

From: [WebServices](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment
Date: Wednesday, February 23, 2022 3:51:28 PM
Importance: Low

Name: Christi Bonner Manuelito
Address: 7040 East Main Street
Email: christi@bonnerdavid.com
Phone: (480) 941-8500

Comment:

'Artisan Scottsdale, Zoning Case: 3-ZN-2021:' I can't imagine how this plan will actually work being that the city couldn't even follow up on a recent car event plan to make sure the person that submitted the plan was following exactly what was promised and that only lasted one day. It was a disaster for all business on 1st and Main St. And the parking spaces meant for businesses filled up quickly, I couldn't get to my business as I normally would. Even our personal business parking in the alley just south of 1st Ave were full. The plan simply isn't going to work to help local businesses during the construction. This project is simply too presumptuous for that area! I understand it would be nice to have something in that area but let's think LESS is more please. With any project on that corner all construction workers and anyone involved in the project should use public transit or Uber something that doesn't require a parking place. Is someone from the city going to watch over this project on a daily or hourly bases to make sure the plan is followed and people ticketed if not followed? While this may be great for a developer it's horrible for some of the best long standing businesses in downtown.

From: [WebServices](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment
Date: Wednesday, February 23, 2022 3:17:11 PM
Importance: Low

Name: French Thompson
Address: 7148 E Main St
Email: solicitations@frenchonmain.com
Phone: (480) 994-4717

Comment:

Artisan Scottsdale 3-ZN-2021 The attorneys for the applicant have developed a construction parking mitigation plan that needs to be incorporated in the plan for this development . This should be a part of every development that will be occurring anywhere in Old Town Scottsdale. Unless of course the real plan is to put all the small businesses out of business.

From: [WebServices](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment
Date: Wednesday, February 23, 2022 2:46:39 PM
Importance: Low

Name: Bob Pejman | Pejman Gallery
Address: 7130 E Main St, Scottsdale, AZ 85251
Email: bobpejman@gmail.com
Phone:

Comment:

Comments regarding: 'Artisan Scottsdale, 3-ZN-2021': Construction Concerns: The businesses on 1st Avenue and the 2 blocks of Main Street are very concerned about the potential negative impact of what appears to be a 2-3 year construction. Just look at what the 4 story Scottsdale Residences construction is doing to Main Street West of Goldwater: The street has been blocked off to street parking for almost a year, with at least another year to go. My heart bleeds for the many restaurants and businesses on that street. See video: <https://www.youtube.com/watch?v=cDpaQvRJMdw> The same situation can infest First Ave and Main Street IF construction effects are not contained well: If the multiyear construction of the Artisan is not managed well based on the Construction Mitigation Plan that the developer has submitted to the City, there could be multi-year street closures and massive parking loss, and construction crew parking on First Avenue which would cause a domino effect on Main Street and other surrounding streets. This can cause a severe negative impact to 50+ surrounding business. I understand that staff has not 'vetted' the submitted Construction Mitigation Plan. But this need to be done asap and be included in the Development Plan, as the Council will be voting on this project late March. Private Parking Concerns: This development has 32 Tandem Parking Spaces. Scottsdale's newly revised Parking Ordinance has a provision for Tandem Parking Spaces: 'The zoning administrator may administratively approve tandem parking in the Downtown for residential units under the same ownership.' Since the development has 16 Two Bedroom Units, it needs to be stipulated that each of the 2 front/back Tandem Spots be assigned to a 2 BR units under the same ownership. Otherwise the whole Tandem Concept will not be to code and will not work. Also, if these units will be rentals...the word 'ownership' applies to the occupants of the units (that was the spirit of this provision of the code as set forth by Mayor Ortega when the Parking Ordinance was amended last year). However, this creates an issue that needs to be worked out since the parking requirements for 2 BR units are 1.7 spots for developments with 20+ units. Thank you

From: [WebServices](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment
Date: Wednesday, February 23, 2022 2:14:22 PM
Importance: Low

Name: Peyton Hagedorn
Address: 3944 North Marshall Way, Suite 103
Email: smithpeyton63@gmail.com
Phone: (515) 577-7049

Comment:

RE Case # 3-ZN-2021, Artisan Scottsdale To whom it may concern, I am a local business owner directly across the street from the proposed site plan. My building will be directly facing the project. We are truly concerned about the negative impact that the multi-year project will have on our business. Street parking is already difficult for clients to find and we cannot afford to lose more customer parking due to construction or street closures. It is important to keep in mind the existing businesses that have been committed to Old Town and it's patrons for many years. We kindly ask that you do not close down any roads during the construction, find a way to shorten the project timeline and maintain the public parking garage within your space for all patrons to use, not just your building tenants. Please feel free to contact me with any questions. Thank you for your time, Peyton

From: [WebServices](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment
Date: Wednesday, February 23, 2022 1:18:59 PM
Importance: Low

Name: Amy Johannsen
Address: 3944 N. Marshall Way, Suite 105, Scottsdale AZ 85251
Email: amy@studioressource.com
Phone: (480) 734-5019

Comment:

RE Case # 3-ZN-2021, Artisan Scottsdale: I am a neighboring business to the proposed project and am deeply concerned about how this project and the multiple year construction schedule will affect my business. We already have limited parking spaces in the area and traffic flow is a disaster during lunch hours and during events. Road closures and rerouting of traffic will certainly keep customers away. Our businesses have already been impacted by the pandemic with delays, increased costs and lack of inventory. These issues aren't going away anytime soon and I fear that coupled with years of construction, traffic congestion and road closures, we may not be able to sustain. As a small business owner, I ask that you take a serious look at the mitigation plan and offer alternatives that will take into account the needs of it's neighboring tax paying small businesses. Thank you for your consideration. Amy Johannsen Studio Ressource 3944 N. Marshall Way Scottsdale, AZ 85251 480-734-5019

From: [WebServices](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment
Date: Wednesday, February 23, 2022 1:04:47 PM
Importance: Low

Name: Paul Eubanks
Address: 7103 East Main Street
Email: info@paulscottgallery.com
Phone: (480) 596-9533

Comment:

‘AGENDA ITEM #4 Zoning Case # 3-ZN-2021: Artisan Scottsdale:’ I own Paul Scott Gallery on the corner of Main Street and Marshall Way. I am close enough to the Artistn Project site to see the lot from my desk at the gallery. No one came to speak to me or called to discuss the impact of this project. Personally, I am not for it. If the project does go forward, I am extremely worried about the parking impact on my business. Where are the construction workers and company vehicles going to park for several years? Where are the 100 cars that already fill the lot on some days for Arcadia Farms and the Rodehouse going to park? It is crazy to think this makes sense. I want to see some parking mitigation plan and then MAYBE i would support this project. Again no reach out to me.

From: [WebServices](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment
Date: Wednesday, February 23, 2022 12:33:10 PM
Importance: Low

Name: Greg Harper
Address: 7033 E 1ST AVE
Email: greg@valerianne.com
Phone: (602) 568-1785

Comment:

'Regarding AGENDA ITEM #4 for 2/23/2022 Meeting (Zoning Case # 3-ZN-2021: Artisan Scottsdale): As a business owner on 1st Ave I am very concerned about traffic flow and further parking problems for my business during construction of this project. The City MUST have parking mitigation written into the contract with the Developer.

From: [WebServices](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment
Date: Wednesday, February 23, 2022 12:37:41 PM
Importance: Low

Name: Cindy Simonson
Address: 7520 E. Angus Drive, Scottsdale, AZ 85251
Email: msimonson50@yahoo.com
Phone: (480) 990-3500

Comment:

'RE: AGENDA ITEM #4 Zoning Case # 3-ZN-2021: Artisan Scottsdale:' I am very concerned about the effect of the 2 plus years of construction potentially causing road closures and construction crew using public parking spaces which will negatively impact my business.

From: [WebServices](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment
Date: Tuesday, February 22, 2022 4:13:49 PM
Importance: Low

Name: Jim Sudal
Address: 7037 E. 1st Avenue Suite A
Email: jasudal@att.net
Phone: (480) 947-2254

Comment:

I am against the Artisan Scottsdale project, please see Jimmy Eriksson's letter. My business is directly across the street and know this project will kill my business and livelihood. Jim Sudal, Jim Sudal Ceramic Design, 7037 E. 1st Avenue. 480-947-2254

From: [WebServices](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment
Date: Tuesday, February 22, 2022 11:44:47 AM
Importance: Low

Name: Jimmy Eriksson
Address: 7041 E. 1st Avenue, Scottsdale, AZ 85251
Email: greenrock@erikssons.com
Phone: (480) 941-1414

Comment:

Having read the stipulations, for the Artisan project, I agree with all of them except item 18-b which states the entrance to this property will be on 1st Avenue. This is TERRIBLE and will create a DEATH SENTENCE to all of the 14 business on 1st Avenue between Marshall Way and Goldwater Blvd. I have my business J. Eriksson's in old town Scottsdale for 39 years as a diamond setter and custom jeweler, doing work for both other jewelers and private clients, with 1st Avenue being the best location that I have had in the 50 years that I have been in the jewelry business. This is my passion in life, this is what I enjoy doing and love, to create a one-of-a kind jewelry item for my clients and with this new building project they want to change all of that. I am sure many other business on this street feel the same passion with their business as I do with mine. First, almost all of the businesses on 1st Avenue are destination shops. In the 25 years that I have been on 1st Avenue, never once has someone wondered off the street and into my store to see what I was doing. Each and every client knows what I do before they came to the store and had a clear vision of some jewelry item they wanted me to repair, or some idea they had for a ring and wanted me to build and or reset their diamonds. The main point here is that they drove a car here to my business and park either on the street or on the one space that I have reserved for my clients to park in on my property. However that is only one parking spot and if I have two or more clients in at the same time, only one will have a space to park. We already have had a problem with other people either parking in my driveway or blocking the driveway. By the time I call the police and an officer gets here they are usually gone, and nothing but a hassle. With the proposal, the builder wants to create 1st Avenue as the main driveway to enter the new buildings which is wrong. I will have been on 1st Avenue for 26 years this April, Jim Sudal Ceramics has been here 16 years, Azure nail salon for 10 years, Valentines for over 10 years, David Michael Miller for 20 years, and Caroline from Arcadia Farms at least 40 years, and now this proposal will KILL all of these business because their customers will not be able to get to them because the street will be so over crowded with cars. So one new project KILLS 14 business that have provided services to the people of Scottsdale for over 40 years, paid sales taxes and striven to build a better area and now it will be gone for a new project. Not right. 95% of all my clients are female and in the age group 60 to 70 years old and some even older. Imagine a lady in her mid-60's with a Doctor's appointment going to see her doctor and when she here get there by driving and finds no where to park. Two or three times driving around the block and still no parking and she says to herself, forget it, thinking she need a new Doctor and a new location, because she is not parking 6 blocks away and walking there. This is exactly what will be happening with all of our clients coming to 1st Avenue, soon no clients and soon so way to pay the rent and all the business will be DEAD, because of the driveway created and all the cars blocking 1st Avenue. The entrance NEEDS to BE ON Marshall Way. Easy for the city to

make it 3 lanes, as they already changed it 20 years ago when someone in the city thought a curved street connecting Marshall Way north of Indian School to Main street would bring more people to main Street. I do not think this ever happened, as on Art Walk night, 1st Avenue is full of car, of people walking to Main Street, but I very seldom see anyone walking on Marshall Way from Indian School to 1st Avenue. So, adding a 3rd lane on the West side of the other two lanes and install a traffic light in the middle of Marshall Way, will create an entrance to allow cars to enter and exit, and would not create the traffic jam that the entrance on 1st Avenue would create. It will still be a problem, as many people do not like to park underground, and will park of 1st Avenue, but it will not create the jam up of cars that an entrance on 1st Avenue would create. What can be done about this, as this cannot happen. Thank you, Jimmy Eriksson