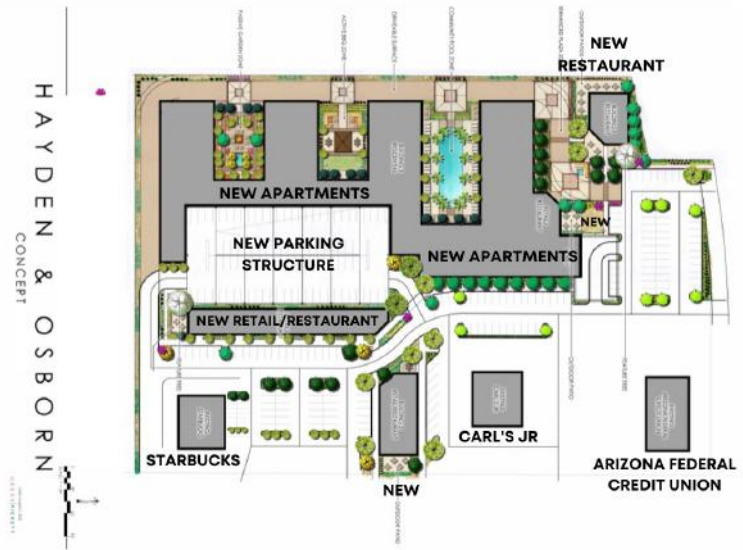
Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? Ari Spiro

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: Very smart redesign for this property. It's appropriate for the area. Good luck.

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

We are transforming a 40-year-old outdated shopping plaza that we've owned for the past 18 years into a 4-story new and exciting mixed-use quality residential and retail center. We're opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, Starbucks, Carl's Jr. & Arizona Federal Credit will remain operational during renovation)

We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Jason Hyams

Email Address: jhyams@insightland.com **Phone Number:** 6023851515

Mailing Address, City, State & Zipcode: 3022 N 50th St, Phx AZ 85018

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer Yes No

Would designated golf cart parking areas be beneficial? Circle one answer Yes No

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project?

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Jackson Everhart

Email Address: jackson.everhart@orionprop.com **Phone Number:** 9702193038

Mailing Address, City, State & Zipcode: 5950 N 78th Street. Scottsdale, AZ 85250

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

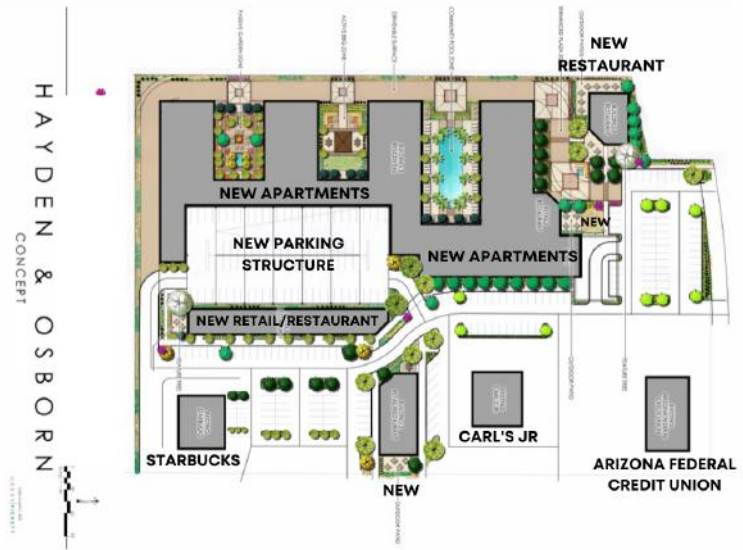
Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza? Whiskey bar

How did you hear about this project? Ari Spiro

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Eli Setton

Email Address: esetton@cox.net **Phone Number:** 4806294899

Mailing Address, City, State & Zipcode: 7950 E Acoma Drive, Suite 101, Scottsdale, AZ 85260

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project?

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Eddie Gonzalez

Email Address: eddie.gonzalez@svn.com Phone Number: 602-510-2204

Mailing Address, City, State & Zipcode: 5343 N 16th Street

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza? Keep the tenants local.

How did you hear about this project? THE MAN!! Todd Silver

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: I am excited to see this project take off.

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:

lindsey.dulle@svn.com





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Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Brent R Moser

Email Address: Bmoser@learizona.com **Phone Number:** 16025701278

Mailing Address, City, State & Zipcode: 5445 E VIA BUENA VISTA

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Serranos

How did you hear about this project? My network

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Brandon Treger

Email Address: brandon@treger.com **Phone Number:** 16023889444

Mailing Address, City, State & Zipcode: 7918 E McClain Dr Suite

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

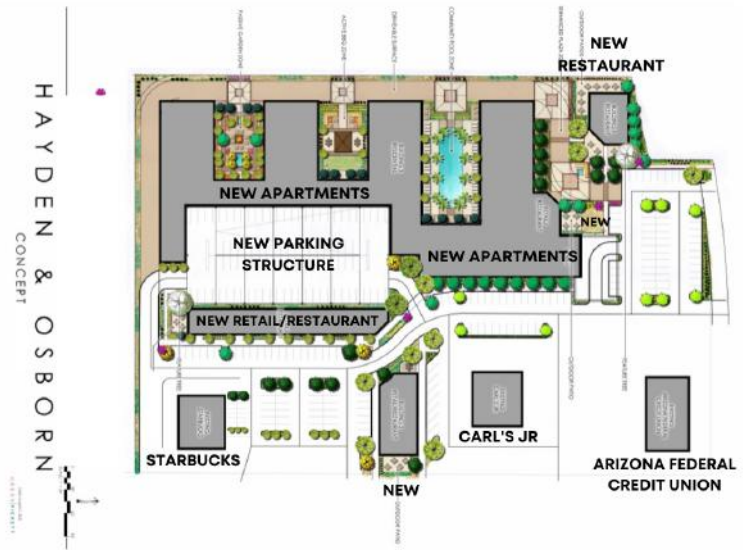
Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza? Whiskey bar

How did you hear about this project?

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





take written survey below
or scan code to take
survey online

Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Ari Spiro

Email Address: ari.spiro@gmail.com **Phone Number:** 480-292-3697

Mailing Address, City, State & Zipcode: 7150 E Camelback RD, Suite 425, Scottsdale, AZ 85251

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- I live in Scottsdale.
- I live near Scottsdale.
- I work in Scottsdale.
- I own property in Scottsdale.
- I am a local Scottsdale business.
- I socialize in Scottsdale.
- I currently shop at this plaza.

When the project is complete:

- I would like to live here.
- I want to dine & shop in the new plaza.
- I am interested in renting space at the new plaza.
- I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? **Keep the tenants local.**

How did you hear about this project? Have visited the property for 25 years

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: This prime corner needs a mixed-use project that the city can be proud of.

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, April 28, 2021 11:20 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #276)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, April 28, 2021 11:08 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #276)

Development Review Board Public Comment (response #276)

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:	4/28/2021 11:06:50 AM

Survey Response

COMMENT	
Comment:	I am writing in support of the Greenbelt88 multi-purpose project (Case Number 15-ZN-2020. This is a great example of how collaboration with the community turns a mediocre project into a great project. Lots of open space. No single family residences within 500' of the project. And a dying retail strip mall becomes something beautiful instead of empty parking lots and empty big box stores.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Michael J Norton
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	xway.mike.norton@gmail.com

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, April 28, 2021 10:43 AM
To: Cluff, Bryan
Subject: FW: Case Number ZN-15-2020

From: Travis Junion <travisjunion@gmail.com>
Sent: Tuesday, April 27, 2021 8:21 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Case Number ZN-15-2020

⚠ External Email: Please use caution if opening links or attachments!

I am writing in support of Greenbelt 88. My wife and I own a home and live in the area of the project. It is high time this center is updated in this key location in South Scottsdale. This project will activate and revitalize an important neighborhood asset located along the city's Greenbelt. After reviewing information on the project, I think it is beneficial for Scottsdale for the following reasons:

- 18-year property owner is also the developer
- Replaces a struggling retail center and outdated land use with thousands of square feet of vacancy
- High-quality mixed-use projects draw new business, residents, and support existing businesses in the area
- Project will activate the Greenbelt for enjoyment by everyone in the community
- 25,000 square feet of restaurant and neighborhood-service retail space
- Increased landscaping and open space
- Led by a hyper-local design team, many of which are neighbors
- Thoughtful design elements with no boxy stucco design being proposed
- Several years of community feedback considered in planning

Please recommend this project for support by the Planning Commission and to be approved by the City Council. Many thanks for considering this input to uphold our city's high standards for development.

Respectfully,

Travis Junion and Elizabeth Nielson
Scottsdale, AZ

Cluff, Bryan

From: Castro, Lorraine
Sent: Monday, April 26, 2021 3:57 PM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #275)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Monday, April 26, 2021 3:51 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #275)

Development Review Board Public Comment (response #275)

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:	4/26/2021 3:50:49 PM

Survey Response

COMMENT	
Comment:	Greenbelt 88 makes sense for this property. Big box retailers are closing stores and/or reconfiguring their concepts to much smaller stores. Unanchored retail projects survive only if they are much smaller and have good parking. New residential would be a positive for Scottsdale as it grows into a more sophisticated metropolitan city. And a few good restaurants are also welcome to serve our neighborhoods and businesses.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Judi Butterworth
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	judiabutterworth@gmail.com

Cluff, Bryan

From: Castro, Lorraine
Sent: Friday, April 23, 2021 12:35 PM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: Development Review Board Public Comment (response #274)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Friday, April 23, 2021 12:01 PM
To: Castro, Lorraine <Lcastro@scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #274)

Development Review Board Public Comment (response #274)

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:	4/23/2021 12:01:18 PM

Survey Response

COMMENT	
Comment:	I have been a tenant of this property for approx 14 years. Over this ti.e we have been a regular destination for local residents and businesses. While the property has been very good for us from a location standpoint, I feel that an upgrade is welcome. I feel a change to a res/comm property would be good for the current Scottsdale residents and my business.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mark Huettner / The UPS Store
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	markaztx@gmail.com

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, April 22, 2021 4:36 PM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: Development Review Board Public Comment (response #273)

It looks like she sent the same email twice

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, April 22, 2021 4:33 PM
To: Castro, Lorraine <Lcastro@scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #273)

Development Review Board Public Comment (response #273)

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:	4/22/2021 4:33:11 PM

Survey Response

COMMENT	
Comment:	This project would have a huge impact on the overall quality of life for the members of our community. We use the green belt and surrounding businesses often and this project would enhance the appeal of living in South Scottsdale.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Cassady McKay
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Cassadymckay@gmail.com
Phone:	(760) 492-4242

From: [Jan Skinner](#)
To: [Development Review Board](#)
Subject: Hayden and Osborn
Date: Tuesday, February 23, 2021 5:45:16 PM

External Email: Please use caution if opening links or attachments!

Doesn't Scottsdale have a height restriction?

Jan Skinner

--

Sent from Gmail Mobile

From: [Amber Mortensen](#)
To: [Development Review Board](#)
Subject: Hayden and Osborn Redevelopment
Date: Tuesday, March 02, 2021 9:18:36 AM

External Email: Please use caution if opening links or attachments!

To whom it may concern:

My name is Amber Mortensen, a Scottsdale resident, living in Pointe Scottsdale neighborhood. I, along with some of my fellow neighbors, are looking for clarification and further details on the pending project on Hayden and Osborn.

I am asking for a pause on the project until the community has the opportunity to have a voice in the plans and development. My request also urges a continuance of the meeting on 03/18/2021 until further details are unveiled and the community has a chance to see finalized plans.

I appreciate your consideration of me, my community, and my voice as a resident. Thank you for your assistance and support.

Best,
Amber Mortensen
310-999-9722
Mitchell drive and 86th street

From: [DICK LUTHER](#)
To: [Development Review Board](#)
Subject: Hayden & Osborn Redevelopment
Date: Monday, March 01, 2021 4:03:54 PM

External Email: Please use caution if opening links or attachments!

There is a project proposed for the corner of Hayden & Osborn that requires a change in zoning from Commercial to a Planned Unit Development. It would allow a height increase from 36 to 48 feet, incorporate 300 apartments and 84 studio apartments.

My wife and I are apposed to this zoning change and would like to see it remain as it is.

We are disturbed with the increasing number of high density units already constructed along Scottsdale Road from Thomas to Osborn. There are already ugly units on Miller from Osborn to Indian School and on Hayden from Oak to Thomas.

We moved to Scottsdale in 1968 and have lived on Osborn Road just down from Pima School ever since. We have seen the traffic increase dramatically with some cars clocked at over 60 mph in a 25 mph zone.

Scottsdale was once the "West's Most Livable City". I do not think that this is true any more!

The desert is being destroyed to the north. Please do not destroy what is already in the "Old Town" area.

Dick and Anne Luther

From: [Justin Deerwester](#)
To: [Development Review Board](#)
Subject: Greenbelt 88
Date: Saturday, February 27, 2021 8:56:17 AM

External Email: Please use caution if opening links or attachments!

Good morning,

As a Scottsdale resident in this area (Hayden and Osborn) I'd like the Greenbelt 88 project reviewed and the community given a chance to voice their opinion on something that may have a negative impact on our neighborhood.

Thank you,
Justin Deerwester

Sent from my iPhone

From: [kathy livingston](#)
To: [Development Review Board](#)
Subject: Hayden & Osborn Redevelopment
Date: Tuesday, March 02, 2021 5:20:12 PM

External Email: Please use caution if opening links or attachments!

Gentlemen,

I live near the proposed redevelopment of the Hayden/Osborn property. I have several concerns:

- traffic increases
- what are the proposed retail and commercial tenants
- really, a 300 apartment... just what IS NOT needed,
- concerns about the increase in heights to a 4 story building; didn't even like the 3, but 4 is RIDICULOUS.

I am not against modernization of the center, but the neighbors need some answers to direct questions...vagueness of not appreciated!

Please consider a continuance of the meeting on March 18 until the neighbors receive some answers and more finalized plans from the developer. This is for OUR neighborhood - not a bunch of money hungry developers trying to ruin our lives in our community.

Thank you!

Kathy Livingston

From: [Margaret Conroy](#)
To: [Development Review Board](#)
Subject: Lucky Plaza at Hayden and Osborn
Date: Sunday, February 28, 2021 2:51:12 PM

External Email: Please use caution if opening links or attachments!

RE: Lucky Plaza, SW corner Hayden and Osborn.

Hello, I am asking for a continuance of the DRB meeting about this plaza on 03/04/2021 until we get some solid answers. I live in the neighborhood and patronize Big 5, Office Max, the UPS Store, Uncle Sal's and the other restaurants in this plaza. While I am not necessarily opposed to redevelopment, looking at this plan, 300 apartments are way too many, and I say NO to the 4 stories. What kind of building material will be used...will the building(s) be durable and safe or just thrown together? Has anyone thought about traffic in the area? I am so sad that development has run rampant with no real plan and Scottsdale is being ruined. Please, a continuance until we get some answers. Thank you, Marge Conroy

From: [Michael Rayo](#)
To: [Development Review Board](#)
Subject: ReZoning of Osborn, and Hayden
Date: Wednesday, March 03, 2021 10:18:48 AM

External Email: Please use caution if opening links or attachments!

Good morning .

To whom it may concern:

My name is Michael Rayo. I live on Monterey Way and 85 ft St.

I'm writing to you because of my concern of the rezoning of the area, Osborn and Hayden. This area has several stores and restaurants that we partake in their business. There's UPS, Uncle Sal's restaurant, and Big 5 sport store and there's a bank on this property. By changing the zoning code there and building more apartments would do several things, 1, negative traffic and congesting to the area. 2, Bring into this area, more people that do not contribute to our town or to our community except in taxes and or rent to the developer /owner of this property. Think about the fact that the plan has. Three hundred apartments means over 300 hundred plus more people in that small complex. At 300 apartments, figure each apartment would have two, maybe three occupants in each apartment. Which means, six hundred or perhaps nine hundred more people living there. Which means, more traffic, more accidents, more delays. And needless to say, less or no stores and restaurants to partake and contribute to our economy in our neighborhood. Small business is the heart and soul of our community, not apartments. These businesses have been there for such a long time that they would financially be hurt in more ways than one.

Please understand, we really don't need more apartments. There's apartments and condos going up all around this area all ready which doesn't help in traffic, or congestion for this area. Seems like it's getting worse by the year. With more people moving here, and our lack of water. AKA.. our drought. This project will not help that situation.

I'm requesting, and asking that we keep this area as is for the betterment of our community . We don't need more apartments there. Building apartments there would destroy the neighborhood and it would start to look like downtown LA...We really don't need that to happen.

So please reconsider this project and say NO to rezoning this planned development.

Thank you for you time and consideration.

Yours truly

Michael Rayo... a resident of Scottsdale.

--

This email has been checked for viruses by Avast antivirus software.

From: cintisal57@aol.com
To: [Development Review Board](#)
Cc: [Carr, Brad](#)
Subject: HAYDEN AND OSBORN REDEVELOPMENT - WRONG FOR THE COMMUNITY- REQUEST NO ZONING CHANGE
Date: Sunday, February 28, 2021 11:16:36 AM

External Email: Please use caution if opening links or attachments!

DEAR REVIEW BOARD:

I REQUEST A CONTINUANCE FOR THE HAYDEN AND OSBORN REDEVELOPMENT PROJECT. AS A LONG TIME RESIDENT OF THIS SOUTH SCOTTSDALE COMMUNITY, I DO NOT WANT THIS PROJECT TO MOVE FORWARD AT ALL AND THAT THE ZONING CHANGE NOT BE APPROVED UNTIL THERE ARE MORE DETAILS PROVIDED BY THE DEVELOPER AND MORE INPUT IS ALLOWED BY COMMUNITY MEMBERS.

THIS PROJECT MUST PROVIDE MORE DETAILS ON THE FOLLOWING:

- IMPACT TO TRAFFIC IN THE AREA
- TREMENDOUS STRAIN ON EXISTING RESOURCES AND COMMUNITY MEMBERS DUE TO INCREASED DENSITY AND POPULATION
- THE PROPOSED RETAIL COMMERCIAL TENANTS
- IMPACT TO SEWER/WATER/INTERNET AND ELECTRICAL DUE TO THE MASSIVE NUMBER OF NEW RESIDENTS UP TO 384+ WITH VEHICLES

THIS PROJECT IS WRONG FOR OUR NICE COMMUNITY. WE DO NOT WANT IT TURN INTO MCDOWELL ROAD. THIS PROJECT HAS TOO HIGH OF AN ELEVATION AND TOO MANY APARTMENTS.

WE DO NOT SUPPORT THE ZONING CHANGE TO THE COMMERCIAL COMPLEX THAT MANY OF US USE DAILY.

Respectfully,

Sara and Joe Rumann
8519 E. Monterey Wat
Scottsdale, AZ 85251

From: [Susan Rayo](#)
To: [Development Review Board](#)
Subject: Hayden and Osborn roads
Date: Tuesday, March 02, 2021 8:04:16 PM

External Email: Please use caution if opening links or attachments!

To whom it may concern,

I was born at St. Joseph's hospital in 1954. I was raised in Sunnyslope and moved to what is now considered South Scottsdale in 1967. I have witnessed Los Arcos Mall come and go as well as Papago Plaza only to squeeze in apartments and condos. . Scottsdale High School was the school to go to back then, but it is long since been replaced with apartments and condos. Drive-in theaters as well as some old walk in theaters are gone. I remember golf courses here one day and gone the next only to build more residential housing. I remember when Hayden, Indian School, Camelback and most other main drags were one lane each way and I remember when there was no 101, 202 or 303 freeways. I understand that times change and with that time change , things change as well. Our infrastructure needs updating before anymore condos, apartments or houses are built. The traffic is so bad in our pretty town that is already over crowded with snowbirds becoming full time residents. Looking up and down Hayden Road, McDowell Rd., Scottsdale Rd., Osborn, Miller, McDonald, Granite Reef, Chaparral , Camelback etc. the only things being built are more and more houses, condos and apartments. Tearing down the plaza at Hayden and Osborn to build more apartments is not something that I want to see. Uncle Sals, The Side Door, The Blind Pig, Office Max, Big 5 and the UPS store would be sorely missed. Please don't tear down more favorite shopping strip malls to make room for more condos and apartments.

STOP THE OVER CROWDING!!!

Susan Rayo

From: [NoReply](#)
To: [Projectinput](#)
Subject: No More Apartments
Date: Thursday, October 15, 2020 11:16:16 PM

[City of Scottsdale](#)



Having shops nearby is really nice and makes scottsdale "livable," stop adding more apartments! -- sent by Savannah Engelking (case# 15-ZN-2020)

[City of Scottsdale](#)



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From: [NoReply](#)
To: [Projectinput](#)
Subject: Case 15-ZN-2020 Greenbelt 88
Date: Saturday, October 17, 2020 10:02:51 AM

City of Scottsdale



I am strongly opposed to this zoning change. This project is too tall and too dense for the neighborhood. This apartment complex will create too much traffic and congestion in the area. All that will be visible from Hayden road will be the parking garage. This project does not benefit anyone in the neighborhood. -- sent by Teri Huston (case# 15-ZN-2020)

City of Scottsdale



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From: [NoReply](#)
To: [Projectinput](#)
Subject: 15-ZN-2020
Date: Thursday, October 15, 2020 6:42:19 PM

City of Scottsdale



I am opposed to this rezoning. The neighborhood is appealing because it does not have the "urban" design and traffic is manageable. The amount of traffic this project will add is reason enough to refuse this rezoning. -- sent by Mary OHara (case# 15-ZN-2020)

City of Scottsdale



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From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #220)
Date: Monday, February 22, 2021 1:13:41 PM

Development Review Board Public Comment (response #220)

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:	2/22/2021 1:13:19 PM

Survey Response

COMMENT	
Comment:	Concerning Case #15-ZN-2020 We do NOT need another apartment building in South Scottsdale nor do we need another mixed use development! Also the zoning and height restrictions were put into place by those that had the foresight in keeping Scottsdale a wonderful place to live and enjoy. Allowing height and setback exceptions are a grave disservice to Scottsdale residents and we are losing the character of our City - one of its biggest draws! Please stop this insanity!!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Doreen Hollowell
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	doreenaz@hotmail.com
Phone:	
Address:	8222 E. Angus Dr., Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #221)
Date: Tuesday, February 23, 2021 7:34:29 AM

Development Review Board Public Comment (response #221)

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:	2/23/2021 7:34:00 AM

Survey Response

COMMENT	
Comment:	<p>Regarding the project of Hayden & Osborn case 15-ZN-2020. I am very displeased that the project is going before the DRB. To date there have been no public plans that reflect the following: -the landscaping that will be in place, -the elevation plan -the site plan. The community is being fooled into believing that some pretty pictures on the website are what will be designed on this corner. How can we as a community even know what is going to be built when no actual plans and no details have been submitted to the City of Scottsdale as well as the community that the building will reside in? We are concerned about the elevation of the structure is too tall for the greenbelt, we are concerned about the type of vegetation and landscaping to be done. And finally, we are concerned about the type of material being used in this project and how it is reflective of our area. Since the first community meeting that was held by the developer and the feedback that has been given via emails, social media nothing has changed in the plans, the drawings, or the communication of what will be built. I request a delay on the meeting of 3/18/2021 until more solidified plans can be developed and delivered to</p>

the community for review and feedback. Our community does not want to see 300+ apartments on this corner. We want a community that is involved in building and growing families in our area. Not a development that is 29% studio apartments and 52% 1 bedroom apartments. The type of implied apartments respectfully does not reflect the type of community that we want to develop in our neighborhood. The community has requested more 2-3 bedroom units that are reflective of small families, married couples, and professionals that work from home. Please extend a continuation of the 3/18/2021 date for the project in order for the community to give more feedback to the board and to the developer. The developer has not listened to concerns about this project, has not provided the community any type of solidified documentation and plans on what will be built. The community would like to see plans and drawings and renderings of what will actually be built in this area. Thank you Jan Vuicich

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Jan Vuicich
--------------------	-------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	safeguardscottsdale@gmail.com
--------	--

Phone:	(602) 770-0233
--------	----------------

Address:	8749 E Cheery Lynn Rd, Scottsdale, AZ 85251
----------	---

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #222)
Date: Tuesday, February 23, 2021 1:32:29 PM

Development Review Board Public Comment (response #222)

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:	2/23/2021 1:32:10 PM

Survey Response

COMMENT	
Comment:	<p>Our town is increasing the residential development at a fast pace. We are going to overload the traffic on roads that already have issues with speeding. Hayden is a raceway. Now you want to add more rentals that will more than likely have the college students. What has happened to our board allowing random contractors to come in and request high density HIGH RISE dwellings. This town is already packed with rentals. Yes, the snowbirds are moving here permanently due to East Coast storms and Cali people moving due to fires and high cost of living. Please PLEASE listen to the residents that live here and have been year for many MANY years and have come to know and love Scottsdale for it's small town feel....well in the downtown area. We live on Hayden and use it!! Please do not continue to allow high rise buildings and stop the High density residential building. Let them go up and build North Scottsdale. Thank you for listening, Raina Sainz</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Raina Sainz
--------------------	-------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	rainasainz@gmail.com
--------	--

Phone:	(602) 430-2603
--------	----------------

Address:	7916 E KEIM DR
----------	----------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #223)
Date: Tuesday, February 23, 2021 2:11:50 PM

Development Review Board Public Comment (response #223)

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:	2/23/2021 2:11:10 PM

Survey Response

COMMENT	
Comment:	This is in regards to the property at Hayden and Osborn. I cannot believe more apartments may be built! We already have so many going up now! The traffic here is already bad. There are only 3 grocery stores nearby. Developers have just ruined our neighborhood. This neighborhood has totally lost it's charm!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Courtney Milewski
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	bjaxr@cox.net
Phone:	(602) 399-0672
Address:	8324 east cypress, Scottsdale 852571M
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #224)
Date: Wednesday, February 24, 2021 9:41:25 AM

Development Review Board Public Comment (response #224)

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:	2/24/2021 9:41:03 AM

Survey Response

COMMENT	
Comment:	Regarding project 15-ZN-2020. This apartment project is too dense for the area. How will the traffic on Osborn be addressed. The traffic heading into the Scottsdale Estates community is already too much. Traffic bypasses Hayden and Indian School for freeway access by cutting through the community on Osborn and 82nd street. Also, all we'll see from Hayden is a parking garage and trash dumpsters. There are already too many apartment complexes in south Scottsdale. Please do not approve this dense project in the middle of our neighborhood.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Teri Huston
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	tmhuston@cox.net
Phone:	(480) 945-8375
Address:	8156 E. Whitton Avenue
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #225)
Date: Wednesday, February 24, 2021 2:26:52 PM

Development Review Board Public Comment (response #225)

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:	2/24/2021 2:25:51 PM

Survey Response

COMMENT	
Comment:	This needs so much more information before you can make a decision please please wait until you get all of the materials you need and make sure that it connects with the ambience and needs of the location in which you are planning 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:	Maria Circle
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Mkcircle@hotmail.com
Phone:	(480) 316-4326
Address:	7851 E. Keim Dr. Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #226)
Date: Thursday, February 25, 2021 4:54:26 AM

Development Review Board Public Comment (response #226)

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:	2/25/2021 4:53:39 AM

Survey Response

COMMENT	
Comment:	No more high density housing!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Laurie dalton
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	lauriedalton@cox.net
Phone:	(602) 790-6258
Address:	8741 e weldon ave scottsdale az
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #227)
Date: Thursday, February 25, 2021 12:47:38 PM

Development Review Board Public Comment (response #227)

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:	2/25/2021 12:47:26 PM

Survey Response

COMMENT	
Comment:	Please do not let anyone build a condo or apartments on the corner of Hayden and Osborn. We sure do not need any more of these places. We need more businesses to stay in business. Big 5 is used by a lot of the neighbors for the family sports their children are in. And also the resturants have been there for years.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Karen Nelson
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	jpkan@aol.com
Phone:	(480) 946-5975
Address:	8307 E. Oak St
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #228)
Date: Saturday, February 27, 2021 9:38:52 AM

Development Review Board Public Comment (response #228)

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:	2/27/2021 9:37:52 AM

Survey Response

COMMENT	
Comment:	We do not need another apartment complex! This neighborhood does use and rely on the businesses you are talking about closing!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Roberta S Weidel
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	rsweidel@gmail.com
Phone:	(480) 203-9071
Address:	8144 E Osborn Rd
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #229)
Date: Saturday, February 27, 2021 9:45:15 AM

Development Review Board Public Comment (response #229)

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:	2/27/2021 9:44:19 AM

Survey Response

COMMENT	
Comment:	Please DO NOT allow re-development of the southwest corner of Osborn and Hayden roads. As a 60+ year resident of Scottsdale this corner and its businesses are a vital support system for our neighborhood and surrounding area.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Craig Weidel
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	craig@craigweidel.com
Phone:	(480) 203-6835
Address:	8144 E. Osborn Road
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #230)
Date: Saturday, February 27, 2021 11:59:49 AM

Development Review Board Public Comment (response #230)

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:	2/27/2021 11:59:04 AM

Survey Response

COMMENT	
Comment:	<p>I am writing in reference to the proposed Lucky Plaza aka Greenbelt 88 project at Osborn and Hayden. It is my hope that this email is not necessary. Our new Mayor and city council were elected specifically to stop tragedies like this from destroying our neighborhoods. This area of Scottsdale has already added numerous massive apartment and condominium developments in the past 5 years. Within a half mile of this site on Hayden Rd there are 2 developments still under construction. If the city has concerns about affordable housing; Denim, formerly The Greens, is next to this site. Denim is a large complex offering very affordable housing in an excellent location. There are also a glut of former motels that have been converted to apartments. It is time to say no more. Protect what we all have created through decades of careful and thoughtful management. Home owners have to work within existing zoning when working on our homes. Development companies should have do do the same.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Mary Louisa Seiler
--------------------	--------------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	marylouisa@cox.net
--------	--

Phone:	(480) 202-8722
--------	----------------

Address:	8307 E Columbus Ave, Scottsdale 85251
----------	---------------------------------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #231)
Date: Saturday, February 27, 2021 12:54:00 PM

Development Review Board Public Comment (response #231)

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:	2/27/2021 12:53:20 PM

Survey Response

COMMENT	
Comment:	<p>As Scottsdale grows, and as a long-time Scottsdale resident (30+ years), I am growing increasingly concerned with the large amount of zoning projects that are being rezoned residentially as luxury condos and high end apartment complexes. I feel this is bad form for the current climate of sustaining Scottsdale's image as the most livable city. It also saturates Scottsdale with an abundance of housing unattainable to most buyers as is being seen in the Phoenix housing market as a whole. These buyers (myself included) would otherwise be able to afford until the housing market crashes, again. This potentially sets the city up for a housing crisis and property that may lose value and become an eyesore if not maintained. As well, I feel luxury condos or any type of residential project would not be good for this area as it will put a strain on the city's infrastructure.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Skyler Mann

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	SAMann729@gmail.com
Phone:	(480) 444-9987
Address:	3825 N HAYDEN RD
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #232)
Date: Sunday, February 28, 2021 6:14:28 AM

Development Review Board Public Comment (response #232)

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:	2/28/2021 6:14:04 AM

Survey Response

COMMENT	
Comment:	<p>We have lived her our entire lives (61 years)- near Hayden and Osborn. We are very worried about this new development, Lucky Plaza aka Greenbelt 88. We have heard that the elevation has increased in height from 36 ft to 48 ft. This is NOT what is good for Scottsdale - we have been told the multifamily complex will have 85 studios, 157 one and 58 2 bedroom units plus all the retail/restaurant buildings. THIS IS GOING TO BE A MESS FOR TRAFFIC. We live at 81st St and Earll and we use the Hayden/Osborn and Hayden/Thomas intersections all the time - it is already a mess with traffic. Putting up more housing at that corner will make it a nightmare. Hayden and Thomas intersection is already know to by one of the most dangerous in Scottsdale. How is this plan going to not add more to this?? There are so many tall buildings being built in Scottsdale now - the charm is being lost every day. Please keep Scottsdale like Scottsdale and not like CA or NY. Thanks for your time.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Michele Russell
--------------------	-----------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	kitandmimi@gmail.com
--------	--

Phone:	(480) 694-4817
--------	----------------

Address:	3101 N 81st St. Scottsdale, AZ 85251
----------	--------------------------------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #233)
Date: Sunday, February 28, 2021 11:21:01 AM

Development Review Board Public Comment (response #233)

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:	2/28/2021 11:20:47 AM

Survey Response

COMMENT	
Comment:	DEAR REVIEW BOARD: I REQUEST A CONTINUANCE FOR THE HAYDEN AND OSBORN REDEVELOPMENT PROJECT. AS A LONG TIME RESIDENT OF THIS SOUTH SCOTTSDALE COMMUNITY, I DO NOT WANT THIS PROJECT TO MOVE FORWARD AT ALL AND THAT THE ZONING CHANGE NOT BE APPROVED UNTIL THERE ARE MORE DETAILS PROVIDED BY THE DEVELOPER AND MORE INPUT IS ALLOWED BY COMMUNITY MEMBERS. THIS PROJECT MUST PROVIDE MORE DETAILS ON THE FOLLOWING: IMPACT TO TRAFFIC IN THE AREA TREMENDOUS STRAIN ON EXISITING RESOURCES AND COMMUNITY MEMBERS DUE TO INCREASED DENSITY AND POPULATION THE PROPOSED RETAIL COMMERCIAL TENANTS IMPACT TO SEWER/WATER/INTERNET AND ELECTRICAL DUE TO THE MASSIVE NUMBER OF NEW RESIDENTS UP TO 384+ WITH VEHICLES THIS PROJECT IS WRONG FOR OUR NICE COMMUNITY. WE DO NOT WANT IT TURN INTO MCDOWELL ROAD. THIS PROJECT HAS TOO HIGH OF AN ELEVATION AND TOO MANY

APARTMENTS. WE DO NOT SUPPORT THE ZONING CHANGE TO THE COMMERCIAL COMPLEX THAT MANY OF US USE DAILY.

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

PLEASE PROVIDE YOUR NAME:

First & Last Name: Sara Rumann

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: cintisal57@aol.com

Phone: (480) 675-8381

Address: 8519 E. Monterey Way

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #234)
Date: Sunday, February 28, 2021 11:57:06 AM

Development Review Board Public Comment (response #234)

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:	2/28/2021 11:56:59 AM

Survey Response

COMMENT	
Comment:	I am requesting a continuance on the Hayden and Osborn 3/18 meeting. We, as the community, should have a say in the development of that plaza.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Ashley Hare
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	ashleyhare2019@gmail.com
Phone:	
Address:	8107 E Columbus Ave, Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #235)
Date: Sunday, February 28, 2021 12:51:29 PM

Development Review Board Public Comment (response #235)

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:	2/28/2021 12:50:46 PM

Survey Response

COMMENT	
Comment:	<p>Please delay the review of the Lucky Plaza aka Greenbelt 88 Mixed-Use Project at least until 3/18/2021. This would allow the developer to address concerns regarding height increase (4 stories), impacts to infrastructure including water, electrical, internet and to local resources (grocery stores, parks, gas stations) based on increase of residents in a small area. I understand the need to develop that plaza, but with all of the other apartment complexes being built in our area, I don't believe 300 new apartments is the best fit. Especially with many of the details still up in the air. Originally it was proposed that the look from the greenbelt would be aesthetically pleasing, but the current elevation just shows the backside of apartments. Also I want to ensure that the beloved local establishments there (Uncle Sal's, Side Door, Blind Pig, hair salon, etc.) are included in the design and have guaranteed space in the planned retail area. Scottsdale, especially in the South Scottsdale are has given up any long term planning for development to ensure it fits with the Scottsdale vibe (no not bars). It would be great to base it on walkability, green space, more trees for shade and to help alleviate climate</p>

change. 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:

Jill Kanalos

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

jilk100@cox.net

Phone:

Address:

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #236)
Date: Sunday, February 28, 2021 2:48:52 PM

Development Review Board Public Comment (response #236)

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:	2/28/2021 2:48:13 PM

Survey Response

COMMENT	
Comment:	<p>RE: Lucky Plaza, SW corner Hayden and Osborn. Hello, I am asking for a continuance of the DRB meeting about this plaza on 03/04/2021 until we get some solid answers. I live in the neighborhood and patronize Big 5, Office Max, the UPS Store, Uncle Sal's and the other restaurants in this plaza. While I am not necessarily opposed to redevelopment, looking at this plan, 300 apartments is just too much and I say no to the 4 stories. What kind of building material will be used...will the building(s) be durable and safe or just thrown together? Has anyone thought about traffic in the area? I am so sad that development has run rampant with no real plan and Scottsdale is being ruined. Please, a continuance until we get some answers.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Marge Conroy
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	margeaz@msn.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #237)
Date: Sunday, February 28, 2021 5:32:41 PM

Development Review Board Public Comment (response #237)

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:	2/28/2021 5:32:18 PM

Survey Response

COMMENT	
Comment:	Hayden & Osborn redevelopment project - I have lived in Scottsdale for over 20 years now, in the same home. I watched this city develop exponentially, and sometimes not in a good way. This project would be one of them. WHO thinks we need more apartment complexes in this city? THAT IS RIDICULOUS! If anything, develop the proposed area for the same shops, but BETTER. The LAST thing this city needs is more temporary housing. I am requesting to HALT this project until the people who have lived here can VOTE on how to proceed.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Darci Juris
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	darcijuris70@gmail.com
Phone:	(602) 738-0243
Address:	8131 E Piccadilly Rd
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #238)
Date: Sunday, February 28, 2021 5:34:51 PM

Development Review Board Public Comment (response #238)

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:	2/28/2021 5:34:04 PM

Survey Response

COMMENT	
Comment:	Hayden & Osborn redevelopment project - I have lived in Scottsdale for over 20 years now, in the same home. I watched this city develop exponentially, and sometimes not in a good way. This project would be one of them. WHO thinks we need more apartment complexes in this city? THAT IS RIDICULOUS! If anything, develop the proposed area for the same shops, but BETTER. The LAST thing this city needs is more temporary housing. I am requesting to HALT this project until the people who have lived here can VOTE on how to proceed.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Brett Juris
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	daj61a@yahoo.com
Phone:	(310) 699-1427
Address:	8131 E Piccadilly Rd
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #239)
Date: Monday, March 01, 2021 8:09:00 AM

Development Review Board Public Comment (response #239)

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:	3/1/2021 8:06:18 AM

Survey Response

COMMENT	
Comment:	Mixed Use Project Hayden & Osborn Lucky Plaza Aka Greenbelt 88 My concern and this has not been answered: Has a traffic study been done for the Osborn Hayden intersection. Osborn Road going east bound on later afternoon weekdays becomes congested currently. The effect of high density multi-family will put more of strain on the traffic going east bound into the residential neighborhood as this is a primary access into this residential neighborhood. I am asking for a continuance of the 3.18.2021 meeting and reduction to only 3 story multi-family development due to the congestion. 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:	Paul Sarantes
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	phxarch@centurylink.net
Phone:	(602) 819-0857
Address:	3125 N. 84th Place

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #240)
Date: Monday, March 01, 2021 8:20:14 AM

Development Review Board Public Comment (response #240)

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:	3/1/2021 8:19:32 AM

Survey Response

COMMENT	
Comment:	Regarding the meeting 3-18-2021 to change the zoning for the Hayden and osborn mixed use project from commercial to pud, we request a continuance. We have unanswered questions and aren't clear on final plans by the developer. Thank you for your consideration in this matter.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Pat Perkins
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Patp@cox.net
Phone:	
Address:	8531 e osborn rd, Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #241)
Date: Monday, March 01, 2021 8:36:29 AM

Development Review Board Public Comment (response #241)

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:	3/1/2021 8:35:59 AM

Survey Response

COMMENT	
Comment:	Hello, I am concerned with the redevelopment that is being proposed at the corner of Hayden and Osborn. With a number of things not clearly stated on the project such as resource strain and infrastructure upgrades, we need to have a continuance until these can be solidified. I have lived in the Scottsdale Estates for many years and moved here because of the atmosphere and community. Creating dwellings where the population density is much greater than the surrounding area will put all that I love about this area at risk and hurt me and my family both socially and economically.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Brent Larson
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	brentlars@hotmail.com
Phone:	(480) 452-2513
Address:	8132 E Fairmount Ave. Scottsdale AZ 85251

From: [Development Review Board](#)
To: [Projectinput](#)
Subject: Development Review Board Public Comment (response #242)
Date: Monday, March 01, 2021 2:31:26 PM

Development Review Board Public Comment (response #242)

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:	3/1/2021 2:30:18 PM

Survey Response

COMMENT	
Comment:	I live on Osborn Rd & 85th St and the new Redevelopment on Osborn & Hayden will greatly impact our lives and that of our neighbors. There are already many new apartments on Hayden below Thomas which will have a great impact on traffic without adding more apartments to the area not to mention one which does not have yet a clear plan with subject to change as they go along. This project may be good for the owners of the land and anybody that profits from it but not for the neighborhood. Sincerely, Jay Lazar
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Jacob Lazar
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	metalfabman13@yahoo.com
Phone:	(480) 649-5509
Address:	3312 N 85TH ST
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #243)
Date: Monday, March 01, 2021 5:43:15 PM

Development Review Board Public Comment (response #243)

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:	3/1/2021 5:42:22 PM

Survey Response

COMMENT	
Comment:	In regards to the planned development being purposed at Hayden and Osborn, I respectfully request that the community have a say in the plans prior to its approval
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Steve Moyers
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	skmoyers@cox.net
Phone:	(602) 318-1415
Address:	8144 E Osborn Rd.
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #244)
Date: Monday, March 01, 2021 8:54:26 PM

Development Review Board Public Comment (response #244)

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:	3/1/2021 8:53:12 PM

Survey Response

COMMENT	
Comment:	I am I support of the new refacing of Hayden and Osborne. That are desperately needs an update and this place looks great.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Laura Ortnet
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Ksuortner@gmail.com
Phone:	
Address:	8745 E Culver St, Scottsdale AZ 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #245)
Date: Monday, March 01, 2021 10:57:16 PM

Development Review Board Public Comment (response #245)

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:	3/1/2021 10:55:38 PM

Survey Response

COMMENT	
Comment:	<p>The following comments are pertaining to Greenbelt 88 project number 15-ZN-2020 for the January 26, 2021 resubmittal. Overall the project looks wonderful. I especially like the setbacks compared to other recent developments in Scottsdale. The only objective I have is the zoning variance requested to increase the number of floors from three to four floors. The height requested would meet the total height restrictions, but most buildings that have additional appurtenances on their roof have them recessed from the edge so the line of sight makes them difficult to see or takes only a small part of the roof. An additional floor is neither of these. Hayden and Osborn roads provide egress for the development. An additional floor will increase the population density. During peak traffic hours such as going to work the majority of traffic will either go north or south on Hayden. The project has stated they will add a left hand signal traffic light at the Osborn and Hayden for traffic egressing from Osborn to go north on Hayden. Going south on Hayden takes you to the Hayden and Thomas intersection which is ranked second in the number of traffic collisions in Scottsdale according to the article publish in the</p>

Arizona Republic on Dec. 17, 2019.
Additional traffic will just aggravate the situation. New townhouses are being built at the old Harper's Nursery just 0.7 miles south on Hayden and the First Church of the Nazarene was just brought by another developer which is just 0.9 miles south on Hayden. Scottsdale has always been voted as one of the best cities to live in the United States. The increasing population density as we continue to build additional developments without supporting infrastructure will only diminish our standing. The addition of new infrastructure to support the growth is very difficult or impossible since the new developments are in an existing built-out area of Scottsdale,. Smart developments is the key to growth, yet have a thriving city for the future.

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Brian Teraoka
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	brianteraoka@hotmail.com
--------	--

Phone:	
--------	--

Address:	
----------	--

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #246)
Date: Tuesday, March 02, 2021 7:59:13 AM

Development Review Board Public Comment (response #246)

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:	3/2/2021 7:57:48 AM

Survey Response

COMMENT	
Comment:	I am in support of the project so long as the planned retail stays in place. I live just off the Greenbelt in Cavalier Vista 2 neighborhood and can walk or ride my bike to this location and would love to have more of a reason to stop in.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Christina Vance
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	christinaannevance@gmail.com
Phone:	(480) 648-6305
Address:	7707 E PINCHOT AVE
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #247)
Date: Tuesday, March 02, 2021 8:11:47 AM

Development Review Board Public Comment (response #247)

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:	3/2/2021 8:09:05 AM

Survey Response

COMMENT	
Comment:	I would like a continuance of the meeting on 3-18-21 concerning the Hayden & Osborn redevelopment. I would like to wait and see that questions the community group wants to ask are answered. I believe there has been too many apts and condos added to Scottsdale and it is taxing our environment as well as resources and the developers as well as city government need to take more consideration before adding even more units to our community.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Esther Hunter
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	estherhunter1947@gmail.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #248)
Date: Tuesday, March 02, 2021 8:36:53 AM

Development Review Board Public Comment (response #248)

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:	3/2/2021 8:35:34 AM

Survey Response

COMMENT	
Comment:	<p>Hello, I am writing in SUPPORT of the Lucky Plaza Redevelopment at Hayden & Osborn. I have to be honest, in "most cases" I am not a huge fan of more apartments (I would rather see Condos, where there is some ownership and stake in the community) BUT, I really like the thought and concept behind this design. We definitely need to freshen up the area. It would be nice to see more of a "live/work", kinda like Kierland Commons, in South Scottsdale. Plus, It would be great to have more destinations to bicycle to along the greenbelt. I just hope that the retail space is not downsized. I believe besides the existing; Uncles Sals, UPS, Credit Union, Carl's Jr. and Starbucks there needs to be additional space allocated to promote the "live/work" environment. Lastly, I think it is important as this, and any project in South Scottsdale be considered, the thought about promoting Scottsdale's goal of becoming a Diamond Bicycle Friendly Community!</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Judd Rousseau
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	juddrousseau@gmail.com
--------	--

Phone:	(480) 677-0774
--------	----------------

Address:	7937 E Loma Land Dr
----------	---------------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #249)
Date: Tuesday, March 02, 2021 10:13:02 AM

Development Review Board Public Comment (response #249)

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:	3/2/2021 10:12:05 AM

Survey Response

COMMENT	
Comment:	More information is needed for the Osborn and Hayden project so an extension should be given before judging. Data and stats / facts should be at the core and until certain questions are answered approval should be refrained from happening.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Dominic Bernardo
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Dominic.bernardo@gmail.com
Phone:	(786) 200-6122
Address:	8101 E. Fairmount Ave, Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #250)
Date: Tuesday, March 02, 2021 4:41:24 PM

Development Review Board Public Comment (response #250)

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:	3/2/2021 4:40:20 PM

Survey Response

COMMENT	
Comment:	Hi, My name is Mary Williams an I live very near Hayden and Osborn. I was informed recently that project has been submitted which will change the zoning from commercial to a PUD. I would like to request a continuance of the meeting 3-18-21. I believe our community does not have all the answers to our questions regarding this project. I would also like to see more finalized plans. Thanks, Mary Williams
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mary M Williams
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	marymwilliams4@gmail.com
Phone:	(408) 599-8767
Address:	8409 E COLUMBUS AVE, , false
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #251)
Date: Tuesday, March 02, 2021 5:03:37 PM

Development Review Board Public Comment (response #251)

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:	3/2/2021 5:03:19 PM

Survey Response

COMMENT	
Comment:	<p>Greenbelt 88 I am writing to express my strong opposition to 15-ZN-2020 (Greenbelt 88). As a third-generation South Scottsdale native/resident, I love this area deeply and am concerned that this development will be detrimental to the area. South Scottsdale already has a housing issue and more multi-family housing is not going to solve it but, rather, make it worse. The area needs more single-family housing, not more multi-family housing! I grew-up in this area, have a Master's degree in Taxation, a CPA license, and a great job in public accounting but the shortage of single-family housing in the area has created a surge in pricing that is slowly pricing me out of the city I grew up in. The applicants argue repeatedly that consumer spending habits have changed and that commercial spaces such as this are obsolete. As someone who frequents this shopping center regularly, I disagree. There are very little commercial shopping centers in the area and this one in particular houses Office Max (with a FedEx), UPS, Big 5, etc. All of these stores are shopped at frequently by local residents and we enjoy having them in close proximity! This center is also home to Uncle Sal's, which</p>

I'm sure you know has some of the best Italian food in town. Further, this project will create major traffic problems on Hayden Road, which is already congested (even during non-peak hours). Finally, I believe this project will likely create a host of other issues too (blocking views, adding to the urban heat effect, making portions of the greenbelt inaccessible, etc.). I know my opinions are shared by many in the area. We want the community to thrive (we feel that it already is). However, we want growth to be done in a way that protects our community, our environment, and the quality of life of the current residents! Please preserve the character of our community! I urge you to protect this area and the beloved greenbelt by disapproving the proposed development project. Best, Morgan

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Morgan Larson
--------------------	---------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	mlarson991@gmail.com
--------	--

Phone:	
--------	--

Address:	2700 N. Hayden Rd., APT 2075, Scottsdale, AZ 85257
----------	---

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #252)
Date: Wednesday, March 03, 2021 9:42:01 AM

Development Review Board Public Comment (response #252)

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:	3/3/2021 9:41:47 AM

Survey Response

COMMENT	
Comment:	Regarding the Lucky Plaza aka Greenbelt 88 Mixed Use Project Proposed at Hayden & Osborn: I'm reaching out as a local resident that owns a home less than a mile from this area. We don't want this proposal to move forward for the development of Hayden & Osborn until we have had the change to have a say in these plans. I'm writing to request a continuance of the meeting on 3/18/21 until more finalized plans are available from the developer and our community can have a say in this. 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:	Kristin Maloney
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	kristinbmaloney@gmail.com
Phone:	(971) 533-4012
Address:	8507 E Fairmount Ave, Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #253)
Date: Thursday, March 04, 2021 6:13:47 AM

Development Review Board Public Comment (response #253)

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:	3/4/2021 6:12:58 AM

Survey Response

COMMENT	
Comment:	Please grant a continuance of the Review Board meeting on 3/18/21. I am a Scottsdale native who lives at Indian School and Hayden Roads. I do NOT want things to move forward with the Lucky Plaza (aka Greenbelt 88) Project until I know ALL of the plans for this development. This is MY neighborhood and while I embrace change, I need to know details of the plan. Thank you! Anne McIntire
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Anne McIntire
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	anne.mcintire3@gmail.com
Phone:	(480) 326-4669
Address:	8043 E Fairmount Ave, Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #254)
Date: Thursday, March 04, 2021 7:11:28 AM

Development Review Board Public Comment (response #254)

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:	3/4/2021 7:10:37 AM


Survey Response

COMMENT	
Comment:	Please issue a continuance for the Hayden & Osborn Redevelopment until there are more finalized plans and some other answers to our questions.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mark Carver
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	mcarver@anmark.com
Phone:	(480) 968-3126
Address:	8220 E COLUMBUS AVE Scottsdale az 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

To: Savannah Engelking
Subject: RE: Rezoning Meeting

From: Savannah Engelking <sengelking@ymail.com>
Sent: Tuesday, August 25, 2020 4:27 PM
To: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Cc: olleavad@cox.net; rengelking@cox.net
Subject: Rezoning Meeting

 External Email: Please use caution if opening links or attachments!

Hi Bryan,

Are we able to submit feedback early by emailing you directly? I and many other Scottsdale residents are opposed to the addition of MORE apartments, rather than businesses, condos, and homes. I currently live next to another developing apartment complex and have seen first hand the negative effects it has on the surrounding neighborhood and it's residents, including subsequent increase of crime that has effected my family personally. I and my neighbors urge you to rethink the rezoning and addition of more apartments.

Sent from my iPhone

Cluff, Bryan

To: Carolyn Kinville
Subject: RE: pending mixed use (residential and mercantile) at Hayden and Osborn Roads

From: Carolyn Kinville <jckn1746@gmail.com>
Sent: Friday, August 28, 2020 5:33 PM
To: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Subject: RE: pending mixed use (residential and mercantile) at Hayden and Osborn Roads

⚠ External Email: Please use caution if opening links or attachments!

Thanks Bryan.

I still don't trust the developer. So the existing businesses can renew their leases, but will the rents increase ? Regarding the new residential, I am concerned about height and density. It is getting harder to see Camelback Mountain.

I'm all for biking trails and walking trails.

Carolyn

Cluff, Bryan

To: Curtis, Tim
Subject: RE: Hayden and Osborn; Greenbelt 88 (15-ZN-2020)

From: John Faramelli <jfaramelli@cox.net>
Sent: Tuesday, September 29, 2020 4:02 PM
To: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: RE: Hayden and Osborn; Greenbelt 88 (15-ZN-2020)

⚠ External Email: Please use caution if opening links or attachments!

Tim, where do I start. First of all thank you for thinking of me and sending me the application. However when I click on the link it starts then my screen goes blank I only read the history. {I will keep on trying considering I am very interested on the compliance to the GP}

Here are my thoughts yes in fact this site was part of the Schrader Ranch Master Plan and the retail was placed there to serve the general area. He has not shown any studies that would suggest that he has done any type of study to determine if there is still a need for retail to serve this area. I believe that this site still provides the type of uses to serve the neighborhood. I spoke to UPS corporate and they say that they are pleased to be in that center also Office Max feels the same way. However they were told that they would have to share the site with apartments. You can only imagine what their reaction was to that.

He also has been making broad statements to the neighborhood that if he does not reduce the retail the center will go dark. I would like the applicant to submit a study from Real Estate Associations that supports his assumption. Just because money is available for apartments that does not mean we should be building apartments up and down Hayden Road. In my opinion banks should not be determining land use it should be up to professionals.

The last plan I looked at showed densities up to 42 units per acre, I know I left the city a while ago but did not know we can build densities outside of our downtown to that number. When we did the apartments on the north side of Osborn the densities there was around 18 units per acre, (and the only way they achieved that number was because they dedicated parts of the Indian Bend Wash and we transferred the densities.

The other issue is height in this case the height probably be determined by the 100 year water level in the IB wash and the required freeboard, my understand is that the height can only be 36 feet out side of the down town. How will they fit 4 stories into that 36 feet. Can they amend development standards, most of the apartments are 800 square feet I guess with 9 foot ceilings?

This project impacts a large neighborhood and by having these virtual zoning cases is crazy, this puts neighborhoods in a competitive disadvantage and the CC and PC don't have all of the input it needs to make an informed decision.

I am not going to get into the infrastructure problems that is something the engineers will have to work out, however I will be on top of the evaluations they all make.

I am talking to the Golf Course Tim, and I have a question. That area where the golf course is a drainage easement and fee ownership mostly held in Trust by the city for flood control. It also has a land lease to accommodate the golf course my question is can the golf course file a legal protest against this project? I was wondering where I get that answer I have not had time to go to the archives to review the lease, I was going to call the City Attorney. What is her name?

Tim, thank you for letting me vent, however I have been ask by this neighborhood to help them, and I feel a sense of responsibility even if it takes away from my football watching.

Cluff, Bryan

To: Smetana, Rachel
Subject: RE: Hayden/Osborn Redevelopment

From: John Faramelli <jfaramelli@cox.net>
Sent: Tuesday, August 18, 2020 10:15 PM
To: christianserena <christianCserena@gmail.com>; rgrant0755@gmail.com; trcavanagh@cox.net
Cc: Smetana, Rachel <RSmetana@scottsdaleaz.gov>
Subject: FW: Hayden/Osborn Redevelopment

⚠ External Email: Please use caution if opening links or attachments!

I have looked at this project and it sucks, there is money available for apartments and come hell or high water he is going to get the max from the lending institution. He has never looked into the entire area to determine if we are well served by retail. This was part of the Shrader Ranch master plan that established this retail with Lucky's grocery store. They told me that the density is 40 units per acre, the multi-family to the north is less than 20 units per acre. And that density was transferred from the dedication they provided for the wash easement. There is a bunch of other issues, but I believe the Beverly Hills Developer needs to do a lot more work. This zoning attorney has a reputation of ramming projects through the process.

I have been contacted by many neighbors to get involved, I am not interested in getting all of those folks notified, but this should not be a 750 feet notice. It should extend out to housing on the east and west. It could be a minor gp amendment. Many of these neighbors who ask me to get involved believe we have enough apartments and we should not be rezoning property based on money that is available but what is the best land use. I am old and tired and not interested in doing much more but I do have the confidence in the staff to hold their feet to the fire.

Cluff, Bryan

To: Diana Kaminski
Subject: RE: Public Input for the proposed project at Osborn & Hayden

From: Diana Kaminski <DMDMKamin@outlook.com>
Sent: Wednesday, August 26, 2020 10:49 PM
To: George Pasquel <george@witheymorris.com>
Cc: Cluff, Bryan <BCluff@Scottsdaleaz.gov>; electdaveortegamayor@gmail.com; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; becca@beccaforscottsdale.com; lisa@lisaformayor.com; bhumphrey1 <bhumphrey1@ymail.com>; tammy@tammycaputi.com; durhamforthecitizens@gmail.com; votejanik@gmail.com; johnlittlescottsdale2020@gmail.com; phillips4council@gmail.com
Subject: Public Input for the proposed project at Osborn & Hayden

⚠ External Email: Please use caution if opening links or attachments!

Good Evening Mr. Pasquel,

Thank you for the well-attended and presented neighborhood meeting. I will apologize in advance for the length of this email.

Regarding Meeting Notification: I was disappointed that the city allowed the sign to post a zoom meeting without the URL, which then required residents to “register” through the applicant in order to get the link to the meeting. As a public open meeting, residents should not have to disclose their personal contact information in order to attend. There were approximately 100 people on the meeting, however, this may have been from posting on social media, not from the applicant emailing people. I was told from a friend who had contacted you that they’d be emailed later with the link but they did not get a link for the meeting; they said several of their friends had the same experience, and never got emailed the link. This leads to mistrust in the public when access to the meeting is controlled. This is a city issue to deal with, as you met the notification requirements as outlined by the city.

Regarding Meeting Openness for Participation: Thank you for answering many of the questions during the meeting, however, not having the ability to see the questions/comments by other residents was not a transparent process. The development team controlled the discussion entirely, and did not allow people to see the comments submitted. I hope any future meetings required, will enable the dialogue to be heard among all who attend and not be controlled by the applicant. I am not sure how many more meetings they will be required to have, or if the next step is the hearing process.

Regarding Public Hearing Involvement: Since the Design Review Board meets at 12:30pm on Thursdays, most residents will not be able to attend. Another issue for the city, holding public meetings where only retirees, unemployed or shift workers can attend because they are during regular work hours. Maybe some will take vacation time to attend. I wanted to provide feedback on my initial observations of the project in hope that early input will impact final results.

Regarding commercial component:

- Very glad the credit union is staying, my family banks there, thank you.
- Very glad that Uncle Sal’s will stay, thank you.
- Glad the dance studio may be kept, thank you.
- I understand the retail market is soft, and the current big box model is not financially viable. However, I implore you to keep UPS and the CopyMax portion of the store, as they are very valuable for residents; those uses could easily move into the retail space proposed.

- Of greater concern is Big 5, some products they offer *cannot be purchased online* and serve South Scottsdale scouts, sports teams, families, hunters and outdoor enthusiasts. We have purchased backpacks, ammunition, camping gear, archery gear, clothing, swim gear and shoes (for football, golf, soccer, school & work). We can't afford Bass Pro or Dick's Sporting Goods. We know many families in scouts and sports who can't afford these other places. If there was any way to incentivize Big 5 to stay, maybe a scaled down version of their store with the ability to try on shoes or hiking gear and order them for pick up later so they don't have the large inventory on hand. We would greatly appreciate keeping this resource, otherwise we will have to drive to Phoenix to shop for these items.
- I know the street front retail are under different ownership, but I hope that Carl's Juniors, the credit union and Starbucks will be updated to reflect a more contemporary style that goes with the new development rather than remain outdated buildings in front of something new. The site will not be revitalized if not united aesthetically, in whatever manner is feasible.
- Keep the turf at the street front; I am tired of the desert conversion to a minimalistic plant palette (zero-scape rather than xeriscape) that adds lots of rock to radiate heat of the surrounding area. The character of the area is reflective of the green belt. While we pay for maintenance of Indian Bend Wash, as viewed by the new residents of the development, we would like them to maintain a street front that is reflective of this same character on Osborn and Hayden. Keep the turf.
- There was no information provided regarding parking. When Uncle Sal's is open the current parking fills the north half of the lot. This use is not compatible as shared parking with residences because it is open during the hours when residents are home. There needs to be sufficient parking to balance commercial uses, guest parking and resident parking. This was discussed during the meeting, but no numbers were available to discuss. The site may be mixed use, but it does not have a strong transit system to support alternative modes, and will still be heavily reliant on automotive traffic.
- I realize there are private properties and powerlines at the street front, however, the City should require the developer to provide 2" caliper street trees on the south side of sidewalk on Osborn and west side of the sidewalk on Hayden, to support a shaded walkable area, preferably a tree species that provides a dense canopy for shade. This will create a more comfortable pedestrian experience.



Regarding residential component:

- The presentation did not provide data on density, parking or traffic counts. We need more information on this.
- **Build for Condos:** Residents do not support apartments at this location. This is a condominium location with the golf course and park. I understand the financing of these projects, and that you cannot build condos from the start. However, the City could require the project to build to condominium code standards (higher noise transmission insulation between units, higher quality finishes, larger floor plans). The City could also require that a condo plat with HOA CC&Rs be recorded for future implementation when the 10 year statute of limitations ends on construction liability. The developer can own and operate it as apartments and does not have to sell the units, but this assures that when the market changes, these units are designed, constructed and ready to sell: **owner occupied is a preferred addition to the community, it establishes longer term residents that embed in the community rather than the transient population of rental units.**
- **Increase unit size:** provide fewer units that are larger and with more bedrooms. 1,000-2,000 s.f. units with 3-4 bedrooms are more like houses, livable and sellable. For those who work from home (a growing trend) a single or couple may want a guest bedroom as well as a home office (3 bedroom). A divorced parent with kids of different genders is required to have separate bedrooms which is hard to find in 1 and 2 bedroom complexes. Please provide three-bedroom units to attract a more diverse population of tenants. 1 and 2 bedroom 800 s.f. units restricts the demographic served and will promote a more transient population.
- **Traffic generation:** Traffic data was not available at the meeting. Although mixed-use in theory reduces traffic (*if people work on site*), the reality is this site has limited access to alternative transportation (*and residents who pay market rate rents may not want to take the bus to work*) and limited commercial uses (*none that will not*

generate jobs for residents able to afford these units). The proposed number of units will add a lot of rush hour traffic with commuters. It is mixed use, but does not appear to have the components to justify traffic reductions.

- **Density:** in the area is starting to impact the grocery stores (pre-covid shortages of produce were fairly frequent). Reducing the number of units would help reduce the burden on parks, grocery stores, water pressure and streets. I know that there is a pro-forma done for this product, particularly to pay for a parking structure, but we don't get to see this proforma. Reducing the number of units will reduce the parking demand, possibly taking off one floor and saving construction costs.
- **Building height:** I support the proposed height as long as all mechanical equipment is fully screened on all sides.
- **Stealth Cell Tower:** I would like to see the height utilized in a tower element on site that could provide a stealth cell tower facility, which would generate revenue for the site and reduce the need for fake trees or poles in the area. The minimum height needed for something like this is 60'; if they can get an architectural feature that is part of the building this would be beneficial for cell coverage.
- **Solar panels:** as an amenity to the residents, build solar panel shade structures on the top floor of the garage to shade vehicles and generate power. Solar shade canopies will also reduce the need for tall light poles sticking up on the top level, as the parking would be illuminated under the canopies.
- **Amenities:** provide a small tot lot and dog park for residents on site. The increased density in the area is having an impact on park amenities; the addition of residential should include a requirement to provide private open space for the residents, even if it is on the rooftop with shade and plants. Please do not rely on the existing park infrastructure for the amenities like dog facilities. I know you mentioned this during your presentation, and I hope it is quantified in documents to assure it remains a part of the project.
- **Architecture:** Do NOT give us more grey and white stucco boxes devoid of architectural interest. The presenter said they 'would rely on the existing beauty of the natural park landscape with the buildings as a neutral background.' We already have the existing beauty of the natural park landscape; please give us architecture worthy of looking at while in the park. I am tired of grey and white stucco boxes. Provide south Scottsdale the same level of detail and architectural variation that north Scottsdale would get in a variety of materials, use of masonry and metal, changes in texture and color, variation in building wall plane and roofline. I would like to see high quality long lasting materials, articulation of the structure, shade over windows and privacy between balconies (recessed balconies, not cantilevered in the air with fake wood panel slats between them). *Design this so that 10 years from now they look as good as they do now, and are not dated by trend, so that they are marketable to sell as condominiums.*

These are my initial reactions to what was presented tonight. I look forward to further presentations with more detail and more opportunity to provide open public dialogue. Because I'm not sure when this will go to hearing or if I will be able to attend, I am copying Bryan from Planning, as well as the Council members and Candidates, so they are aware of these concerns for their consideration at any future hearing process. This has the potential to be a great addition to the area, if designed properly. I would be happy to provide images of all the projects that I consider a compliment or a detriment to the community, but I realize this is personal taste and others may not agree.

Sincerely,
Diana Kaminski

Cluff, Bryan

To: Curtis, Tim
Subject: RE: Planning Commission Public Comment (response #173)

From: PlanningCommission@ScottsdaleAZ.gov <PlanningCommission@ScottsdaleAZ.gov>
Sent: Wednesday, August 26, 2020 4:40 PM
To: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #173)

Planning Commission Public Comment (response #173)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	8/26/2020 4:39:41 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	rezoning of shopping center @ Osborn & Hayden
COMMENT	
Comment:	This is part of "old town" and most of us would like to keep it that way. All of these 3 story apts are awful and making the area crowded. There are already plenty of apts on the other side of Osborn (that are not full) and this complex is a nice place to shop. I have lived in this area 50 years and was born here b4 Scts became a city. Trying to make us like LA or NYC is not welcome and even my kids like it without all the high-rises-- which are being built anyway i.e. south of Thomas on Hayden. I'm sure the neighborhood @ Oak is just loving those apts that mean more traffic for their streets. Please NO 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:

Kathleen J.

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

appylvr48@hotmail.com

Phone:

(480) 949-0409

Address:

7725 E. Earll Dr. Scts 85251

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 2:58 PM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #269)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 18, 2021 2:14 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #269)

Development Review Board Public Comment (response #269)

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:	3/18/2021 2:14:09 PM

Survey Response

COMMENT	
Comment:	The developer insight into retail is dying is not accurate with all of the tenants at the 15-ZZ-2020. The Big 5 Sportings Good store is a thriving business and plans to keep its lease for 5 1/2 years the rest of the contract. Big 5 during 2020 increased it's revenue by 19% during Covid. Additionally, their stock value went from \$1.15 in May of 2020 to \$15.00 in Mar 2021 an increase of 1200% We have a jewel that would keep this retail thriving and the community happy. The website - https://www.retaildive.com/news/5-retailers-winning-despite-the-pandemic/586602/
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Jan Vuicich
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	jan@jhaccounting.net
Phone:	(602) 770-0233
Address:	8749 E CHEERY LYNN RD, SCOTTSDALE, AZ 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 2:54 PM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #268)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 18, 2021 1:22 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #268)

Development Review Board Public Comment (response #268)

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:	3/18/2021 1:21:19 PM

Survey Response

COMMENT	
Comment:	Why is this project moving forward, when they have not complied with the land use element of the General Plan??? Does this attorney dictate what our city should look like, or does the neighborhood have input.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	John Faramelli
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	jfaramelli@cox.net
Phone:	(602) 206-9391
Address:	3327 north granite reef road

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:52 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #266)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 18, 2021 8:51 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #266)

Development Review Board Public Comment (response #266)

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:	3/18/2021 8:50:38 AM

Survey Response

COMMENT	
Comment:	I would ask that this development considers our neighborhood of families. I am open to it but want to make it known we want to entice families not low income apartments. No 4 stories. When this project was first discussed you mentioned beautiful landscaping and expansion of our green belt with more access and I get the impression the goal is money not better livability for the community.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Angela Schafroth
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Angieschafroth@yahoo.com

Phone:	(503) 250-2871
Address:	8719 e cheery lynn rd Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:25 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #265)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 18, 2021 8:21 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #265)

Development Review Board Public Comment (response #265)

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:	3/18/2021 8:20:17 AM

Survey Response

COMMENT	
Comment:	<p>Greenbelt 88 project: The parking garage is only allocating 392 cars for the garage and another 123 of surface parking outside of the garage, That is only 1.71 cars per apartment. Is this enough including guest parking and retail parking? When the developer says more spots aren't needed because they've found residents don't all request more parking, it's because they typically provide one spot per unit and any additional spot will cost the renter money. Well the renter will typically determine they can "wing it". on the 2nd spot. They will park in retail parking and on the streets, or across at neighboring commercial or residential locations. My son rents a one-bedroom apartment with his wife near the Valley Ho. They wing it everyday to find parking on the streets in order to avoid the 2nd monthly parking charge. Not fair to the local residential and commercial neighbors.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Margie Creedon

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

margiecreedon@gmail.com

Phone:

(480) 221-9449

Address:

2940 N 83rd St, Scottsdale, AZ 85251

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:09 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #261)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, March 17, 2021 8:30 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #261)

Development Review Board Public Comment (response #261)

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:	3/17/2021 8:29:45 PM

Survey Response

COMMENT	
Comment:	<p>March 17, 2021 I'll get right to the point. I am sick and tired of apartments popping up like weeds in South Scottsdale. This used to be a nice place to live. I've been here for 40 years and it has changed for the worse. Now it is becoming just another typical apartment filled suburb, the West's Most Non-Western Town. More apartments = more people, cars, noise, pollution, crowded grocery stores, traffic, etc. A few times this past year I've had to wait for a second light cycle at traffic lights during non-rush hour times. The overall quality of life here has declined. Mr. Drinkwater would not be happy with what is going on here. At first you were going after land that had businesses that were already closed and gone - the closed car dealers along McDowell Rd, the closed church on the southwest corner of Hayden and Oak, the closed Harper's nursery on the southeast corner of Hayden and Virginia, and several others. Now you are going after land with open businesses – the Office Max center on the southwest corner of Hayden and Osborn. In your report you call it an “under-performing”</p>

	<p>location, under-performing by whose definition. I have been a customer for at least four businesses in that location for years. The bottom line is the city wants more revenue and it comes at the expense of the quality of life here in South Scottsdale. No member of the city council lives here in South Scottsdale. So what they vote for here doesn't affect them where they live. Propose a three story apartment complex on their street or in their neighborhood to bring in hundreds more people and let's see what happens. Vote no on this proposal and stop destroying South Scottsdale. Robert Wierzal</p>
--	--

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Robert Wierzal
--------------------	----------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	bonzaibob@q.com
--------	--

Phone:	
--------	--

Address:	
----------	--

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:08 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #260)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, March 17, 2021 5:15 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #260)

Development Review Board Public Comment (response #260)

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:	3/17/2021 5:14:18 PM

Survey Response

COMMENT	
Comment:	<p>Things we as a community would like in this project Reduced height.. We do not want a 4 story box on the corner.. If we have a step-up design of 2 stories facing the greenbelt up to maybe 3-4 stories facing the retail side much more acceptable We would ask to exclude studio apartments and focus on 1,2 and 3 bedroom units that cater more to professionals and small growing families. (less transient more permanent / growth-minded community members) We would like to see this a condominium project rather than an apartment complex (as there are condominiums to the north) More landscape and greenery are relevant to the Greenbelt area.. The site plans have very few trees or greenery. And we would like to know the types of landscape A traffic study, we are very concerned with this being an already busy corner that the traffic flow in this older community is going to take some time to redesign the traffic. Only on the North-South Hayden Rd. are there 2 areas to make left-hand turns going north.. This needs to be evaluated for the Osborn road as there is only 1 left-hand turn exit and</p>

may cause traffic delays at an already busy corner. The Greenbelt 88 narrative suggests that there are restaurants with patios, however, when we look at the site plans we do not see any room for patios for the restaurants that will be new.. And due to Covid requirements, outdoor seating is essential We want to make sure that there is a setback away from the sidewalks and curbs and allow for plenty of area for trees to offset the height of the building, per the plans it appears to have 0' of setback The parking garage is only allocating 392 cars for the garage and another 123 of surface parking outside of the garage, That is only 1.71 cars per apartment. Is this enough including guest parking? We would ask that this be re-evaluated The site plans list that there are 55 bicycle stalls provided, however, we question if these are for tenant use as they appear to be on the outside-accessible to all public and not just tenants.. If this is to be a designated area for a bike to work type property then please list out some secure areas for bikes for the tenants Floorplans are vague as to the proposed size of the resident balconies and locations for these. We would like to see more definition on each apartment balconies We would like to know the types of amenities for the tenants, ex: 3 pools, and locations We also would like to know the types of materials being used in the development as Hayden has a different appeal than Scottsdale road (slump block vs stucco) What does the property really look like? We have seen multiple variations and would like to see more of an upscale feel like a Fashion Square area, rather than a 1960's box with community balconies feel Types of tenants that you are working to attract, we have shared our community poll which suggests we really want to keep the Sportings good store or a scaled-down version, the print/copy max, the ups postage store, the dance studio

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

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Anthony Genualdi
--------------------	------------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	tonygen@mail.com
--------	--

Phone:	(480) 252-5902
--------	----------------

Address:	8317 E. Oak Street
----------	--------------------

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Castro, Lorraine
Sent: Monday, March 15, 2021 8:08 AM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: Hayden & Osborn

From: Martha Cornelison <tarrales@cox.net>
Sent: Sunday, March 14, 2021 5:41 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Hayden & Osborn

⚠ External Email: Please use caution if opening links or attachments!

City of Scottsdale:

My family and I have lived on Weldon and 82nd St since 1978. Our children all went to Pima. Almost everyone on this street is here to stay. Almost all have upgraded our homes on these streets. There are children that go to Pima, children that cross Hayden in the morning and afternoon to go to Pima. The light off Osborn to go south onto Hayden has NEVER had a turn arrow. Yes, we did get a bit of extra time (like one extra car). Do not say you all have done studies about the traffic. Yes, the city has but doing in the summer when there is no school, or when we have to work from home due the Covid outbreak and kids are home for schooling or not working. Those studies DO NOT COUNT. So let's add to a major problem.

Now you want to put a 4 STORY BUILDINGS ON THAT CORNER. Really seriously 4 stories!!!! You DO NOT have 4 stories down on Hayden where Harpers Nursery use to be or 4 stories where the church use to be. The traffic is bad enough, there is only one grocery store close, Bashas and one drug store and our traffic SUCKS. It is always busy and when there is problems on 101 guess what everyone uses Hayden not Pima!!

Do not add some stupid giant 4 story complex on a corner that cannot even handle the traffic now. What about having it now look like all of downtown Scottsdale. What happened to our city it is looking downtown LA or Phoenix. What is happening to a feel of family and what Scottsdale has been about. We have enough high-rises building already. We do not need 4 stories. Yes, I know Herb Drinkwater is rolling in his grave.

I understand growth. Good growth and I even work in the builder business but add more people and more apartments, condos. Really we already have so much vertical living, do we really need more? We have 2 new complexes right down the street. We have all the stuff downtown. Are they really going to be filled??? Are they going to be so overpriced that people cannot afford them. WE are still SOUTH SCOTTSDALE NOT NORTH SCOTTSDALE. People come to this area as visitors, spring training, winter residents. They come to spend money in downtown Scottsdale because it is different. Not much longer with all this high-rise growth.

Yes, growth is good right now but it will come crashing down again. Yes, like in 1998, 2008 it is the cycle and then are we stuck with building that are not filled. Taken back by the banks and they let them run down or worse they do not get completed. Ladies and gentlemen this will happen again. It is a given whether we like it or not but we have more than enough apartments, condos we DO NOT NEED 4 STORES MORE OF THEM.

- HOW MUCH DO WE NEED?? What about the Uncle Sal's and the bank? The other business in that complex. Oh just kick them to the side and say tough. Does the City of Scottsdale not care about what has kept this part of Scottsdale nice and the families that live here caring about Scottsdale Estates. I ask you to PLEASE, PLEASE consider the really residents of south Scottsdale, us that have been here for years and those that have bought recently because this is a family neighborhood not a DOWNTOWN area. We love this area and when I say we not just my family but those in all these streets that fix up the homes and if sold they are sold to young people because we are a family neighborhood not a DOWNTOWN LA.

•

Thank you and please pass along to those that might have a bit of heart but most important common sense.

Martha Cornelison
8150 E. Weldon Ave.
Scottsdale, AZ 85251
Cell 480 720 0386

Cluff, Bryan

From: Castro, Lorraine
Sent: Monday, March 15, 2021 8:07 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #257)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Saturday, March 13, 2021 10:30 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #257)

Development Review Board Public Comment (response #257)

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:	3/13/2021 10:29:05 AM

Survey Response

COMMENT	
Comment:	I've lived in this area since 1978 and have seen many changes both good and bad. I'm in favor of revamping the shopping center in question. I'm NOT in favor of building more apartments there! South Scottsdale has been inundated with new apartment and condo developments. Traffic at the corner of Hayden and Osborn is already extremely busy...just think what it'll be like if you add several hundred plus residents to that corner! PLEASE, no more apartments or condos in South Scottsdale!!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Patti Donnelly
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	pdonn@q.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Castro, Lorraine
Sent: Monday, March 15, 2021 8:06 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #256)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Friday, March 12, 2021 7:21 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #256)

Development Review Board Public Comment (response #256)

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:	3/12/2021 7:20:59 PM

Survey Response

COMMENT	
Comment:	The Green 88 development at Hayden and Osborn is a terrible idea. There are too many multifamily housing projects in a small area of Scottsdale with little infrastructure or amenities. There are minimal grocery stores, the roads are overcrowded and old town adds thousands of people every day to the area. The current tenants like Big 5 and Office Max are quality affordable products for the area. Please reconsider allowing this project to happen.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	JOSH FRIEDMAN
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	joshfriedman@cox.net

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 11, 2021 11:52 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #255)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 11, 2021 11:47 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #255)

Development Review Board Public Comment (response #255)

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:	3/11/2021 11:46:22 AM

Survey Response

COMMENT	
Comment:	please give a continuance of the Hayden& Osborn Redevelopment, meeting on 3/18/21. More needs to planned or defined. Thank you. Regards, Sharon Couch
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Sharon Couch
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	scouch5@cox.net
Phone:	(480) 694-2302
Address:	8538 E Osborn Rd, Scottsdale 85251

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, March 10, 2021 9:51 AM
To: Cluff, Bryan; Carr, Brad
Subject: FW: Greenbelt88 project

From: maryohara@cox.net <maryohara@cox.net>
Sent: Thursday, March 04, 2021 4:59 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Greenbelt88 project

Good afternoon

I am a resident of Scottsdale owning property just down the street from this project. I would like to request a continuance of the meeting on 3-18-2021 to give the residents more time and voice on this project. I would also like to know from the city what you have planned for infrastructure upgrades to accommodate 300 additional families or residents on that corner. In addition, what modifications will be made to the streets to address the additional traffic and why in the world would you allow a 4 story building in a neighborhood like this?

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, March 3, 2021 11:20 AM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: ReZoning of Osborn, and Hayden

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

From: Michael Rayo <dm.rayo@cox.net>
Sent: Wednesday, March 03, 2021 10:18 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: ReZoning of Osborn, and Hayden

Good morning .

To whom it may concern:

My name is Michael Rayo. I live on Monterey Way and 85 ft St.

I'm writing to you because of my concern of the rezoning of the area, Osborn and Hayden. This area has several stores and restaurants that we partake in their business. There's UPS, Uncle Sal's restaurant, and Big 5 sport store and there's a bank on this property. By changing the zoning code there and building more apartments would do several things, 1, negative traffic and congesting to the area. 2, Bring into this area, more people that do not contribute to our town or to our community except in taxes and or rent to the developer /owner of this property. Think about the fact that the plan has. Three hundred apartments means over 300 hundred plus more people in that small complex. At 300 apartments, figure each apartment would have two, maybe three occupants in each apartment. Which means, six hundred or perhaps nine hundred more people living there. Which means, more traffic, more accidents, more delays. And needless to say, less or no stores and restaurants to partake and contribute to our economy in our neighborhood. Small business is the heart and soul of our community, not apartments. These businesses have been there for such a long time that they would financially be hurt in more ways than one.

Please understand, we really don't need more apartments. There's apartments and condos going up all around this area all ready which doesn't help in traffic, or congestion for this area. Seems like it's getting worse by the year. With more people moving here, and our lack of water. AKA.. our drought. This project will not help that situation.

I'm requesting, and asking that we keep this area as is for the betterment of our community . We don't need more apartments there.

Building apartments there would destroy the neighborhood and it would start to look like downtown LA...We really don't need that to happen.

So please reconsider this project and say NO to rezoning this planned development.

Thank you for you time and consideration.

Yours truly

Michael Rayo... a resident of Scottsdale.

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This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, March 3, 2021 9:44 AM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: Hayden and Osborn roads

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

From: Susan Rayo <susanmcguire@cox.net>
Sent: Tuesday, March 02, 2021 8:04 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Hayden and Osborn roads

To whom it may concern,

I was born at St. Joseph's hospital in 1954. I was raised in Sunnyslope and moved to what is now considered South Scottsdale in 1967. I have witnessed Los Arcos Mall come and go as well as Papago Plaza only to squeeze in apartments and condos. . Scottsdale High School was the school to go to back then, but it is long since been replaced with apartments and condos. Drive-in theaters as well as some old walk in theaters are gone. I remember golf courses here one day and gone the next only to build more residential housing. I remember when Hayden, Indian School, Camelback and most other main drags were one lane each way and I remember when there was no 101, 202 or 303 freeways. I understand that times change and with that time change , things change as well. Our infrastructure needs updating before anymore condos, apartments or houses are built. The traffic is so bad in our pretty town that is already over crowded with snowbirds becoming full time residents. Looking up and down Hayden Road, McDowell Rd., Scottsdale Rd., Osborn, Miller, McDonald, Granite Reef, Chaparral , Camelback etc. the only things being built are more and more houses, condos and apartments. Tearing down the plaza at Hayden and Osborn to build more apartments is not something that I want to see. Uncle Sals, The Side Door, The Blind Pig, Office Max, Big 5 and the UPS store would be sorely missed. Please don't tear down more favorite shopping strip malls to make room for more condos and apartments.

STOP THE OVER CROWDING!!!

Susan Rayo

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, March 3, 2021 9:42 AM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: Hayden & Osborn Redevelopment

From: kathy livingston <kathy.8449@gmail.com>
Sent: Tuesday, March 02, 2021 5:20 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Hayden & Osborn Redevelopment

Gentlemen,

I live near the proposed redevelopment of the Hayden/Osborn property. I have several concerns:

- traffic increases
- what are the proposed retail and commercial tenants
- really, a 300 apartment... just what IS NOT needed,
- concerns about the increase in heights to a 4 story building;
didn't even like the 3, but 4 is RIDICULOUS.

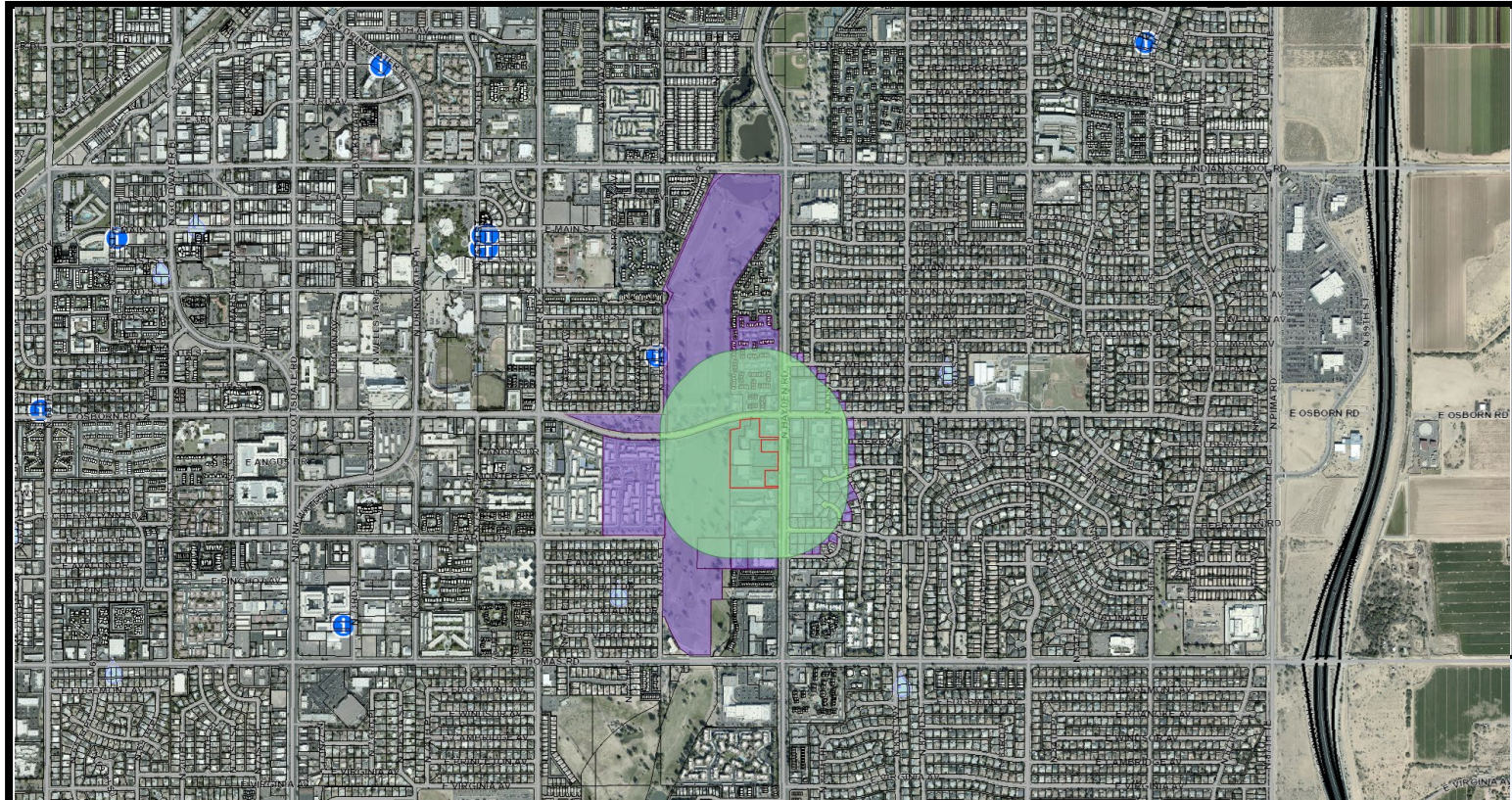
I am not against modernization of the center, but the neighbors need some answers to direct questions...vagueness of not appreciated!

Please consider a continuance of the meeting on March 18 until the neighbors receive some answers and more finalized plans from the developer. This is for OUR neighborhood - not a bunch of money hungry developers trying to ruin our lives in our community.

Thank you!

Kathy Livingston

City Notifications – Mailing List Selection Map Greenbelt 88


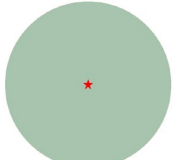


Additional Notifications:

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

Pulled Labels
September 22, 2020

Map Legend:

-  Site Boundary
-  Properties within 750-feet

Postcards: 227

15-ZN-2020



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
REMOTE ELECTRONIC MEETING
THURSDAY, MARCH 18, 2021
*SUMMARIZED MEETING MINUTES***

PRESENT:

Solange Whitehead Councilmember
Renee Higgs, Planning Commissioner
Shakir Gushgari, Vice Chair, Development Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member
Ali Fakhri, Development Member
Jeff Brand, Design Member

STAFF:

Brad Carr	Chad Sharrard
Joe Padilla	Bronte Ibsen
Bryan Cluff	Lorraine Castro
Phil Kercher	
Guntupalli, Kiran	

CALL TO ORDER

Councilwoman Whitehead called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to March 18, 2021 Development Review Board agenda items, and other correspondence.

PUBLIC COMMENT

2. Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO PUBLIC COMMENT RECEIVED.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

MINUTES

3. Approval of the March 4, 2021 Development Review Board Study Session Meeting Minutes and Regular Meeting Minutes.

BOARD MEMBER CRAIG MOVED TO APPROVE THE MARCH 4, 2021 DEVELOPMENT REVIEW BOARD STUDY SESSION AND REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER BRAND. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

4. 15-ZN-2020 (Greenbelt 88)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the Development Review Board shall provide a recommendation to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standards to the building setback requirements, for a zoning district map amendment from Planned Neighborhood Center, Planned Community District (PNC PCD) to Planned Unit Development (PUD) to allow a mixed use center including 300 multi-family dwelling units and approximately 21,000 square feet of commercial floor area on a 7-acre site.

3308-3370, 3388 N. Hayden Road

Withey Morris, PLC

VICE CHAIR GUSHGARI MOVED TO CONTINUE CASE 15-ZN-2020 TO A DATE TO BE DETERMINED, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER AND FAKIH WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER BRAND RECUSING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:41 pm



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
REMOTE ELECTRONIC MEETING
THURSDAY, MAY 6, 2021
*SUMMARIZED MEETING MINUTES***

PRESENT:

Solange Whitehead Councilmember
Renee Higgs, Planning Commissioner
Shakir Gushgari, Vice Chair
Michal Ann Joyner, Development Member
Jeff Brand, Design Member
Ali Fakhri, Development Member, attended electronically and remotely.
Board Member Fakhri left meeting at 3:45 pm.

ABSENT:

Doug Craig, Design Member

STAFF:

Brad Carr	Jeff Barnes
Joe Padilla	Katie Posler
Bryan Cluff	Chad Sharrard
Greg Bloemberg	Bronte Ibsen
Jesus Murillo	Karen Hemby
Doris McClay	Lorraine Castro

CALL TO ORDER

Councilmember Whitehead called the meeting of the Development Review Board to order at 1:02 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to May 6, 2021 Development Review Board agenda items, and other correspondence.

**NOTE OF ADDITIONAL PUBLIC COMMENT FOR ITEM #12, GREENBELT 88;
JOINT MEETING OF THE DEVELOPMENT REVIEW BOARD AND PLANNING
COMMISSION WILL BE POSTPONED TO A LATER DATE.**

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

PUBLIC COMMENT

2. Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO PUBLIC COMMENT RECEIVED.

MINUTES

3. Approval of the April 15, 2021 Development Review Board Regular Meeting Minutes.

BOARD MEMBER BRAND MOVED TO APPROVE THE APRIL 15, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

4. 50-DR-2011#2 (Quik Trip #1418I)
Request by applicant for approval of a site plan, landscape plan, and building elevations for a new 16-pump QuikTrip gasoline station and a 5,134 square feet convenience store on a +/-2.37-acre site with General Commercial (C-4) zoning.
8780 E. McDowell Road KDF Architectural Group, Architect
5. 10-DR-2020 (3413 N. Paiute Apartments)
Request by applicant for approval of the site plan, landscape plan, and building elevations for a new five-unit apartment development on a +/-0.24-acre site with Multiple-family Residential (R-5) zoning.
3413 N. Paiute Way Sundell Design, Architect/Designer
6. 19-DR-2020 (Comfort Suite – Addition)
Request for approval of the site plan, landscape plan, and building elevations for new a 9-room, 10,500 square foot addition to an existing 60-room hotel on a +/-1.32-acre site with Highway Commercial, Downtown Overlay (C-3 DO) zoning.
3275 N. Drinkwater Boulevard Valley Architecture, Inc., Architect
MOVED TO REGULAR AGENDA. MOTION BY BOARD MEMBER BRAND TO APPROVE 19-DR-2020 WITH A STIPULATION THAT THE APPLICANT WORK WITH THE ADJACENT PROPERTYT OWNER ADD SIGNAGE AND POSSIBLE COLORED PARKING STRIPING TO DESTINGUISH PARKING BETWEEN THE TWO PROPERTIES. 2ND BY COMMISSIONER HIGGS. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).
7. 43-DR-2020 (9100 Legacy)
Request for approval of the site plan, landscape plan, and building elevations for a new commercial development, with approximately 19,600 square feet of commercial floor area, on a +/- 2.35-acre site with Planned Neighborhood Center, Planned Community Development (PNC PCD) zoning.
9100 E. Legacy Boulevard Arc One Associates, Architect

8. 1-DR-2021 (Raintree Drive Residential)

Request by applicant for approval of the site plan, landscape plan, and building elevations for a new 5-story residential development with 192 units and 218,419 square feet of building area on a +/- 3.12-acre site with Planned Community, Planned Airpark Core Development – Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD) zoning.

8555 E. Raintree Drive

ESG Architecture & Design, Architect

MOTION BY BOARD MEMBER BRAND TO APPROVE THE ITEMS ON THE CONSENT AGENDA, EXCEPTING ITEM #6, WITH A STIPULATION ON ITEM #5 FOR THE APPLICANT TO WORK WITH STAFF TO ADD A SITE WALL IN CHARACTER WITH THE SURROUNDING NEIGHBORHOOD, 2ND BY COMMISSIONER HIGGS. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

9. 42-DR-2020 (7220 Retail/Office Redevelopment)

Request for approval of the site plan and building elevations for a new two-story retail and office development on a +/- 5575 sq. ft. site with Highway Commercial, Downtown Overlay (C-3 DO) zoning.

7220 E. 2nd Street

LEA Architects, LLC, Architect

MOTION BY VICE CHAIR GUSHGARI TO CONTINUE 42-DR-2020 TO A DATE TO BE DETERMINED, WITH DIRECTION TO THE APPLICANT TO WORK ON HOW THE BUILDING CAN TRANSITION TO THE HISTORICAL OLD TOWN BUILDINGS NORTH OF THE SITE, 2ND BY COUNCILWOMAN WHITEHEAD. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, AND BOARD MEMBER JOYNER WITH A VOTE OF FOUR (4) TO ZERO (2), WITH BOARD MEMBER FAKIH AND BOARD MEMBER BRAND DISSENTING.

10. 25-DR-2020 (Maya Hotel)

Request for approval of the site plan, landscape plan and building elevations for a new, 163-room, 148,000 square foot hotel, and a temporary parking lot on the south side of Shoeman Lane across from the hotel site, on a +/- 0.29-acre site with Downtown/Downtown Multiple-Use, Type 3, Planned Block Development. Downtown Overlay (D/DMU-3 PBD DO) zoning.

7301 E. Indian Plaza

RSP Architects, Architect/Designer

MOTION BY BOARD MEMBER JOYNER TO APPROVE 25-DR-2020, 2ND BY VICE CHAIR GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI AND BOARD MEMBER JOYNER WITH A VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER FAKIH AND BOARD MEMBER BRAND RECUSING.

11. 16-ZN-2019 & 6-GP-2019 (District at 9200 Shea)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the Development Review Board shall provide a recommendation to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standards to the building setback requirements, for a zoning district map amendment from Commercial Office, Planned Community District (C-O PCD) and Highway Commercial, Planned Community District (C-3 PCD) to Planned Unit Development (PUD) to allow for a new, 219-unit multi-family residential development within a mixed use center on a +/- 11-acre site located on the south side of E. Shea Blvd east of N. 92nd Street.

9375 E. Shea Boulevard

Biltform Architecture Group, Architect

MOTION BY BOARD MEMBER BRAND TO RECOMMEND APPROVAL OF 16-ZN-2019 & 6-GP-2019 TO THE PLANNING COMMISSION AND CITY COUNCIL, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMIOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER AND BRAND WITH A VOTE OF FOUR (5) TO ZERO (0).

12. 15-ZN-2020 (Greenbelt 88)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the Development Review Board shall provide a recommendation to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standards to the building setback requirements, for a zoning district map amendment from Planned Neighborhood Center, Planned Community District (PNC PCD) to Planned Unit Development (PUD) to allow a mixed use center including 288 multi-family dwelling units and approximately 25,000 square feet of commercial floor area on a 7-acre site.

3308-3370, 3388 N. Hayden Road

Nelson Partners, Inc., Architect

MOTION BY COMMISSIONER HIGGS TO RECOMMEND APPROVAL OF 15-ZN-2019 TO THE PLANNING COMMISSION AND CITY COUNCIL, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI AND BOARD MEMBER JOYNER, WITH A VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER BRAND RECUSING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 5:05 PM.