



WRITTEN COMMENTS

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This card is used to submit written comments to the Board or Commission.

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

NAME (print) JOHN ARTHUR DEN MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS _____ ZIP _____

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # _____ ☐ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) _____

this project is wrong, wrong & WRONG!
the density is too much the location is
inappropriate AND it will be detrimental to local
TRAFFIC
(SEE ATTACHED)

This card constitutes a public record under Arizona law.

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

FDR

Papago Village project (Case# 16-DR-2024) hearing, scheduled a hearing on January 9, 2025

It is the opinion of this local resident that the Papago Village project, located at 6210 East Oak on the old Vitalant/Blood Systems site, should NOT be approved. There are TWO major issues that substantiate this opinion:

1. Density. A study of mapping applications (Google Earth, Zillow) indicates that this Project will be, by far, the most dense single-level complex in all of Scottsdale. Of 94 houses, about 56 have no direct frontage to a road, and can only be accessed thru walkways passing units layered two and three deep.

Note that the 94 units in the project occupy 409,028sf, or exactly 354,650sf considering the residential areas designated as parcels 129-24-002c and 129-24-002c on the MC assessor's site (<https://maps.mcassessor.maricopa.gov/>), which includes the 'heritage' front office building but not the clubhouse. For comparison purposes, the nearby subdivision known as Sherwood Heights (aka "upset neighbors"), located between 56 and 60th streets, from Wilshire to Oak, has an approximate area of 2,911,000sf with practically the same number of homes (101). Considering the homes/area ratio and correcting for the unit disparity, the Papago project is 6.6 to 7.5 times more dense than the nearby neighborhood. Or, extrapolating, this is like 21 persons living in a house currently occupied by 3 people. This hardly qualifies as "upholding the character of the area" as promised in the Open House. I will not even mention that most backyards in the Project are about as big as king size beds.



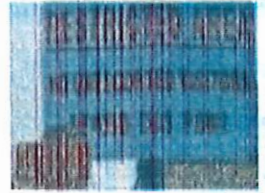
2. Traffic. The builder has not only stated that there will be not only be no increase in local traffic, but that -- incredibly -- there will be a reduction in vehicular movement in our area. I did not see the slides supporting this argument -- it was a hot day at the Open House, there was limited seating, and the ice-cold margarita fountain was *desaparecido*, so I walked home early. My experience (25 years in the area) and limited data question this assumption. First of all, the Vitalant/Blood Bank complex existing on the project site was never a beehive of activity, even in its most active years. The nature of the business and the low occupancy rate of buildings and offices do not translate into heavy traffic. I looked at several Google Earth photos and data from the MC Assessor's and found few cars occupying the extensive outside parking area of the complex. At no time in the photos were there more than 40 cars in the complex. The city traffic studies I found seemed about right for the area in question (Oak and 60th street). These seem to indicate a flow of 1200-1200 cars per day on Oak (both directions) and 500-700 on 60th street



(https://data.scottsdaleaz.gov/datasets/950ba6d72fc844bcb415904207b1a342_5/explore?showTable=true), but there was no yearly historical data for better analysis. There is also no way to parse this data by origin or destination, so that any car counted could be going to/from local points (Sherwood areas, Heritage East, the Army Facility, the funny-hat Elk people, the Church), or even roaring past the 25mph signs on 60th street --where this resident lives-- at 65 mph, for the hell of it.

I am certain that very little of local traffic in the past years can be blamed on the blood-lust of Vitalant, and I am even

more certain that the good mini-people people occupying the mini-homes at the Papago Village project will increase the volume of traffic on local streets, even if the extent of that increase cannot be determined, given the total lack of data specific to that facility. Common sense says that 94 units occupied by maybe 188 people (2 each, minimum) drive 1.5 cars for each unit and leave home only a modest once a day will add 282 intersection approach counts to the Average Daily Traffic (ADT) Volumes for local streets. This is significant. Then there is the problem that the initial project proposal (October 2024) stipulated a whopping 15 parking places for guests. Maybe the visitors can ask the Giants to let them park in the nearby private areas of their facility in Papago Park – graciously given to the 3.8-billion-dollar sports franchise by the cities of Phoenix and Scottsdale, and off limits to the public (this in spite of 5 documents of conveyance stipulating the area was to be used exclusively as a public park). And finally, what about the late-night wild parties and volleyball games at the Elks club, or the nice people in the Heritage East project, both adjacent? Will there be complaints about these, or from these, by noise, lights or traffic? As far as I know, there was no required neighborhood survey for this project; the June open house by Modus does not count!



Conclusion

The Papago Village project (Case# 16-DR-2024) should be rejected by the City of Scottsdale. I have two suggestions: Have Scottsdale buy the area and turn it into a park with a playground (there are none nearby) and using the faux Frank Lloyd Wright front complex as a social facility, or have Modus cut the number of units by 50% and double the rent.

John on Cambridge

Epilogue (one may ignore this rant)

You want density? I have seen density! I have been thinking about the development of the Blood Systems property on Oak Street. I had expressed certain negative thoughts about the that development (see above) but now – upon considering more important issues, I have come to the opinion that it should go forwards with a few small changes. All seem to agree that the big issue is density. That being said, nobody in Scottsdale has more experience with matters of urban density than I. My credentials are based upon two words: favelas and Kowloon. The first step is to reevaluate the goals in this development. There are two real choices: a. build a housing complex that will conform to certain established urban norms and help only several dozen people, or b. build a complex that will produce a humane and lasting effect that will solve one of the most pressing problems in our society: homelessness. Why should be put selfish attitudes of an aged middle-class neighbors above the moral and spiritual benefits of having done our part to mitigate the misery of thousands, I ask?

The plan is simple: We take the Oak street property and throw out the 94-unit, single level unit idea and replace it with a high-rise structure based upon principles of apotheosis as applied to mass and volume, for greater good. While living in Rio de Janeiro, I became familiar with local favelas (Cantagalo and Vidigal). In HongKong, I talked with an official who worked on Kowloon (ie, the old walled city). While these urban sites do have some minor problems, they do serve as a reminder that livable small units are possible. Note that in Kowloon there were at one time over 30k residents on less than 8 acres. The Cantagalo favela has over 8k inhabitants in about the same area. Yes, I am aware that some streets are less than 3-feet wide in the favelas and that in Kowloon even some of the spacious 90sf units were divided into two units, and that sanitation infrastructure was precarious in both cases, but -- as I was often told -- "when you have a 2 buckets and a bottle of water, who needs toilets and sinks?" What I am trying to say is that the Papago Village project, if reimaged, could easily house every homeless person in Arizona, by using the principles of concentration and non-diffuse space management that have proved workable in the Cantagalo-Kowloon cases. As to parking issues, no space is required. So, the facts are simple. We have a choice. Either we do the right thing and use this opportunity to end homelessness in Arizona – helping 15,000 people --or we let a real estate corporation take this area and build 94 for-lease houses that would benefit less than 200 people. The choice should be simple. I have attached a picture with a concept of this option. It blends in nicely with the neighborhood.



Trussel Wg 1

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