TECHNICAL SOLUTIONS

January 27, 2021

Dear Neighbor:

Over the last year, Downtown Scottsdale has been severely impacted by the effects of the pandemic. However, we look forward to its recovery. Thus, we are pleased to tell you about an upcoming request (776-PA-2020) by Sub4 Development & Jackson Dearborn Partners to develop a new, mixed-use development consisting of residential units, office/retail space, an art space, and public plaza improvements on the 1.95+/- acre parcel located at the southwest corner of Indian School Road and Marshall Way. These new uses will enhance this important pedestrian connection and will create an additional customer base to support nearby galleries, restaurants, and other small businesses. In addition, at the request of the City of Scottsdale, this development will provide 55 public parking spaces on the first floor of its garage, in order to increase public parking capacity for customers of the surrounding businesses in the area.

The request is for a Zoning District Map Amendment to rezone from Central Business District with Downtown Overlay (C-2 DO) to Downtown/Downtown Multiple Use- Type 2 Planned Block Development with Downtown Overlay (D/DMU-2 PBD DO) & Downtown/Downtown Core- Type 1 Planned Block Development with Downtown Overlay (D/DC-1 PBD DO). This proposal is in conformance with the City of Scottsdale's General Plan and the Old Town Character Area Plan.

In accordance with public safety procedures during the COVID-19 crisis, we will be hosting this open house virtually, allowing for questions and comments, just as they would be if there were an in person open house. The web link www.technicalsolutionsaz.com/open-house.html will be accessible on Monday, February 8, 2021. The project team will be available on February 8, 2021 from 4:30 PM to 6 PM to respond to questions or comments. Please feel free to call (602) 957-3434 or email info@technicalsolutionsaz.com during that time to talk to the project team.

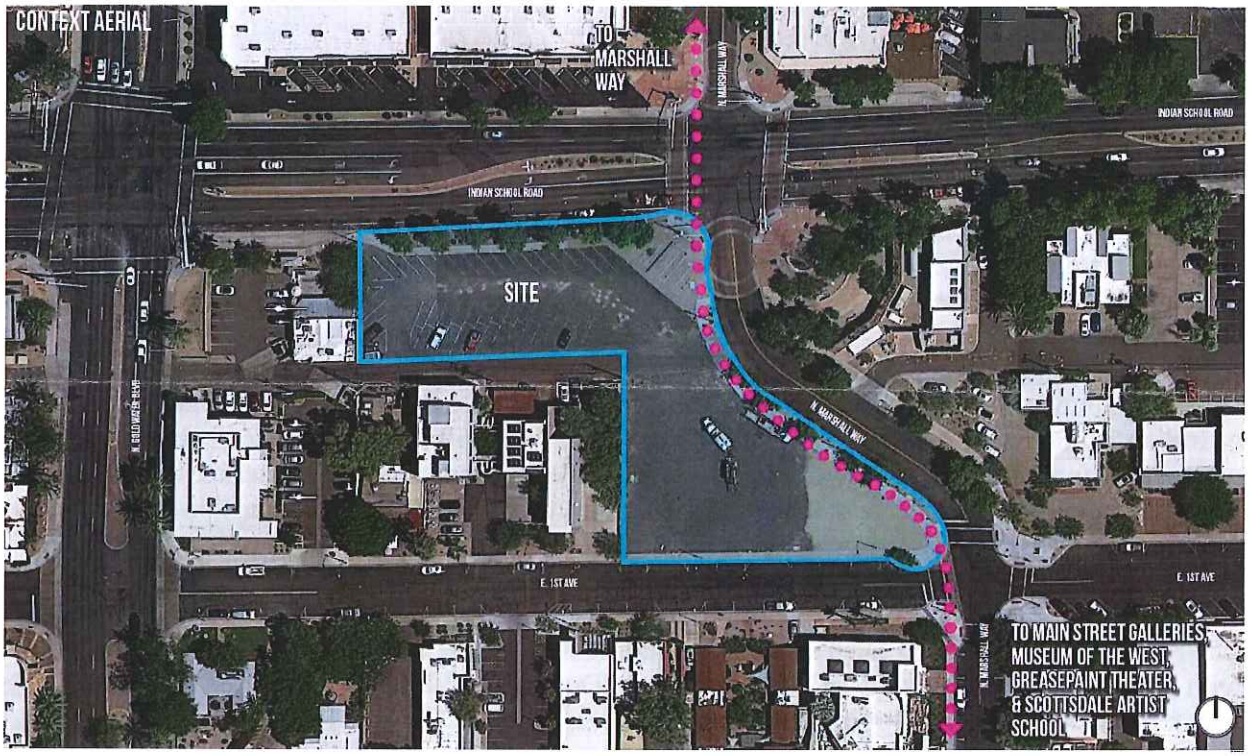
If you are unable to access the Virtual Open House online, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com and we will be happy to provide you information about the proposal. The City of Scottsdale Project Coordinator for the project is Bryan Cluff, who can be reached at 480-312-2258 or BCluff@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith

Susan Bitter Smith
President


CONTEXT AERIAL
TO MARSHALL WAY
N. MARSHALL WAY
INDIAN SCHOOL ROAD
INDIAN SCHOOL ROAD
SITE
N. GOLDWATER BLVD
N. MARSHALL WAY
E. 1ST AVE
E. 1ST AVE
N. MARSHALL WAY
TO MAIN STREET GALLERIES, MUSEUM OF THE WEST, GREASEPAINT THEATER, & SCOTTSDALE ARTIST SCHOOL