



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
The Parque Scottsdale
August 16, 2022

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from C-4 to PCP-AMU-R PSD on an approximately 32.3+/- acre site located at the southwest corner of Scottsdale Road and Gold Dust Avenue 16001 N. Scottsdale Road. The proposed project would result in a new mixed-use campus consisting of a combination of office, retail/restaurant, substantial public open space, residential, and/or hotel uses. 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, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the 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 process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and in-person contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, businesses, and community members by telephone, one-on-one meetings, and door-to-door outreach since July 2021. Many changes have been made to the project based on the feedback received from these communications.

Surrounding property owners, HOAs and other interested parties were notified via first class mail regarding the project. The distribution of this notification **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information for the development team. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback.

The notification also contained information regarding two neighborhood Open Houses that were held on July 14, 2022 and August 11, 2022 for those who wished to learn more about the project. The site and times were posted on the Early Notification Sign prior to the Open Houses.

In total, a total of 46 interested people attended the Open Houses. Attendees were mostly supportive of the project. Questions and comments arose regarding height, traffic, open space, water sustainability, construction timing, and the closing of CrackerJax. These questions were all answered by the development team to the best of their ability. The development team will continue to be accessible by phone and email subsequent to the Open Houses to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions.

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 realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification Letter
Notification List
Affidavit of Posting
Sign-in Sheets
Comment Cards

CRACKERJAX LAND COMPANY, LLC INVITES YOU
TO ATTEND

*an evening of
conversation about The Parque-
a transformational vision for an innovation
campus proposed for 16001 N. Scottsdale Rd.*

Join us at:

CULINARY DROPOUT in the ABSINTHE/PERALTA ROOM
LOCATED AT 15125 N. SCOTTSDALE RD. (SCOTTSDALE QUARTER)

5:00PM – 6:00PM

THURSDAY, JULY 14, 2022 **OR** THURSDAY, AUGUST 11, 2022

PLEASE RSVP BY EMAIL OR SCANNING THE QR CODE BELOW:

TheParqueScottsdale@GMail.com



Information will be available regarding City of Scottsdale Case # 620-PA-2022 which is a request for a Zoning District Map Amendment to rezone from General Commercial (C-4) to Planned Airpark Core Development – Airpark Mixed Use – Residential with a Planned Shared Development overlay (PCP-AMU-R - PSD) on the 32.3+/- gross acre site located at 16001 N. Scottsdale Road to allow for an innovative mixed-use campus including a proposed combination of office, retail/restaurant, substantial public open space, residential, and/or hotel uses.

City of Scottsdale contact is Bryan Cluff at:
480.312.2258 / BCluff@scottsdaleaz.gov
www.scottsdaleaz.gov/projects/projectsinprocess

For further information on the project, contact us at:
TheParqueScottsdale@GMail.com



SITE AERIAL



Concept Rendering

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
15450 GHLLC	15849 N 77TH ST UNIT 1	SCOTTSDALE	AZ	85260
15955 DIAL RD LLC	15029 N 74TH ST	SCOTTSDALE	AZ	85260
16000 SCOTTSDALE LLC	16000 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
7190 EAST KIERLAND LLC	7157 E RANCHO VISTA DR SUITE 109	SCOTTSDALE	AZ	85251
7327 TIERRA BUENA LLC	6501 E EL MARO CIR	PARADISE VALLEY	AZ	85253
7363 E TIERRA BUENA LN LLC	8325 W HAPPY VALLEY RD UNIT 220	PEORIA	AZ	85383
7399 E TIERRA BUENA LLC	15029 N 74TH ST	SCOTTSDALE	AZ	85260
7434 EAST MONTE CRISTO LLC	1942 E 3RD ST	TEMPE	AZ	85281
A TO Z HOME SOLUTIONS LLC	16055 N DIAL BLVD SUITE 5	SCOTTSDALE	AZ	85260
ARIZONA STATE DEPT OF TRANSPORTATION	205 S 17TH AVE	PHOENIX	AZ	85007-3212
AX GARDSUN LP	16220 N SCOTTSDALE RD 280	SCOTTSDALE	AZ	85254
AX MAXK LP	300-360 MAIN STREET	WINNIPEG	MB	R3C3Z3
BRE/ESA PORTFOLIO LLC	100 DUNBAR ST	SPARTANBURG	SC	29306
BREUNIG INVESTMENTS LLC	4333 W KITTY HAWK	CHANDLER	AZ	85226
BRIDGE ENTERPRISES L.L.C.	601 N 44TH AVE	PHOENIX	AZ	85043
C&W GROUP LLC	301 S SIGNAL BUTTE RD	APACHE JUNCTION	AZ	85120-4501
CARMAC VENTURES LLC	19550 N GRAYHAWK DR #1102	SCOTTSDALE	AZ	85254
CMRB HOLDINGS LLC	2200 E CAMELBACK RD STE 207	PHOENIX	AZ	85016
CRACKERJAX LAND COMPANY LLC	4501 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85251
D&R CREATIVE L L C	11657 PARKVIEW LN	SCOTTSDALE	AZ	85255-5938
DUNBAR QV LLC	841 APOLLO ST STE 334	EL SEGUNDO	CA	90245-4722
EXCEL OWNER PROMENADE LLC	10920 VIA FRONTERA STE 220	SAN DIEGO	CA	92127
EXCEL SEARS PROMENADE LLC	10920 VIA FRONTERA STE 220	SAN DIEGO	CA	92127
FRAZZWOOD PROPERTIES LLC	16055 N DIAL BLVD 9	SCOTTSDALE	AZ	85260
GARVIN HOLDINGS LLC	8315 N SENDERO TRES	PARADISE VALLEY	AZ	85253
GS AA KIERLAND OWNER LLC	465 MEETING ST STE 500	CHARLESTON	SC	29403
HADLEY NORTH SCOTTSDALE LLC	177 WHITE PINE CANYON RD	PARK CITY	UT	84060
JJKG2 LLC	16055 N DIAL BLVD 8	SCOTTSDALE	AZ	85260
KIERLAND BUILDING OWNER LLC	16430 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
KIERLAND CENTER LLC	7157 E RANCHO VISTA DR SUITE 109	SCOTTSDALE	AZ	85251
KIERLAND SDL LP	1020 NE LOOP 410 SUITE 700	SAN ANTONIO	TX	78209
KMARK PROPERTIES LLC	15620 N SCOTTSDALE RD	SCOTTSDALE	AZ	85254
KRE DAS OWNER LLC	30 HUDSON YARDS FL 75	NEW YORK	NY	10001
LANDLORD'S R US	7435 E TIERRA BUENA LN	SCOTTSDALE	AZ	85260
LANDMARK CONDOMINIUM ASSOCIATION	7047 EAST GREENWAY PARKWAY STE 100	SCOTTSDALE	AZ	85254
LCG2MF KIERLAND LLC	3500 MAPLE AVE STE 1600	DALLAS	TX	75219
LEVINE INVESTMENTS LIMITED PARTNERSHIP	2801 E CAMELBACK RD SUITE 450	PHOENIX	AZ	85016
LMV II KIERLAND HOLDINGS LP	500 E MOREHEAD ST SUITE 300	CHARLOTTE	NC	28202
MARCY FAMILY LLC	PO BOX 25515	SCOTTSDALE	AZ	85255
MONARCH REAL ESTATE HOLDINGS LLC	31301 TRIGO TRL	COTO DE CAZA	CA	92679
MONTE CRISTO HOLDINGS LLC	3020 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251
OSTASH FAMILY INVESTMENTS L L C	11083 E ARCACIA	SCOTTSDALE	AZ	85259

OSTASH HOLDINGS LLC	5827 E CAMPO BELLO DR	SCOTTSDALE	AZ	85254
PACWEST ENERGY LLC	2801 E CAMELBACK RD STE 450	PHOENIX	AZ	85016
PHOENIX 71ST STREET LLC	7157 E RANCHO VISTA DR SUITE 109	SCOTTSDALE	AZ	85251
REALTY ASSOCIATES FUND XI PORTFOLIO L P	28 STATE ST FL 10	BOSTON	MA	02109-5718
RGS INDUSTRIAL LLC	10645 N TATUM BLVD UNIT C200-531	PHOENIX	AZ	85028
ROBERTSON SCOTTSDALE 7432 LLC	3990 WASHINGTON ST	SAN FRANCISCO	CA	94118
SCOTTSDALE OWNER DE LLC	450 PARK AVE FL 9	NEW YORK	NY	10022
SCOTTSDALE PLACE LLC	5564 N 10TH STREET	PHOENIX	AZ	85014
SUNCHASER MOTOR SPORTS LLC	5565 N SCOTTSDALE RD SUITE 135	SCOTTSDALE	AZ	85250
SUNROAD KIERLAND APARTMENTS LLC	4445 EASTGATE MALL STE 400	SAN DIEGO	CA	92121
TIERRA BUENA ENTERPRISES LLC	7363 E TIERRA BUENA	SCOTTSDALE	AZ	85260
TONY AND JONNA CHRISTENSEN FAMILY TRUST/ERIK V HANSEN BYPASS TRUST	8441 N 18TH ST	PHOENIX	AZ	85020
UMB BANK ARIZONA NA	928 GRAND BLVD PO BOX 419226	KANSAS CITY	MO	64141
UNIT 10 16055 N DIAL BLVD LLC	8261 E CORRINE DR	SCOTTSDALE	AZ	85260
WRITERS PROPERTIES LLC	5539 E SANNA ST	PARADISE VALLEY	AZ	85253
Y-BUY-NEW INVESTMENTS LLC	6402 N 38TH PL	PARADISE VALLEY	AZ	85253
ZOCALLO PLAZA PROPERTY OWNERS ASSOCIATION	14300 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85260

The Parque Scottsdale
Community Input Card

PRINT NAME TOM EDLER
ADDRESS 7211 S PRINCESS #117 CITY SCOTTSDALE ZIP 85255
PHONE 602.718.8100 (M) EMAIL TOM.EDLER@CBREALTY.COM

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

INTERESTED IN A 6000-8000 SF RESTAURANT SPACE W/ FRONTAGE
ON SCOTTSDALE ROAD. PLEASE KEEP ME APPRISED OF LEASING
OPPORTUNITIES.

THANKS

Technical Solutions • 5111 N. Scottsdale Rd., Suite 260 Scottsdale, AZ 85250 • Phone: (602) 957-3434 • Fax: (602) 955-4505

The Parque Scottsdale
Community Input Card

PRINT NAME Debra London-Pfeffer
ADDRESS 18893 N. 92nd Way CITY Scottsdale ZIP 85255
PHONE _____ EMAIL debra@londonpfeffer.com

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

The Scottsdale area does not need more office buildings.
What we need are beautiful spaces for families
that include parks, mini-golf and outside activity.
More and more people are working from home. Encourage families
and singles to enjoy the outdoors. The mini golf was always
filled with lovely singles, couples and families.

Technical Solutions • 5111 N. Scottsdale Rd., Suite 260 Scottsdale, AZ 85250 • Phone: (602) 957-3434 • Fax: (602) 955-4505

It encouraged healthy quality time outdoors. Bring that back!

The Parque Scottsdale
Community Input Card

PRINT NAME Susan Quinn
ADDRESS _____ CITY _____ ZIP _____
PHONE _____ EMAIL SusanQuinn@q.com

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

It's a beautiful, thoughtful master plan that fits the needs of the airport community, which has always lacked housing, entertainment and visitor amenities. The increase in private aviation has brought new demands for these amenities in this area of Scottsdale.

Technical Solutions • 5111 N. Scottsdale Rd., Suite 260 Scottsdale, AZ 85250 • Phone: (602) 957-3434 • Fax: (602) 955-4505

The Parque Scottsdale
Community Input Card

PRINT NAME Jennifer Bongratz
ADDRESS 14747 N. Northsight Blvd # 111-431 CITY Scottsdale ZIP 85260
PHONE 602-284-9151 EMAIL jbongratz@vtcompanies.com

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

I loved Crackerjax, but it needed to be revamped.
I love your ideas of ~~turning~~ turning the property into multi-use for businesses, visitors and residents.
Especially love central park, and potential to host food/drink/concert events. Thank you!

Technical Solutions • 5111 N. Scottsdale Rd., Suite 260 Scottsdale, AZ 85250 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**The Parque Scottsdale
Community Input Card**

PRINT NAME Warren Pfeffer
ADDRESS 18893 N 92nd Way CITY Scottsdale ZIP 85255
PHONE _____ EMAIL warren@factpath.net

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

Its very sad that Crackerjacks closed! More and more there are less and less fun outdoor activities for families to do together. Please build an outdoor mini golf facility as part of the new project. With all the millions to be spent on this massive project, restore something the area now lacks. Just putting in fake grass open space is not cutting it. We need outdoor culture, events, and festivals to bring people together. Human interaction. There are tons of Hotels and offices already here, we need community facilities!

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Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 620-PA-2022

Project Name: _____

Location: 16001 N. Scottsdale Road

Site Posting Date: 07/01/22

Applicant Name: Technical Solutions

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

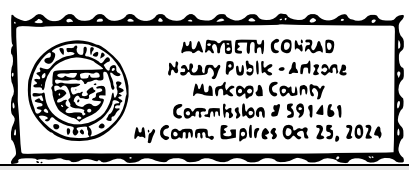
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Siggitt
Applicant Signature

07/01/22
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me on 7-01-22



Marybeth Conrad
Notary Public

My commission expires: 10-25-24

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday, July 14, 2022 or Thursday, August 11, 2022

Time: 5:00-6:00 PM

Location: Culinary Dropout (15125 N. Scottsdale Road). Absinthe/Peralta Room
Open House Contact- TheParqueScottsdale@gmail.com

Site Address: 16001 N. Scottsdale Road

Request: A request for a Zoning District Map Amendment to rezone from General Commercial (C-4) to Planned Airpark Core Development-Airpark Mixed Use - Residential with a Planned Shared Development overlay (PCP- AMU-R - PSD) on the 32.3+/- gross acre site located at 16001 N. Scottsdale Road to allow for an innovative mixed-use campus including a proposed combination of office, retail/restaurant, substantial public open space, residential, and/or hotel uses.

Applicant Contact:

John Berry
480-385-2727
info@berryriddell.com

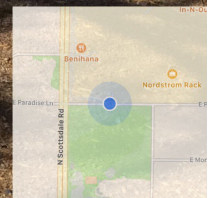
Pre-Application#: 620-PA-2022

City Contact:

Bryan Cluff
480-312-2258
BCluff@ScottsdaleAZ.gov

Posting Date: 7/01/2022

• Penalty for removing or defacing sign prior to date of last hearing. Applicant Responsible for Sign Removal. •



Jul 1, 2022 at 7:58:09 AM

Early Notification of Project Under Consideration

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Applicant Contact:

John Berry
480-385-2727
info@berryriddell.com

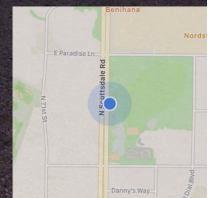
Pre-Application#: 620-PA-2022

City Contact:

Bryan Cluff
480-312-2258
BCluff@ScottsdaleAZ.gov

Posting Date: 7/01/2022

Penalty for removing or defacing sign prior to date of last hearing. Applicant Responsible for Sign Removal.



Jul 1, 2022 at 7:20:52 AM