

**Correspondence Between
Staff and Applicant
Approval Letter**



January 18, 2017

Vince Dalke
LGE Design Group
740 N. 52nd Street STE 200
Phoenix, AZ 85008

Re: **5-IP-2016**
Andante Law Group

Dear Vince Dalke,

This is to advise you that the case referenced above was approved at the January 17, 2017 City Council meeting. The resolution may be obtained from the City Clerk's office or city website @ <https://eservices.scottsdaleaz.gov/eServices/ClerkDocs/Default.aspx>. If you have any questions, please contact me at 480-312-4211.

Sincerely,

Meredith Tessier
Senior Planner

Acevedo, Alex

From: Tessier, Meredith
Sent: Thursday, November 10, 2016 3:32 PM
To: 'littles@agnesian.com'
Cc: Acevedo, Alex; Perone, Steve
Subject: FW: 47-DR-2016 & 5-IP-2016 Adante

Steven:

Thank you for contacting the City of Scottsdale regarding the applicants request for a new 3-story mixed use development comprised of garage, retail and office. The building is approximately 15,274 square feet with +/- 900 square feet of retail and +/- 14,000 square feet of office. The application (5-IP-2016) is requesting approval of 16 in-lieu parking credits through the in-lieu parking program in the Downtown Overlay District. This case is scheduled for the December 2, 2016 City Council hearing. This e-mail will be attached as correspondence to the Council Action report. Please also contact the applicant, Vince Dalke at 480-966-4001 to address your questions and concerns regarding parking and number of occupants. Please contact me if you have any questions.

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: littles@agnesian.com [<mailto:littles@agnesian.com>]
Sent: Wednesday, October 26, 2016 6:17 PM
To: Perone, Steve
Subject: 47-DR-2016



We have significant concerns about increased traffic on 1st avenue and major parking issues as we own a home directly across the street at 6905 E. 1st Ave. Guest use 1st avenue to park on if this building is built our guest will have significant difficulties parking on 1st avenue. Also what is the proposed number of occupants for this office/retail space? Thanks much for consideration of these negative impacts to our property values. Sincerely Steven Little -- sent by Steven N. Little (case# 47-DR-2016)



**Community & Economic Development Division
Planning and Development Services**

7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

To: Honorable Mayor and City Council
From: Meredith Tessier, Planner *MT*
Through: Randy Grant, Planning and Development Services Director *RG*
CC: Tim Curtis, Director, Current Planning *TC*
Date: November 30, 2016
Re: Andante Law Group (5-IP-2016), Request for Continuance.

Dear Honorable Mayor and City Council,

The applicant for Andante Law Group is requesting a continuance of case # 5-IP-2016 from the December 2, 2016 City Council hearing (Item #19) to the January 17, 2017 City Council hearing to allow additional community outreach. Current Planning staff does not object to the request for continuance.

Attachment: E-mail requesting continuance

Tessier, Meredith

Subject: FW: Andante IP

From: Vince Dalke [mailto:vinced@lgedesigngroup.com]

Sent: Wednesday, November 30, 2016 10:27 AM

To: Tessier, Meredith

Cc: Dan Garrison; Teresie Zmyslinski

Subject: RE: Andante IP

Meredith,

In a follow up to my request for the continuance, the reason for this request is that this added time will allow me and my client to have further outreach to the community. I hope that this request can be accommodated.

Thanks.

Vince Dalke

Vice President / Principal

740 N. 52nd Street

Phoenix, AZ 85008

P: 480.966.4001

E: vinced@lgedesigngroup.com

Acevedo, Alex

From: Tessier, Meredith
Sent: Thursday, December 01, 2016 10:00 AM
To: 'Little, Steven N.'
Cc: Acevedo, Alex
Subject: RE: 47-DR-2016 & 5-IP-2016 Adante

Good Morning Steven,

Just left you a voicemail to inform you that the applicant is requesting a continuance to the January 17, 2017 City Council hearing date. Please contact me if you have any questions.

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: Little, Steven N. [<mailto:littles@agnesian.com>]
Sent: Thursday, November 10, 2016 4:14 PM
To: Tessier, Meredith
Subject: RE: 47-DR-2016 & 5-IP-2016 Adante

Meredith – Thank you very much for the response to my concerns.

Take care.

Steven N. Little
President & CEO
Agnesian HealthCare
430 E. Division Street
Fond du Lac, WI 54935

920-926-5402



You're never far from good health.

From: Tessier, Meredith [<mailto:MTessier@ScottsdaleAz.Gov>]
Sent: Thursday, November 10, 2016 4:32 PM
To: Little, Steven N.
Cc: Acevedo, Alex; Perone, Steve
Subject: FW: 47-DR-2016 & 5-IP-2016 Adante

Steven:

Thank you for contacting the City of Scottsdale regarding the applicants request for a new 3-story mixed use development comprised of garage, retail and office. The building is approximately 15,274 square feet with +/- 900 square feet of retail and +/- 14,000 square feet of office. The application (5-IP-2016) is requesting approval of 16 in-lieu parking credits through the in-lieu parking program in the Downtown Overlay District. This case is scheduled for the December 2, 2016 City Council hearing. This e-mail will be attached as correspondence to the Council Action report. Please also contact the applicant, Vince Dalke at 480-966-4001 to address your questions and concerns regarding parking and number of occupants. Please contact me if you have any questions.

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: littlest@agnesian.com [<mailto:littlest@agnesian.com>]
Sent: Wednesday, October 26, 2016 6:17 PM
To: Perone, Steve
Subject: 47-DR-2016



We have significant concerns about increased traffic on 1st avenue and major parking issues as we own a home directly across the street at 6905 E. 1st Ave. Guest use 1st avenue to park on if this building is built our guest will have significant difficulties parking on 1st avenue. Also what is the proposed number of occupants for this office/retail space? Thanks much for consideration of these negative impacts to our property values. Sincerely Steven Little -- sent by Steven N. Little (case# 47-DR-2016)



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Acevedo, Alex

From: Tessier, Meredith
Sent: Thursday, December 01, 2016 10:43 AM
To: cogsaz@gmail.com
Cc: Acevedo, Alex
Subject: FW: 6900 1st Avenue in-lieu parking request on this week city council agenda

Good Morning Sonnie:

This e-mail is to inform you that the applicant is requesting a continuance to the January 17, 2017 City Council hearing date. Please contact me if you have any questions.

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: Tessier, Meredith
Sent: Tuesday, November 29, 2016 3:38 PM
To: 'cogsaz@gmail.com'
Cc: Symer, Daniel
Subject: FW: 6900 1st Avenue in-lieu parking request on this week city council agenda

Good Afternoon Sonnie:

Thank you for e-mail. To clarify, the 16 in-lieu parking spaces are based on the currently proposed building square footage, which may be modified to be less by the time the application is heard by the Development Review Board. If so, the total number of in-lieu parking spaces required may be less than the sixteen currently requested. If less than 16 in-lieu parking spaces are required, than the applicant would only have to pay the required number of spaces – hence may comment below.

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211



From: COGS Admin [<mailto:cogsaz@gmail.com>]

Sent: Sunday, November 27, 2016 9:33 AM

To: Tessier, Meredith

Subject: 6900 1st Avenue in-lieu parking request on this week city council agenda

Good morning, Meredith Tessier: Would you please clarify the text highlighted in RED below located in the case for the new 3 story building to be located at 6900 1st Avenue. It is on the council agenda this coming week. It reads as if the 16 parking spaces required by ordinance for this new structure are not empirical numbers but flexible-- "actually utilized" is a nebulous phrase. The addition of a 3 story office building and the representation that it will only need/require 16 street or privately available parking spaces is of concern for the negative impact on employee and customer parking for existing businesses. The in-lieu payment creates continuation of our Downtown "phantom parking" policy in a scarce parking environment

Thank you for clarifying the highlighted text. Sonnie Kirtley, COGS--The Coalition of Greater Scottsdale Chair website: www.cogsaz.net

"If the City Council approves the applicant's request to participate in the In Lieu Parking Program for (16) parking spaces, the Development Review Board will consider the site plan, landscape plan and elevations for a new 3 story office and retail development with a Stipulation stating that the owner(s) shall sign the Agreement For Permanent In-Lieu Parking Credits-Lump Sum **for the number of parking stalls that are actually utilized, which may be less than subject sixteen (16) parking stalls**".

Acevedo, Alex

From: Tessier, Meredith
Sent: Thursday, January 12, 2017 9:02 AM
To: Jagger, Carolyn; Smith, Erica
Cc: Acevedo, Alex
Subject: FW: 6900 E 1st Ave Redevelopment (Andante-Letter of Support) CC 01/17 Item #12 5-IP-2016

Good Morning Carolyn and Erica,

Regarding:

C.C. Hearing Date: 01/17/2017

Consent Item #12, Andante Law Group In-Lieu Parking Credits (5-IP-2016)

For your records, please share with council member the below email that expresses support for the Andante Law Group project. Please contact me if you have any questions.

Thank you,
Meredith Tessier, Senior Planner
Planning & Development Services
P: 480/312-4211



From: Jay Hiemenz [<mailto:jhiemenz@allresco.com>]
Sent: Wednesday, January 11, 2017 10:37 AM
To: Tessier, Meredith
Cc: George@withey.com
Subject: 6900 E 1st Ave Redevelopment

Dear Meredith:

I hope this finds you well and having a good start to the new year.

I've been reviewing the proposed old town Scottsdale redevelopment at 6900 E 1st Ave, as I know you have been taking it under consideration recently. As a neighborhood commercial property owner in the immediate area (7026 E 1st Ave), I am enthusiastic regarding continued investment in the area. I made my investment there and put significant capital into the project as I saw Scottsdale's vision in the downtown area as a great location that would spur additional improvements and redevelopment like the one proposed.

This mixed use development I believe represents the kinds of projects that will continue to enhance the long term direction for an urban mixed use environment w/ jobs, retail, restaurants, and other amenities that are critical to keeping downtown Scottsdale as a great live/ work destination full of amenities. It will I believe also continue to enhance property values by continuing to attract others to redevelop and similarly bring capital, people, investment, and jobs into the area.

Thank you for your time and consideration of the project.

All the best,

V. Jay Hiemenz