

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 3, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Mercado Courtyards 12-ZN-2022

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open space for a zoning district map amendment from Highway Commercial, Planned Community District (C-3 PCD) and Commercial Office, Planned Community District (C-O PCD) zoning to Planned Unit Development, Planned Community District (PUD PCD) zoning for a proposed mixed-use development including 273 new multi-family units on a +/- 8.52 acre site.

SUMMARY

Staff Recommendation

Forward a recommendation of approval regarding the applicable Development Plan elements

Key Issues

- Different pattern and character of traffic; traffic signal installation stipulated
- Adds residential dwelling units to the area
- Input received in support and in opposition to proposal

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms

BACKGROUND

Location: 10301 N. 92nd Street, 10299 N. 92nd Street, and 9301 E. Shea Boulevard

Zoning: Highway Commercial, Planned Community District (C-3 PCD)
Commercial Office, Planned Community District (C-O PCD)
Planned Unit Development, Planned Community District (PUD PCD)

Adjacent Uses

North: Existing shopping center constructed in the 1980's



East: Proposed rezoning for mixed-use/residential dwellings; see 3-GP-2022 & 8-ZN-2022

South: Existing 2-story office building constructed in 2002

West: Existing 3-story office building constructed in 1990's and 2-story parking structure constructed in 2005

Property Owner

Caliber Development LLC

Applicant

Jennifer Hall, Rose Law Group
480-505-3939

Architect/Designer

The Davis Experience

Engineer

Sustainability Engineering Group

DEVELOPMENT PROPOSAL

The applicant is proposing to rezone an existing vacant building, the vacant property to the east, and the southern portion of the existing commercial center adjacent to N. 92nd Street, totaling approximately 8.52 acres, to the Planned Unit Development (PUD) zoning district to allow for the addition of 273 new multi-family dwelling units (32.04 du/ac). A portion of the subject property currently has PUD zoning, while other portions of the site have Commercial Office (C-O) and Highway Commercial (C-3) comparable zoning. The proposed 4-story multi-family building integrates the parking garage into the center of building with access on the north and south sides of the building. Roof top amenity space is also provided above the 3rd story.

Vehicular access into the site is provided at the main access located at the intersection of N. 92nd Street and E. Cochise Drive with a new traffic signal, another access from N. 92nd Street at the southern end of the site, and access through the existing shopping center on the northern portion of the site. A shared access drive through the site will provide the adjacent property to the east (94 Hundred Shea – The Village: 3-GP-2022 & 8-ZN-2022) access through this site to the future signaled intersection at N. 92nd Street and E. Cochise Drive. The site plan includes pedestrian connections through the site, to the north shopping center and around this project site. The PUD district requires 10% of the site to be open space and the proposed development is providing approximately 29.56% of the site as open space. The C-3 district allows 36-feet in height and the C-O district allows 48-feet excluding rooftop appurtenances. The PUD district also allows a maximum height of 48-feet excluding rooftop appurtenances. The existing Planned Community District (PCD) zoning district on the subject property allows for amended development standards, subject to City Council approval, however; the applicant is not requesting any amendments as part of this zoning application. The building massing and design are enhanced by the articulation of the building, varying roof heights and the building setbacks from adjacent properties. The 4th story portion of the building is set farthest east into the site, away and stepped back from the project frontage along 92nd Street.

Development Plan Consideration

Prior to the review of a zoning district map amendment for the Planned Unit Development (PUD) zoning district by the Planning Commission and City Council, the Development Plan shall be reviewed by the Development Review Board pursuant to the considerations listed in Section 5.5003.C.1.a. Staff confirms that the development proposal meets the applicable PUD zoning district considerations. For a detailed analysis of the considerations, please see Attachment #3. For the applicant's full Development Plan, please see Attachment #5.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant sent notices to all property owners within 750 feet of the site. The earlier applicant team held an open house on the project site on July 11, 2022. A follow-up open house was held by the current applicant team at the nearby St. Patrick’s Church on August 25, 2022.

As of the publishing of this report, staff has received significant number of emails on the redevelopment of the site with concerns about traffic, water, additional apartments, and building height. Staff has also received letters of support for this project, identifying a need for added dwelling units and connection/support for the surrounding businesses and uses in the area.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board recommend approval of the Mercado Courtyards Development Plan to the Planning Commission and City Council finding that the criteria/requirements of the PUD zoning district and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

STAFF CONTACTS

Planning and Development Services
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APPROVED BY



Jeff Barnes, Report Author

10/19/2022
Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

10/27/2022
Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Development Review Board Criteria Analysis
4. Development Information
5. Mercado Courtyards Development Plan
6. Zoning Map (existing)
7. Zoning Map (proposed)
8. Community Involvement (applicant)
9. Public Comment



Context Aerial

12-ZN-2022



Q.S.
28-50

Google Earth Pro Imagery

Close-up Aerial

12-ZN-2022

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

An application for the PUD District must be accompanied by a Development Plan (DP), the elements of which shall include the following:

1. Character statements, including environmental response, design principles, architectural character, site development character, and landscape character;
 2. A master site plan, with a land use budget tabulation, showing the location of development components, the intensity of development, residential density, and building heights;
 3. An open space plan;
 4. An architectural concepts and design standards plan;
 5. Basis of design reports for storm water drainage, water service, and waste water disposal; and
 6. Any additional information as necessary to process the DP such as:
 - a. A view shed analysis plan;
 - b. A pedestrian circulation plan;
 - c. A hardscape plan;
 - d. A landscape plan;
 - e. A lighting plan; and/or
 - f. A signage plan.
- *The applicant's submittal includes a Development Plan which contains all the required elements.*

The Development Review Board shall review the DP elements and make a recommendation to the Planning Commission, based on the following considerations:

1. The design contained in the DP is compatible with development in the area that it may directly affect, and the DP provides a benefit to the city and adjacent neighborhoods.
 - *The proposed site design uses the existing access points. The main access at N. 92nd Street and E. Cochise Drive will provide a future traffic signal with this development. Further, pedestrian connections are being provided from the proposed site to existing surrounding uses adjacent to the site. A shared access point is provided through the site to allow access to the signalized intersection by the adjacent property to the east.*
 - *Most of the new proposed parking is located within an above ground parking structure that is fully integrated into the proposed building which will reduce the potential impervious area on the site and eliminate visibility and associated impacts on adjacent properties. Surface parking areas are also maintained to support guest parking and the commercial components of the mixed-use development.*
 - *The introduction of residential units at the site will support the businesses in the commercial center within the proposed PUD and adjacent businesses.*
2. The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.
 - *The site is designed to maximize efficient use of space by vertically stacking floor area, rather than spreading it horizontally across the property, which leaves room for more landscaping and several usable open space areas. Although the PUD district only requires 10% of the site to be open space, approximately 29.5% of the site will be open space, including pedestrian hardscape, courtyard, and landscaping.*

- *Most of the parking for the site has been provided in a fully integrated structure to minimize impervious surfaces, reduce the heat-island effect, and fully screen from view. The landscaping will utilize drought tolerant plant material and strategically located to create a pedestrian-friendly environment.*
 - *The design of proposed building on the site uses effective building techniques, such as solar shading, recessed windows, building articulation and varying the roof lines to effectively integrate the site with the surrounding area and promote the unique character of the Sonoran Desert.*
3. The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
- *The proposed building is 48-feet tall exclusive of mechanical equipment and other roof top appurtenances. The proposed building has four floors of dwelling units, with the 4th floor stepped back to just the eastern portion of the building. The current zoning district on the northern portion of C-3 allows 36-feet in height and the PUD and C-O portions allow for 48-feet in height, excluding rooftop appurtenances. The proposed building will be taller than existing buildings in the immediate area, but not taller than what existing zoning allows on the C-O and PUD portions of the site, and the provided setbacks and step backs from adjacent properties will also help mitigate any increase in solar shading.*
4. The DP promotes connectivity between adjacent and abutting parcels and provides open spaces that are visible from the public right-of-way and useful to the development.
- *The proposed development will include courtyard area and landscaped area adjacent to N. 92nd Street, enhanced sidewalks and landscaping and pedestrian connections to adjacent properties.*

Traffic

The applicant provided a traffic study corresponding to their proposed mixed-use development which was reviewed by City Transportation Staff.

The site is surrounded by a retail center to the north, medical-office buildings to the south, the CVS/Caremark campus to the east, and medical-office buildings to the west. There is an actively proposed mixed-use development project with residential dwelling units on the property to the immediate east of this project site. Site access is provided at 92nd Street at the Cochise Drive alignment. To facilitate circulation, staff supports stipulating shared access with the active project to the east, providing access to the signalized intersection at 92nd Street and Cochise Drive.

Based on the submitted traffic impact and mitigation analysis (TIMA) and proposed project, the capacity of the adjacent roadway network is anticipated to accommodate the associated traffic to this proposal. Internal to the site, there will be a change in traffic that is more residential in nature than what currently exists with the office buildings on the site. The development proposal is anticipated to increase the number of people walking and biking in the surrounding area, as new residents take advantage of nearby services, retail and recreational opportunities. The developer provided a pedestrian circulation plan that depicts on-site pedestrian routing.

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1963 (Ord. #168) and zoned to the Single family Residential (R1-35) zoning designation. The subject property was rezoned from R1-35 to Planned Community district (PCD) under 57-ZN-1974. The Planned Unit Development, Planned Community district (PUD PCD) portion of the property was rezoned under 6-ZN-2013 with an approved Development Plan.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant sent notices to all property owners within 750 feet of the site. The earlier applicant team held an open house on the project site on July 11, 2022. A follow-up open house was held by the current applicant team at the nearby St. Patrick's Church on August 25, 2022.

As of the publishing of this report, staff has received significant number of emails on the redevelopment of the site with concerns about traffic, water, additional apartments, and building height. Staff has also received letters of support for this project, identifying a need for added dwelling units and connection/support for the surrounding businesses and uses in the area.

Context

Located on the east side of N. 92nd Street approximately 850 feet south of E. Shea Boulevard. To the west across N. 92nd Street is the hospital campus and other office buildings consisting of mainly two and three-story buildings with the hospital at 90-feet in height. To the north is the adjacent commercial shopping center consisting of mainly one-story buildings. Please refer to context graphics attached.

Project Data

- Existing Use: Offices and Commercial uses, and a vacant lot
- Proposed Use: Mixed-use Development Project
- Parcel Size: 371,150 square feet /8.52 acre (gross)
340,951 square feet /7.83 acre (net)
- Residential Building Area: 308,000 gross square feet
- Commercial Building Area: 24,375 gross square feet
- Total Building Area: 332,375 gross square feet
- Floor Area Ratio Allowed: .8 (commercial floor area only)
- Floor Area Ratio Provided: .07 (commercial floor area only)
- Building Height Allowed in PUD: 48 feet (plus 10 feet for rooftop appurtenances)
- Building Height Proposed: 48 feet (plus 10 feet for rooftop appurtenances)
- Parking Required for PUD: 529 spaces
- Parking Provided for PUD: 544 spaces
- Open Space Required: 37,115 square feet (10%)
- Open Space Provided: 109,700 square feet (29.5%)
- Number of Dwelling Units Allowed: Per Development Plan
- Number of Dwelling Units Proposed: 273 units
- Density Allowed: Per Development Plan
- Density Proposed: 32.04 dwelling units per acre (entire PUD area)

MERCADO COURTYARDS

DEVELOPMENT PLAN

MINOR GENERAL PLAN AMENDMENT & REZONE PROJECT NARRATIVE



Case 231-PA-2021 #2

First Submittal: August 30, 2022

NEW Development Team

Applicant and Developer:

Caliber - Brian Snider

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Architect:

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Frank Lloyd Wright Inspiration:

H&S International, Bing Hu



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Introduction

Caliber Development has taken over the project previously known as “Ironwood 92” and assembled a new team of land professionals to respond to crucial input and feedback received from elected officials and the Scottsdale community.

This application introduces “**Mercado Courtyards**” which is a mixed-use project that will revitalize an old office complex (that has sat vacant harboring transients and breeding criminal behavior) by redeveloping the site with a new residential community that will complement the adjoining retail shops and surrounding area. The approval of Mercado Courtyards will 1) clean up an underutilized commercial property that has been overrun with transients; 2) revitalize the struggling retail/commercial uses to the immediate north by adding residents within walking proximity; 3) decrease the impact of traffic on the area by 82 percent from the currently approved use and most importantly 4) provide a necessary work force, housing choice close to the “Cure Corridor” (Honor Health Hospital – Shea Campus) for “essential” workers including nurses, medical staff, firefighters, police, teachers, etc.

This project proudly boasts to be one of the lowest density multi-family projects that the city has ever processed with 273 units and an overall total density of 32 dwelling units per acre (historically, city has approved much higher density). Mercado Courtyards provides 3 times the city required open space with a community input inspired redesign with the vast majority of the project being just 3 stories. For the 38 units that are 4 stories, the building is setback nearly 400ft from 92nd Street and redesigned with significant stepbacks. The closest residential units to 92nd Street will be 2 stories then 3 and finally 38 units on the 4th floor thoughtfully positioned in the rear of the site and furthest from the street. The residential and commercial components will share an “integrated design” which will include similar colors, materials and roofing. Further, Caliber has engaged a Frank Lloyd Wright protege to help inspire a unique building design to reflect a “Wrightian” character to fit the historic features of the area. The revised design will also include accessible courtyard features, artwork, enhanced landscape with decorative walls, and an on-site FLW educational center. The overall product

will be a thoughtful addition and an appropriately sized use to this important area of the city.

Our team understands that there has been recent public outcry regarding the number of apartment projects currently being approved and developed in the city of Scottsdale. However, this 65,000 sq ft office building has sat vacant for 12 years, has been severely vandalized and is functionally obsolete needing creative redevelopment. The proposed apartment complex is the right use in the right location as it will provide a much-needed housing choice in the “medical core” of the city. Future residents are within walking distance to both employment opportunities at Honor Health Shea Hospital, surrounding medical offices, and/or adjoining and nearby shopping centers. This site is also within walking distance to the city’s Greenbelt trail system which is a true amenity to any residential project. Again, Mercado Courtyards is the right use in the right location and it is the appropriate size – only 273 units.

REQUEST

Caliber Development is happy to submit this Rezoning and Minor General Plan amendment application (the “Applicant”). Caliber is a local and extremely reputable developer with their Headquarters in Scottsdale, who is currently building great projects within the City of Scottsdale.

As mentioned, Caliber Development has recently taken over this site and is excited to present a thoughtfully redesigned project for city and community consideration.

This request proposes the following:

1. Minor amendment to the City of Scottsdale General Plan 2035 on approximately 4 acres from Commercial to Mixed-use;
2. Amend the existing Development Plan from 6-ZN-2013 for the parcels zoned PCD with comparable PUD zoning for a modification of the site plan, increased density from the original PUD approval but **NO** amendments to the PUD development standards;

3. Rezone Maricopa County Assessor parcel #217-36-989B from PCD with comparable Commercial Office zoning to PCD with comparable PUD zoning;
4. Rezone a small portion of Maricopa County Assessor's office parcel #217-36-960L which is a part of the Mercado del Ranch shopping center from PCD with comparable C-3 zoning to PCD with comparable PUD zoning and the approval of a new overall Development Plan.

Mercado Courtyards proposes to replace the outdated and dormant office buildings on the site with a vibrant new multi-family component that will work with the adjacent shopping plaza to revitalize this property and breathe new life back into this vital medical core of the city.

The proposal is to design an appropriate scaled, residential apartment community and provide much-needed support housing to the essential workers with close proximity to the medical core which includes the hospital campus and surrounding medical offices, commercial and retail uses.

SITE LOCATION

The subject property (the "site") is located on the east side of 92nd Street just south of Shea Boulevard and identified by Maricopa County Assessor's Office as Parcel #'s 217-39-536, 217-39-537A, 217-39-537B, 217-39-537C and 217-36-989B. In addition, Shea & 92nd OPCO, LLC ("Shea 92 OPCO") is the owner of the Mercado del Rancho commercial shopping center immediately north of the subject property plans to include a small portion of Maricopa County Assessor's Parcel #217-36-960L with the minor General Plan amendment ("GPA") and rezone request in order to create an overall redevelopment plan for approximately 8.52 total gross acres. The proposed redevelopment includes a portion of property with an existing Development Plan from a 2013 rezoning case (Case 6-ZN-2013).

MERCADO COURTYARDS Maricopa County Parcel Map



BACKGROUND/HISTORY

The properties in question have sorted histories. The vacant parcel to the east has never been developed or been a part of any development plan other than providing an overflow parking lot that is in disrepair. The existing office buildings in the center of the proposal have not performed or leased at exceptional levels since **2010**. The two-story office building with the parking and access underneath has not been occupied for **12** years.

In 2013, the City approved Case 6-ZN-2013 to redevelop the site. The approved development plan included re-using the office building with the parking and access underneath and converting that building to residential units and adding a floor on top of the existing two-stories. The medical office building closest to 92nd Street would have remained as an office building providing the required mixed-use of the PUD zoning district. Even with the enhanced mixed-use zoning, the PUD's approved development plan was never fully implemented as the office building with the parking underneath is an obsolete design and quite difficult to retrofit; thus, the property sat dormant.

The south end of the commercial center are smaller tenant spaces with an extremely high rate of turnover. By including the south building into this new application, the south end of the center can be enhanced and potentially re-oriented to the proposed residential complex to create real synergy within the overall project.

SURROUNDING USES

The Property is adjacent to the south of Mercado del Rancho shopping center anchored by Sprout's and Chompies. Across 92nd Street, is the Honor Health Scottsdale Shea Campus with the approximately 90-foot hospital building, two, three and four-story medical office buildings and large parking structures. To the south are one- and two-story medical office buildings. To the east is the vacant commercial office zoned property and other vacant property. The CVS Caremark office campus is also located further to the east.

PARKING

According to the city of Scottsdale's parking calculations, Mercado Courtyards will require a total of 529 parking spaces to accommodate the new residential and retail uses on this site. The proposed plan provides 544 spaces which exceeds the city's requirements by 15 spaces. Parking will be a combination of shared surface spaces along with a parking garage that will be wrapped by the new residential building. The parking garage will be completely screened from street views.

TRAFFIC

This application includes an extensive Traffic Impact Analysis prepared by Summit Land Management ("Summit") who has decades of intimate experience with traffic in the city of Scottsdale and specifically, this immediate area of the city. Summit analyzed 5 intersections in the vicinity along with the potential traffic generation from the existing use as a medical office complex and the proposed Mercado Courtyard. ***The proposed Mercado Courtyards will generate 6,183 fewer daily trips (82% less) than the existing medical use allowed on site today.*** It is recommended that a traffic signal at the intersection of 92nd and Cochise would improve the operation of both directions of Cochise without diminishing the operation of 92nd Street. Furthermore, a new signal will allow future residents of Mercado Courtyards who work at Honor Health or other medical buildings to walk across 92nd Street at a signal protected intersection.

This new signal will also connect future residents to the city's highly regarded Greenbelt trail system and the best part is that it will be fully funded 100% by the Applicant.

UTILITIES AND SERVICES

The proposed site has been serviced by local utility companies for many years and Caliber will be improving those service connections in order to continue to serve the redevelopment of the site.

Water supply is an extremely important topic within the city of Scottsdale and the community is concerned with the impacts associated with new development projects throughout the city. Local and reputable engineering firm, SEG, has prepared a comprehensive water analysis specific to the impacts of the Mercado Courtyards redevelopment project. The analysis shows that the water demand for Mercado Courtyards project is a minimal increase from what exists on the property today with the office use. In fact, the analysis concludes, "Sufficient city water capacity is available in the proposed water system layout to support domestic and fire service to the project." (See page 4 of the attached Preliminary Water Report).

COMMUNITY OUTREACH

Caliber's new team held an in-person open house meeting on August 25nd at a St. Patrick's Church near the project. The site was posted with details of this meeting and 320 Notification letters were mailed to property owners and stakeholders alike. Please see attached Citizen Outreach Report included with this application for a summary of that meeting and issues discussed.

MINOR AMENDMENT TO THE CITY'S 2035 GENERAL PLAN

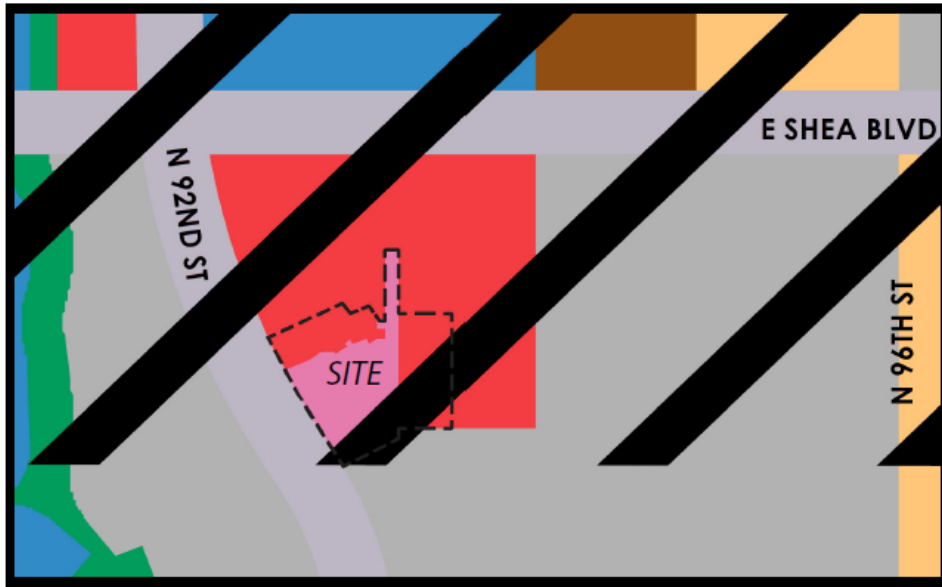
As it relates to the General Plan, ***this request is for a minor General Plan amendment to re-designate the Commercial land use on the vacant two (2) acre parcel to Mixed-Use Neighborhoods and re-designate the south end of Mercado del Rancho from a Commercial land use designation to the Mixed-Use Neighborhoods designation totaling approximately four (4) gross acres.*** The proposed change will be combined with the existing Mixed-Use designation that encompasses the existing office building parcels to complete the 8.5 acre Mixed Use site.

The requested minor amendment to the General Plan is based on the criteria established in the 2035 General Plan, which are:

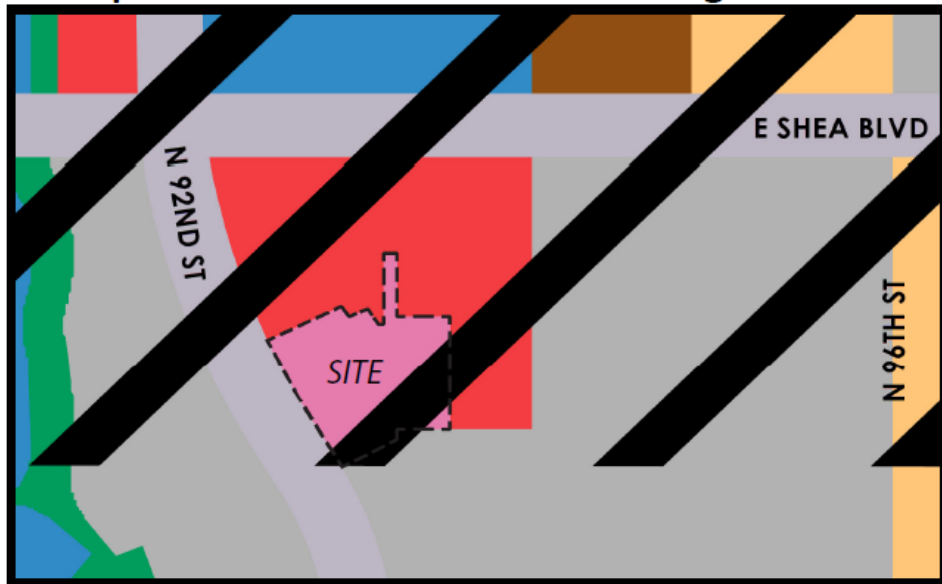
- 1) Minor Amendment to Land Use Category.

2035 General Plan Land Use Map

Existing Land Use: Commercial & Mixed-Use Neighborhoods



Proposed Land Use: Mixed-Use Neighborhoods



Response: The Property is currently designated as a mixture of Commercial and Mixed-Use Neighborhood land use designations, with the Shea Corridor Overlay. This request will simply replace the portions of Commercial with Mixed-Use Neighborhoods so that the entire property is designated as Mixed-Use Neighborhoods. This request is considered a minor amendment to the General Plan.

- 2) Area of Change Criteria. The Property falls within Planning Area B, which requires a major General Plan amendment on changes greater than fifteen (15) acres.

Response: The land use designation change to the Property is less than fifteen (15) acres; thus, no major amendment is required.

- 3) Character Area Criteria: The Property is located within the Shea Area Plan. The Shea Area Plan was adopted by the City in June of 1993 and contains policies and guidelines for development/redevelopment along the Shea Boulevard corridor from Hayden Road on the west and the City's eastern boundary with Fountain Hills on the east.

Response: See below for detailed analysis of the proposal's consistency with the Shea Area Plan.

- 4) Water/Wastewater Infrastructure Criteria: If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility, it will qualify as a major amendment.

Response: Based on the water and wastewater studies provided with the application, the proposed redevelopment of the site will not impact the existing infrastructure systems. Based on the proposed change in land use, the developer will take on all infrastructure costs that may occur if deemed necessary through basis of design reporting.

- 5) Change to the Amendment Criteria and/or Land Use Category Definitions Criteria A modification to the General Plan Amendment Criteria Section of the General Plan Land Use Element (pages 56-59) and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions (pages 52-55).

Response: No changes are proposed to the Amendment Criteria and/or Land Use Category Definitions Criteria A modification to the General Plan Amendment

Criteria Section of the General Plan Land Use Element (pages 56-59) and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions (pages 52-55).

- 6) Growth Area Criteria. A change in General Plan Land Use Category accompanied by a new or expanded Growth Area.

Response: Most of the Property is within an Activity Area within the Growth Areas Element of the General Plan. There is change to the Growth Area criteria with this request.

- 7) General Plan Land Use Overlay Criteria. The modification or expansion of an existing General Plan Land Use Overlay Category (specifically regarding the Regional Use Overlay, Shea Corridor Overlay, and Mayo Support District Overlay) or the creation of a new General Plan Land Use Overlay Category.

Response: This request does not modify or expand any of the overlay districts above.

- 8) Exceptions to the General Plan Amendment Criteria Certain exceptions to the General Plan Amendment Criteria are considered in the best interest of the general public and in keeping with the vision, values, and goals of the community. The following exceptions to the General Plan Amendment Criteria will apply:

Response: The request does not impact any of the above criteria.

CHARACTER AND DESIGN ELEMENT

Mercado Courtyards complies with the existing Character Type assigned to this property by the city. The site is designated as an “Urban Character” Type within the Character and Design Element of the recently approved 2035 General Plan. Character Types describe the general pattern, form, and intensity of development. Character Types are distinct from zoning districts and land use categories. The Zoning Ordinance will govern specific development standards, such as building height, by zoning district. Per State Statute, Scottsdale must designate and maintain a broad variety of land uses and include density standards pertaining to land use categories that have such. Please reference the Land Use Element for that information.

- Urban Character Types consist of **higher-density residential**, non-residential, and **mixed-use neighborhoods, including apartments**, high-density townhouses,

business and employment centers, and resorts. Development in Urban Character Types should have pedestrian orientation, shade, activity nodes, and useable open spaces that encourage interaction among people. Building form and heights typically transition to adjacent Rural and Suburban Character Types. **Taller buildings may be appropriate in Growth Areas**, depending on context (see Growth Areas Element). Examples include Old Town Scottsdale, a mixed-use center of distinct urban districts; mixed-use portions of the Greater Airpark, particularly along Scottsdale Road; areas within the Scottsdale Road and Shea Boulevard Couplet; **and the Honor Health hospital/medical campus near Shea Boulevard and 90th Street.**

Response: All of the above criteria within the Urban Character Type are being met with this proposal. This project meets the previous Character Plan from the 2001 General Plan and continues to meet the goals of this Character and Design element.

The following are the applicable goals and approaches from the Character and Design Element of the City's General Plan.

Goals and Approaches 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Response: The proposal is an appropriate land use for this mixed-use core area lacking nearby residential density to take advantage of the employment, retail, restaurant, and service uses, including the nearby city Greenbelt trail system. The request will include activating the south end of the adjacent commercial center, remove an antiquated office use and develop vacant land in this mixed-use core. Furthermore, the Property falls within the jurisdiction of the McCormick Ranch Property Owners Association ("MRPOA"). The previous proposal along with this proposal went through a rigorous review process with the MRPOA Architectural Design Committee ("MRPOA ARC"). The MRPOA ARC approved the associated land divisions and land use proposal in November 2021. In April 2022, the MRPOA ARC approved the density, design and other site plan components that are proposed within this request. Their approval demonstrates the request is appropriate in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Goals and Approaches 2. Develop, maintain, and refine Character Areas and Character Area Plans to foster quality development and consistent character and context within various areas of the community.

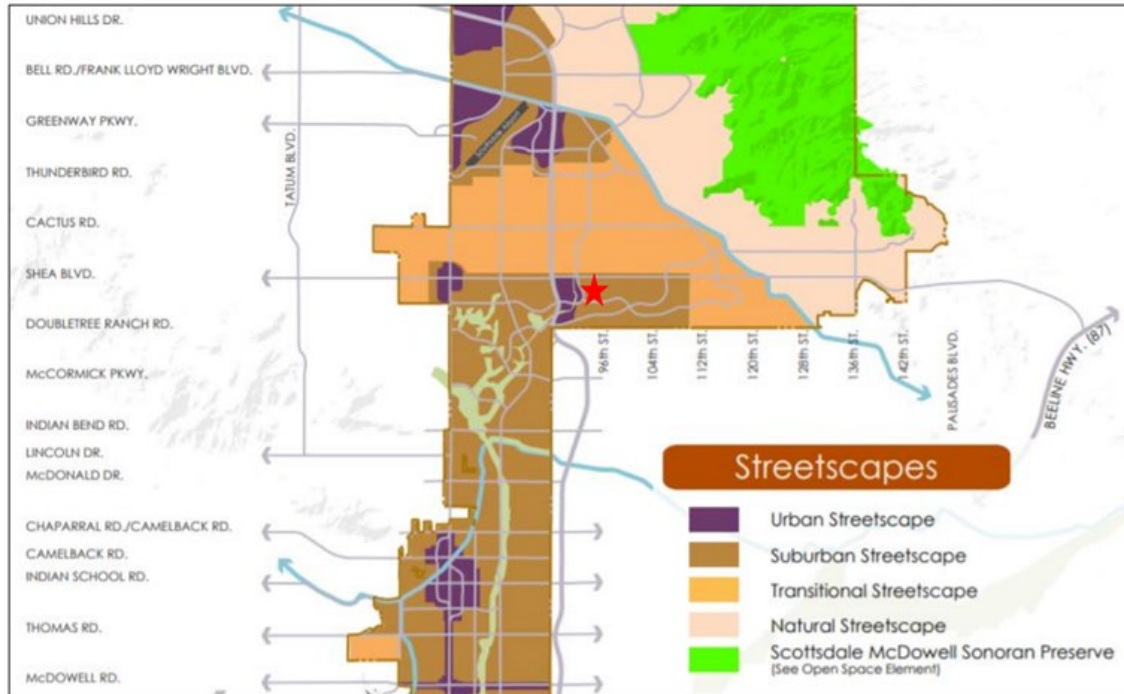
Response: This area of the city is a highly developed area which has been nicknamed “Cure Corridor” just east of Scottsdale’s only freeway corridor and along the Shea Boulevard corridor. The proposal is placed within an already intense and active area. The inclusion of a residential project will compliment and support the existing nearby commercial and retail uses.

Goals and Approaches 4. Enhance the design of streets and public spaces to improve Scottsdale’s visual quality, experience, Sonoran Desert context, and social life.

Policy CD 4.1 Promote contextually compatible streetscapes that correspond with the following classifications:

- Urban Streetscapes encourage pedestrian comfort, safety, and accessibility using decorative elements, such as arcade-covered walkways, shade, pedestrian lighting, decorative paving and street crossings, transit shelters, seating, waste receptacles, and landscaping. Urban Streetscapes strive for equality among pedestrians, bicyclists, and automobiles in the design of the public realm.
- Suburban Streetscapes strive to achieve compatibility and safety between automobile traffic, neighborhood amenities (schools and parks), pedestrians, bicyclists, and recreational activities through the use of landscape areas, consideration of sidewalk alignment, and incorporation of a broad tree canopy.

Streetscapes Map



Response: The site is located within a Suburban Streetscape and across the street from an Urban Streetscape on the General Plan's Streetscapes Map (see above). Our development plan meets the Suburban Streetscape with open courtyards, tree lined sidewalks, stepbacks on the building and the creation of a pedestrian sidewalk system and traffic signal fully funded by the Applicant to achieve safety for walkers, bikers, and vehicles. The 92nd Street frontage is minimal as the project will develop deep into the Property off the narrow roadway frontage. The applicant has retained a world-renowned Frank Lloyd Wright team who will propose a streetscape and building character and design that will fit into the context of the area.

LAND USE ELEMENT

This application also complies with the City's Land Use goals as outlined below:

Goal LU 1 - Enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's reputation as the premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale's character and physical appearance.

Response: The goal of the rezoning case and minor amendment to the General Plan is to redevelop property and provide a core of residents that in turn will

support the non-residential activities of this and other Scottsdale areas with future employees, customers, and recreationalists. The proposed project enhances Scottsdale's economic viability by providing for an alternative work force housing option, places a housing option directly adjacent to two (2) of Scottsdale's major employer). Scottsdale will remain a premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub, only if the housing supply is adequately addressed. This apartment proposal, within a mixed-use application of commercial and office, strengthens and enhances Scottsdale's character and physical appearance.

Goal LU 3 - Maintain a balance of land uses to support a high quality of life.

Policies

LU 3.1 Allow for the diversity and innovative development patterns of residential uses and supporting services to provide for the needs of the community.

LU 3.2 Integrate housing, employment, and supporting infrastructure, primarily in mixed-use neighborhoods and Growth and Activity Areas, to support a jobs/housing balance.

LU 3.3 Maintain a citywide balance of land uses, and consider modifications to the land use mix to accommodate changes in community vision, demographic needs, and economic sustainability.

LU 3.4 Provide an interconnected, accessible open space system, which includes pedestrian and equestrian links, recreation areas, canals, and drainage ways.

LU 3.5 Engage the community in all land use discussions.

Response: The Proposal meets goal 3.1 by providing a diversity and innovative development pattern of residential uses and supporting services to provide for the needs of the community. The combined ownership and properties involved with this proposal demonstrates a partnership between land uses that will support each other. Future residents translate into future customers, patrons, and future employees. All these dynamics working together in providing residential living alternatives to "essential" employees of the health care campus, surrounding medical office facilities and commercial uses will strengthen the overall jobs/housing balance. As for the other specific LU 3 Goals, the proposal meets these policies through the design of the project.

Goal LU 6 - Attract and retain diverse employment, business, and retail land uses to improve the economic well-being of Scottsdale's residents.

Policies

LU 6.1 Promote opportunities for the expansion and revitalization of employment and commercial uses within the city.

LU 6.2 Support well-planned, clustered employment centers of related or similar uses such as Healthcare and Research and Development land uses.

LU 6.3 Encourage commercial land uses of similar scale and character in proximity to or within medium- to high-density residential areas to promote walkable connections

Response: The primary goal of the proposed redevelopment of the Property is to provide a dense, mixed-use project that supports the adjacent non-residential uses in this evolving activity area. The above citywide policies speak to retaining diverse employment, business, and retail land uses to improve the economic well-being of Scottsdale's residents. Honor Health, CVS Caremark and all of the surrounding retail and commercial uses are very excited about this project. Providing a housing alternative in this area of the Shea Corridor will continue to provide potential employees and customers closer to work and surrounding commercial uses. LU 6.3 states encourage commercial land uses of similar scale and character in proximity to or within medium to high density residential areas to promote walkable connections. This proposal is the epitome of this land use policy. The project proposes a mixture of uses, medium to high density residential adjacent to employment and support commercial uses.

Mixed-Use Land Use Categories:

■ **MIXED-USE NEIGHBORHOODS:** Mixed-Use Neighborhoods focus on human-scale development and are located in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near and within Growth and Activity Areas. Mixed-Use Neighborhoods may be non-residential in the Greater Airpark Character Area.

Response: The overall request is to set forth zoning and land use entitlements consistent with the General Plan's Citywide Land Use Policies. The Property is adjacent to an 'Activity' area. The request provides for a high-quality multi-family residential living environment in a highly active mixed-use area. The surrounding commercial, office and healthcare properties will benefit from the new residents of the project. In turn, the project will provide prospective and existing employees

of the surrounding commercial, office, and healthcare properties a new location to reside and provide for a true live, work and play environment. The proposal balances the land uses in the area and supports the community's vision of residential opportunities for everyone. As mentioned, the recently adopted 2035 General Plan designates this area as Urban Character Type which envisions higher density residential such as apartments. This project fulfills the City's future vision for this area.

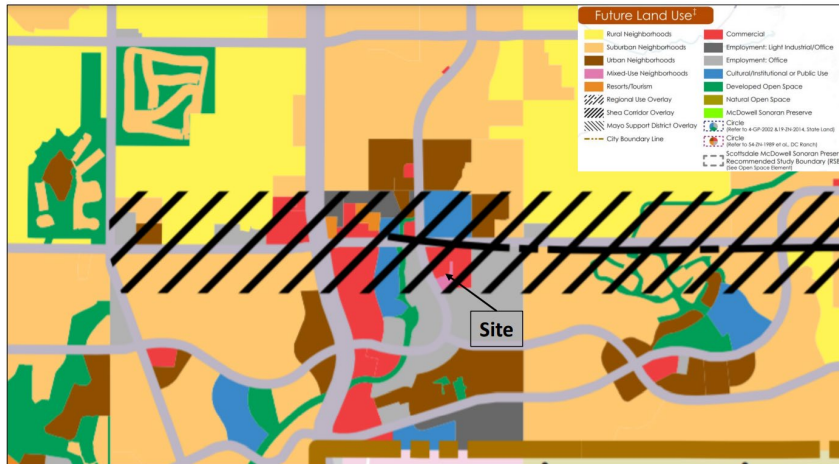
■ SHEA CORRIDOR OVERLAY: The Shea Corridor Overlay applies to neighborhoods along Shea Boulevard. Within this area, specific goals, policies, and guidelines are in effect per the East Shea Area Plan/Shea Area Plan (1987/1993).

Policies include:

- Enhance and protect the existing residential areas while allowing flexibility in residential parcels having Shea frontage.
- Allow employers offering uses such as medically related services, corporate headquarters, or hotel accommodations.
- Neighborhood-level retail centers, which provide everyday goods and services, such as groceries, drug stores, and dry cleaning should occur within the neighborhoods, on arterial streets, and outside of the Shea Corridor Overlay so that convenient vehicular and pedestrian access can occur, and local traffic will not need to use Shea Boulevard.

Response: This proposal complies with the city's Shea Corridor Overlay guidelines. The Overlay (see map below) enhances and protects existing residential areas to the east and south while collaborating with a property with Shea frontage to create residential to support the commercial. As to the third bullet point above, the proposal takes traffic off Shea Blvd. by placing residents adjacent and within walking distance to potential employment and support commercial and service uses, while directing traffic to a safe and effective traffic signal with options for vehicular traffic on roads other than Shea Blvd.

Shea Corridor Overlay



The Shea Area Plan contains policies and guidelines that strive to preserve neighborhoods and character in the Shea Boulevard area. The policies and guidelines establish the initial minimum threshold for a project to be considered in the Shea area. Mercado Courtyards complies with the goals in the Shea Area Plan.

SHEA AREA PLAN GOALS

Main Umbrella Goals, Policies and Guidelines

The following Umbrella goals/policies from the Shea Area Plan apply throughout the study area:

- Compatibility of new development to existing development is sought through monitoring building heights, setbacks, building massing, buffering techniques, project walls (6 feet limitation), and neighborhood review of proposed development.

Response: The proposal is across the street from the Honor Health Shea hospital building, above ground parking garages and medical office complexes. The hospital buildings and parking garages are some of the largest and tallest structures in the area. Other surrounding projects include single, two, three and four-story office buildings. The mixture of uses and building designs provides for a unique mix of land uses and building design. The proposed multi-family residential structure within the proposed mixed-use development will not impact any single

family residential uses. The nearest single family residential property is over a quarter of a mile to the east. Caliber has engaged a well-respected local architect to design the new residential structure to address building massing and setbacks while providing for a series of open space breaks in the building for livable and useable courtyards for the residents. Furthermore, FLW Design Team will be enhancing the design with art features and Wright-inspired theming. Although the proposal is for a taller structure than the immediate current structures, the context with the hospital campus and no impacts to established single-family neighborhoods is proposed in fulfillment of the goal. In addition, with community input and the design approval by the MRPOA, the proposed density is one of the lowest multi-family density projects submitted to the City in recent years.

- New development should not destabilize an existing neighborhood, nor should assemblages of existing neighborhoods be encouraged.

Response: Although this proposal is an assemblage of existing developed and non-developed parcels, the proposal does not assemble property that is a part of an existing neighborhood. The goal states that is desirable to unite undeveloped, individually owned parcels into a common development. The goal of this project is to engage the commercial center to the north with the future residents and further enhancing the commercial centers success. The proposal removes an outdated office use that was already planned as part of the PUD zoning case from 2013. The combination of the existing developed parcels and the vacant eastern parcel will create an ideal infill residential property for the area. Furthermore, the proposed mixed-use project does not impact surrounding single family neighborhood traffic and provides for the potential of many modes of transportation being used with the proposal.

- Environmental protection and site planning that is sensitive to environmental features is encouraged through open space links and preservation, a Scenic Corridor, single story buildings adjacent to the Shea Scenic Corridor, retention of washes in a natural condition, and conformance with the ESLO.

Response: With a majority of the Property being redeveloped, there is minimal environmental impacts from the proposal. The Property is not directly on Shea Boulevard. The proposal seeks to include pedestrian and non-motorized connections to other open space links in the immediate area. The proposed new

zoning category (PCD PUD) will create three-times the open space required by the city.

- Provide an efficient road network and promote alternative modes of travel by building Shea Blvd according to anticipated traffic demands and following the Shea Blvd. Transportation/Access Policy (Arterial/Arterial Median Break Policy); maximizing the trail system by providing safe and convenient access to areas north and south of Shea Blvd

Response: Shea Boulevard is fully developed in this area of the city. The proposal provides for several cross-access points for the commercial center at the direct southeast corner of 92nd Street and Shea Boulevard. Other cross access is being considered so as to ensure minimal impacts to the overall traffic of the Shea Boulevard corridor. Furthermore, this proposal offers rental discount incentives for employees working within one mile of the site to live in Mercado Courtyards; hence, eliminating vehicular trips and allowing those essential workers to walk to work.

2. Mayo Clinic Support District Goals/Policies apply to the area around the Mayo Clinic:
 - Enhance a support services district with uses that include hotels, restaurants, specialty retail, offices, research and development campus, housing, and educational facilities.

Response: Although, not in the Mayo Clinic Support District, the proposal intends to develop a significant amount of non-single family residential units that could potentially provide for nearby residences for Mayo Clinic employees.

3. The Scenic Corridor for Shea Boulevard should be a minimum width of 50' for single family areas, with an average width of 60' and a minimum width of 80' for all other uses, with an average width of 100'.

Response: The adjacent commercial center to this project has a minimum of 100-foot-wide scenic corridor along its Shea Boulevard frontage.

Goal – Provide a variety of residential housing choices.

Intent – Create housing opportunities that will allow residents to live near schools and employment areas.

Policy 1 - Enhance and protect the existing residential areas while allowing flexibility in residential parcels having Shea frontage.

Response: The proposal includes a new multi-family residential development that will enhance, support, and benefit the adjacent and nearby hospital campus, medical office facilities, commercial centers and City library and recreational elements including the north end of the city's greenbelt. The new residential, mixed-use project will not impact established single-family neighborhoods and will provide for an appropriately sized project with no impacts to the Shea Boulevard scenic corridor. The internal nature of the Property, off Shea Boulevard, will create an appropriate amount of density to re-energize and support the mainly commercial mixed-use core at the Loop 101 freeway and Shea Boulevard. The placement of this new type of residential development in this location will add to the variety of housing choices supporting this Shea Area Plan goal.

Goal – Allow for new employment opportunities

Intent - Provide opportunities for destination medical or corporate office, and land uses that would support tourism, corporate business, or medical activity. These uses should demonstrate a compatible fit into the unique environment of the Shea Area.

Response: The placement of this residential community in a central location, within an important medical core, and around corporate and medical office uses will support and provide for future employees as well as patrons of the offices, retail, restaurant, and service uses in the area.

Goal – Provide for a full range of retail services

Intent: Neighborhood retail should be developed in locations currently planned along Via Linda, Frank Lloyd Wright Boulevard, and away from the Shea Corridor. Higher order goods and services should occur in areas planned for this level of retail such as Shea/Pima, as well as other areas outside the Shea Corridor that have been identified by previous planning efforts.

Policy 1 - Neighborhood level retail centers which provide everyday goods and services such as groceries, drug stores, dry cleaning, etc. should occur within the neighborhoods, on arterial streets, and outside of the Shea Corridor so that convenient vehicular and pedestrian access can occur and local traffic will not

need to use Shea Boulevard. The umbrella goals, policies, and guidelines should be followed.

Response: This proposal includes updating the land use designation on a portion of the commercial center at the southeast corner of Shea Boulevard and 92nd Street. The inclusion of the southern portion of the center is to allow that portion of the center to engage with the planning and future residential use to the south. The proposed residents of the project will benefit from the location of the new residential building to the commercial center and all of the retail, restaurant and service uses. This goal is met by providing for a new land use that will increase the success of the adjacent commercial center.

Economic Vitality Element – Goals and Approaches

Goal EV 1 - Foster Scottsdale's resiliency to economic change through support of our core industries (e.g., tourism, healthcare, bio/life sciences, advanced business services), assets, regional competitiveness, and economic diversity.

Response: Honor Health and the CVS/Caremark campus are directly adjacent to the proposed residential project. Providing for housing alternatives for a city that imports approximately 80% of its workforce is a positive step for fostering Scottsdale's resiliency and supporting Scottsdale's core businesses.

Goal EV 4 - Ensure that Scottsdale retains fiscal resources needed to effectively govern, provide services at a level consistent with community expectations, and fulfill the community's vision.

Policies

EV 4.1 Ensure the highest level of services and public amenities are provided at the lowest costs in terms of property taxes and travel distances.

Response: The proposal provides an alternative housing on under-performing property. The proposal provides future residents an opportunity to live near their work, shop, dine and recreate all in this one area of Scottsdale. Providing additional residents to Scottsdale in an area that has no single-family neighborhood impacts meets this economic development policy. In order for Scottsdale to maintain lower taxes and reduce travel distances, adding quality-housing alternatives such as this proposal, ensures existing Scottsdale residents lower property taxes.

EV 4.7 Carefully consider the fiscal implications of land use decisions.

Response: The proposal intends to redevelop an under-utilized office complex adjacent to the commercial shopping center. Both uses share access and parking, but the large office building has been vacant for many years and has led to transient issues including vandalism and theft within the area. The revitalization effort proposed unlocks the future potential for additional employees, shopper, diners, and new residents seeking the services offered in this area and cleans up a blighted property and replaces it with a use that benefits the entire area and surrounding uses. This in turn sustains the economic well-being of this particular area of the city. As stated, the development of a residential project located directly adjacent to an existing commercial shopping center will benefit all of the uses within the center. In turn, the commercial center will be able to provide a high level of diverse quality retail, restaurant and service uses within the center.

There have been numerous articles locally and nationally regarding 'not enough' alternative housing options for today's middle-class. This project checks all of the boxes to support Scottsdale's major employers, strengthen a commercial corner that single family neighborhoods nearby depend on and reduces the 80 +/-% workforce driving into Scottsdale problem.

Housing Element – Goals and Approaches

Goal H 1 - Support diverse, safe, resource-efficient, and high-quality housing options.

Policies

H 1.1 Maintain Scottsdale's quality-driven development review standards for new development.

H 1.2 Promote complementary physical design, building structure, landscaping, and lot layout relationships between existing and new construction.

H 1.3 Ensure community dialogue during zoning and the development review processes to encourage context-appropriate development designs.

H 1.4 Support the creation of mixed-use projects, primarily in Growth and Activity Areas, to increase housing supply within walking distance of employment, transportation options, and services.

H 1.5 Encourage a variety of housing densities in context-appropriate locations

throughout Scottsdale to accommodate projected population growth.

H 1.6 Maintain, improve, and create high-quality and safe housing for all citizens.

Response: The proposal redevelops an under-performing property and provides a new, market ready residential development to this area. This core area has not seen an update to the housing options as mainly older single and multi-family residential projects have existed in this area. The new housing option is appropriately sized and appropriately placed within a key area of the city. Mercado Courtyards will be designed to blend with the character of the surrounding community. This proposal hits each and every one of this particular goal and policies within the Housing Element. The density is context appropriate and highly desired by two (2) of Scottsdale's major employers and many surrounding support businesses.

Goal H2 - Provide a variety of housing options that meet the socioeconomic needs of people who live and work in Scottsdale.

Policies

H 2.1 Establish incentives for the development of high-quality, durable, and resource efficient housing that accommodates workforce and low-income levels.

H 2.2 Support programs aimed at increasing homeownership among entry-level and moderate-income households.

H 2.3 Reduce government financial and regulatory constraints, and whenever possible, offer expeditious processing of development proposals and building permits to enhance housing affordability.

H 2.4 Encourage the development and preservation work force housing types, including smaller units and older housing stock.

H 2.5 Leverage State and Federal funding opportunities to create and preserve high quality, safe, energy-efficient housing options.

H 2.6 Support partnerships and initiatives whereby builders and/or major employers help provide housing options for employees.

H 2.7 Encourage the development of workforce housing with the new development and/or expansion of hotels, resorts, and other generators of service-level employment.

H 2.8 ‡ Support adjustments to the housing mix based on demographic needs and economic changes within the city.

Response: The proposal seeks to develop a housing option for this area of the city that is not currently offered. Many multi-family residential projects are beginning to develop in the city to support the needs of all residents and the workforce. This proposal appropriately places such a housing development where residents can live, work, and play. Furthermore, the proposal seeks to provide work force housing component not seen with any multi-family residential submittals to the city. The proposal seeks to solidify in a development agreement the following rental incentives:

The Applicant is drafting a deed restriction that will be recorded on the property that offers employees working within (1) mile of the Property to support the Cure Corridor, major employers, including Honor Health and CVS Health healthcare employees, and surrounding local businesses alike the following housing benefits:

1. A 90-day “head start” for employees working within (1) mile of the Property at the commencement of leasing for the Project over standard renters.
2. One (1) month free rent (approximately a 10% discount) each year.
3. The free rent discount will apply upon proof of employment from any individual working for any company within one (1) mile of the project or anyone who is currently living within one (1) mile of the Project.
4. The free rent discount will also be offered to City police officers, fire fighters and Scottsdale Unified School District (“SUSD”) teachers and employees (the above one (1) mile radius requirement will not be applicable for City police, fire and SUSD personnel).
5. Waiver of all application fees.
6. Cap on rental renewal increases of 5% per year.
7. **No cap on the number of employees (or units) who can use this discount program.**
8. This discount program will run for a minimum of ten (10) years with the option of renewal by the Multi-family management team.

Conservation, Rehabilitation and Redevelopment Element – Goals and Approaches

Goal CRR 1 - Support high-quality, context-appropriate redevelopment, rehabilitation, and conservation to promote long-term neighborhood stability.

Response: The proposal seeks to develop a high-quality, context appropriate residential project on under-utilized property within the Cure Corridor. By removing outdated and long vacant office buildings, the proposal will not negatively impact any of the surrounding uses. The end result will create a thriving mixed-use component adjacent to the existing commercial, office and hospital campus uses. This is a long-term mixed-use neighborhood stability project and classic redevelopment that is justified by the city's future vision in the recently adopted General Plan 2035 and benefits all of Scottsdale.

Goal CRR 2 - Sustain long-term economic well-being through redevelopment, rehabilitation, and conservation.

Response: This site is an unused, outdated office concept and a vacant parcel that has been prone to crime from recent transient activity. The redevelopment of the site, the assemblage of parcels and the cooperation with the commercial center property owner sustains the long-term economic well-being of the entire mixed-use area. Bringing residences to this medical core will revitalize the surrounding uses by providing a constant base of potential employees and patrons within close walking proximity; thus, creating long-term economic well-being for the surrounding area.

Growth Areas – Goals and Approaches

GA 1.2 Designate Activity Areas in locations:

- Where development is concentrated, but to a lesser degree than Growth Areas, and context based;
- With infrastructure capacity to accommodate moderate levels of activity and a mix of uses; and
- Where infrastructure upgrade/extension will be cost-effective.

GA 1.3 Ensure that such development sensitively responds to neighborhoods, infrastructure, and character within and next to Growth Areas.

GA 1.4 Accommodate the highest intensity of development in designated Growth Areas.

In some cases, Character Area Plans may be more specific on appropriate locations for higher intensity development within both Growth and Activity Areas.

Response: The Property's location is adjacent to and therefore a part of a Growth Area 'Activity Center.' Providing a land use that supports the Activity Center fulfills this goal. There is existing infrastructure to serve the Property, there is a variety of multi-modal transportation options for the proposed residents of this project and

the area will be able to sustain the continued growth of this mixed-use project. The proposed higher density meets the GA 1.3 and 1.4 policies by placing development that doesn't have to sensitively respond to a neighborhood but will fit in nicely within this mixed-use core. Most importantly, the proposal is within an area with existing water and sewer capacity and will not negatively impact the city's infrastructure. In fact, the comprehensive water analysis prepared specifically for Mercado Courtyards concluded that the city has sufficient water supply to continue to service this property.

Goal GA 5 - Recognize and build on the character and diversity of Scottsdale's various Growth and Activity Areas.

Policies

GA 5.1 Support land use compatibility with nearby neighborhoods through context appropriate development within Growth and Activity Areas.

GA 5.2 Protect key economic and historic assets from incompatible land uses in designated Growth and Activity Areas.

GA 5.3 Support compact development patterns which minimize the need for added public facilities in Growth and Activity Areas.

GA 5.4 Promote new development, revitalization, and redevelopment within Growth and Activity Areas that maintains fiscal sustainability, promotes long-term economic development goals, and enhances quality of life.

Response: We have written support from Honor Health and other nearby commercial uses. This application allows this goal and its associated policies to be fully met. To ignore this support and the appropriateness of the placement of apartments in this area is to ignore the City's newly adopted General Plan goals and policies. It is also a decision to ignore the many presentations and documented studies on the need for work force housing alternatives in Scottsdale.

Connectivity Element – Goals and Approaches

Goal C 2 - Reduce the number, length, and frequency of automobile trips to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

Policies

C 2.1 Encourage a mix of land uses that will reduce the distance and frequency of automobile trips and support mobility choices.

C 2.2 Integrate a variety of mobility choices along local and regional transportation corridors.

C 2.3 Reduce demands on transportation networks by using trip reduction strategies and travel demand management techniques, including technology and applications, telecommuting, alternative work schedules, carpooling, and transit/bicycling incentives in order to provide travelers with effective choices to improve travel reliability.

C 2.4 Work with employers to provide incentives and encouragement for trip reduction strategies.

C 2.5 Promote non-motorized travel for short neighborhood trips.

Response: The proposal seeks to redevelop this dormant property with a significant mixed use residential project directly adjacent to other major commercial uses and near the City's regional transportation network of the Loop 101 freeway and Shea Boulevard. The project's mix-use component will allow for the new residents to walk or bike to surrounding uses, which in turn will reduce traffic congestion and assist in the areas air quality. Providing for housing alternatives near the large hospital campus and all of the surrounding supporting non-residential uses will enhance the quality of life for the new residents and existing users and employees in the area. The Property's location to the City's greenbelt path and trail system will reduce the frequency of automobile trips and provide for a healthier way of getting around the area.

Furthermore, the proposal includes the southern portion of the commercial center. The current two-story office building with parking underneath is connected physically to the southern end of the commercial shopping center building. The removal of the connected office building will allow the large delivery trucks for the commercial shopping center to maneuver south through the proposal out to a full median break on 92nd Street. Currently, this truck movement is limited to a right-in/right-out driveway on the southern end of the site because the outdated/vacant since 2012 office building forces trucks to a driveway that then routes those delivery trucks back to the busy Shea Blvd corridor.

The proposed apartment complex creates less traffic than the existing commercial office use allowed on the property today (over 6,000 less daily trips which is 82% less daily trips). In fact, a single apartment unit creates less traffic than a single family home. The number of trips to and from the apartments are extremely different than a single-family home. The placement of the main entrance approx. a ¼ mile south of Shea Boulevard provides for alternative ways to and from the site with minimal to no impacts on the congested Shea Blvd. Furthermore, there are rental discount incentives being offered for essential employees working within one mile of the site which encourages walking versus driving to work. The placement of an apartment project in this location will adhere to all of this goal and its associated policies.

PUD CRITERIA

Section 5.5003 of the Zoning Ordinance states that the development proposals shall comply with the following criteria:

A. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, Area Plans and Design Guidelines.

Response: As described throughout the General Plan analysis of this narrative, the proposal meets many of the City's goals and approaches outlined in the many elements of the General Plan. The proposal revitalizes a crucial, yet under-utilized property in an intense, mainly non-residential mixed-use core of office, commercial and medical campus.

B. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.

Response: A majority of the Property is already zoned PUD. The goal of the proposed zoning case is to bring into the fold the vacant office zoned parcel to the east and include a portion of the existing commercial shopping center to the north, thereby creating a comprehensive set of land uses, densities and development standards not afforded in the three (3) separate zoning districts.

C. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.

Response: The existing retail, restaurants, service uses, offices, medical facilities and hospital will all benefit from the introduction of a significant residential development on vacant and under-utilized land in this core area. The proposal will strengthen the stability and integrity of the non-residential uses and will have minimal to no impacts on any single-family residential neighborhoods. This is one of the few cases whereby the PUD proposal does not impact any single-family neighborhoods and is approved by the governing organization of the commercial properties within McCormick Ranch Owner's Association.

D. That there is adequate infrastructure and City services to serve the development.

Response: We have met with the city staff and there is adequate infrastructure to serve the proposed development. In addition, the City staff would like us to provide easements for infrastructure for surrounding properties. Any infrastructure costs will be borne by the developer. Furthermore, since water supplies have moved to the forefront as a highly important issue, this proposal has included a comprehensive water analysis. The water analysis firmly concludes that the City has adequate infrastructure and water supply to support the existing retail and planned residential uses.

i. The proposed development is not located within any areas zoned environmentally sensitive lands ordinance (ESL) nor within the boundaries of the Downtown Plan.

Response: The proposed development is not located within any areas zoned environmentally sensitive lands ordinance (ESL) nor within the boundaries of the Downtown Plan.

ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the City's transportation master plan.

Response: Yes, 92nd Street qualifies as a major collector street.

The PUD option allows flexibility for amended development standards. **HOWEVER, THIS APPLICATION IS NOT REQUESTING ANY AMENDED DEVELOPMENT STANDARDS.** Mercado Courtyards as proposed in this application is not requesting any

amendments to height or setback standards and fully intends to meet the maximum building height allowed within the PUD District. The Property's original PCD zoning district allows for consideration of amending all development standards. As such, since the proposed multi-family residential building has no impacts to any single-family neighborhoods and no requested amended development standards, the proposal fits within the existing major development standards of the existing zoning districts. With the setbacks and no amended height standards, the project has no impacts to any pedestrian, vehicular or single-family residential views. In fact, additional setbacks have been added to this new proposal as a result of discussions with the MRPOA ARC. The first element of the fourth story is now setback approximately 400 feet from 92nd Street. In addition, the total unit count is reduced to 273 units with an overall density of 32 dwelling units per acre which is less dense than other similar multi-family projects recently processed by the city.

REZONING PROPOSAL

The 'Purpose' statement of the City's PUD zoning district states:

The purpose of the planned unit development district is to promote the goals of the general plan, area plans, and design guidelines in areas of the city that are designated by the general plan for a combination of land uses in a mixed-use development pattern of either horizontal or vertical design. This zoning district recognizes that adherence to a traditional pattern of development standards, i.e., height, setback, lot coverage, space, bulk and use specifications contained elsewhere in this code would preclude the application of the more flexible PUD concept. Commercial, employment, hospitality, multi-family residential, and townhouse residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities. Developments within this district shall be compatible with development characteristics as expressed in the city's design standards and policies.

Mercado Courtyards is utilizing the PUD zoning option to create a useable zoning district that implements all of the above purpose statement. The central portion of the proposal is already zoned with the PUD zoning district. The combination of the vacant parcel and the southern end of the adjacent commercial parcel allows the proposal to truly integrate into the surrounding mixture of uses. The proposal will allow for a significant residential building to be integrally placed into one of the City's thriving mixed-use core areas. The proposal will create integrated site plans with adjacent properties as to vehicular and pedestrian

access while placing future shoppers, diners, and employees for the hospital campus, surrounding medical office facilities and commercial uses. In addition, the development agreement submitted as part of this request solidifies a much-needed housing component not seen in Scottsdale PUD's. This proposal is to agree, with documentation agreed upon by the Owner and the City, to 'reserve' apartment units for essential employees working within (1) mile of the Property and citywide for firefighters, police officers, teachers and school district employees. The discounts, which amount to a minimum of one-month free rent will be allowed for up to ten (10) years and will have no limit on the number of units that can be used for this incentive.

SITE PLAN

The proposal is for a primarily three (3) story residential building with a fourth story element in the rear approximately 400 feet off the public street frontage (92nd Street). The application requests 273 total units for an overall density of 32 dwelling units to the acre.

The site plan is oriented towards the 92nd Street frontage utilizing the existing two (2) access points from the street. The northern most driveway will be the main access to the project with cross access between the commercial shopping center to the north. This multiple cross access solution will allow for a traffic light to be placed at this main entrance driveway across from one of the hospital campuses main driveways (E. Cochise Dr.). The placement of the Applicant funded traffic signal will allow and frankly encourage future residents of this project safe and efficient pedestrian access across 92nd Street to access the hospital campus as well as the City's greenbelt path and trail system. This will also allow commercial delivery trucks to access a full-access driveway on 92nd Street and a traffic signal that currently does not exist. This will result in safe and efficient commercial and residential movement to and from the mix of uses onto 92nd Street and not on Shea Blvd.

The proposed residential component of the mixed-use site plan is a combined three and four-story multi-family residential structure wrapping a main parking garage. Access to the parking structure is off the main driveway on the north side of the building and off the secondary southern driveway from 92nd Street to the south side of the building/structure. The building is designed so as to screen the entirety of the parking structure. The buildings design creates several large courtyards to break up the massing of the building, but also allows residents on all floors views into the courtyards, thereby enhancing the living experience. A large

courtyard is also placed along the narrowest portion of the proposed building to break up the massing along 92nd Street.

Caliber has engaged a Frank Lloyd Wright protégé to collaborate with the architectural design team on the multi-family building. The provision of the large open spaces or courtyards throughout the project will allow for future resident social and passive recreation areas onsite. The pool, gathering spaces, and other amenities will be placed on the central portion of the roof of the parking structure and not be visible from the public right-of-way. The projects distance to single-family neighborhoods will ensure these amenity areas have no impacts to those neighborhoods. The latest design feature in the development plan is the cooperation with the commercial center owner to the north. As part of the development of the residential building, the commercial uses will be redesigned in the same format in materials and color to provide for a coordinated and matching development feel. The overall project, once developed, will create a dynamic synergy between the residential and non-residential uses. The Applicant will also be incorporating a FLW educational center in the project. The proposed site plan design submitted with this application is based on input and feedback received from elected officials, MRPOA ARC, and the surrounding community over the past year.

In addition, the MRPOA ARC approval requires the multi-family and retail portions of the project to be designed in harmony with each other and surrounding commercial parcels, and shall include architectural features of surrounding buildings, i.e., similar paint and/or material colors, roofing material, buildings materials, etc. This non-City process has added an additional layer of scrutiny to ensure the project is context appropriate.

FRANK LLOYD WRIGHT INSPIRATION

As mentioned, Caliber has teamed up with Frank Lloyd Wright protégé, Bing Hu who is one of the most sought after architects both nationally and internationally. Hu studied at Taliesin West and has been honored throughout his career with major international and regional architectural design awards. Bing believes every site is unique and the design should be sensitive to the needs and desires whilst remaining in harmony with its surroundings.

ECONOMIC IMPACT

By redeveloping this distressed property and providing a residential component in this significant commercial, office and hospital core area, there is strong potential for future success and growth of those industries. The future residents will

be able to walk and bike to shop and dine at the adjacent and nearby commercial centers. The future residents will provide for customers to the medical office and other related industries in the area. The future residential building will provide for another residential housing alternative not presently offered in this area for the surrounding businesses and hospital and health care core. The provision of housing alternatives so close to all of these non-residential uses will allow for increased customer traffic and increase the potential for employees to live in close proximity of their workplace. Just as Downtown Scottsdale is thriving with the number of residential projects supporting that area of the city, the same interaction and success will occur by providing a similar mixture of residential and non-residential uses in this area. The blending of uses as proposed serves the City's economic interests in reducing the in-migration of employees from other communities and providing for an alternative housing option in the central portion of the City.

CIRCULATION

As described above, the two (2) driveways on 92nd Street will remain. The proposed site plan is oriented towards the 92nd Street frontage utilizing the existing two (2) access points from the street. The northern most driveway will be the main access to the project with cross access between the commercial shopping center to the north. This multiple cross access design will allow for a traffic light to be placed at this main entrance driveway across from one of the hospital campuses main driveways (E. Cochise Dr.). The placement of the traffic signal will allow for the future residents of this project safe and efficient pedestrian access across 92nd Street to the hospital campus and the City's greenbelt path and trail system. It will also allow hospital workers and others safe access to and from the Mercado del Rancho shopping plaza eliminating vehicular trips during lunch hours and breaks.

The cross access with the commercial center will ensure vehicles will be utilizing cross-access driveways to find the appropriate entrance and exit points to the multiple sites and not create pinch points or non-recommended vehicular movements because of lack of access. This main driveway will also serve as the exit point for most commercial vehicles servicing the rear of the adjacent commercial center at a safe, signalized intersection. The proposed circulation system with the adjacent properties provides for safe and efficient vehicular and pedestrian traffic and resolves existing traffic challenges between these properties.

The creation of this main driveway to the project assists with logical and safe cross-access. This cooperative effort from the major projects in the area will ensure vehicular and pedestrian circulation is master planned so as to benefit circulation for the entire area and limit direct Shea Blvd access. The attached traffic analysis demonstrates that the roadways not named Shea Blvd are significantly under capacity in the area. The proposed 273 residential units will not significantly impact any of the surrounding under capacity roadways while impacting Shea Blvd at a very small percentage. The coordination with the hospital on a traffic light at the main entrance to the proposal allows for the Sprouts shopping center, hospital campus and residential community a safe and efficient signalized intersection for ingress and egress.

NEIGHBORHOOD OUTREACH

The development team is holding an in-person open house meeting with nearby property owners and local stakeholders at St. Patrick's Church on Monday, August 25, 2022 to introduce the new team, answer questions about the proposal and obtain valuable feedback. Our team will continue to be available to the public and open to ongoing discussion and communication throughout the public hearing process.

SUMMARY & CONCLUSION

As discussed throughout this narrative, the proposed mixed-use request will reinvigorate and redevelop an under-utilized office parcel, vacant parcel, and portion of an existing commercial shopping center. The influx of new residents will provide for new users, potential employees and patrons of the surrounding non-residential uses. The mixed-use proposal creates safe and efficient access between the properties. The proposal includes a portion of the commercial center to allow for future re-use and redesign of the southern end of the center to match the new residential building for more synergy. The proposed site plan creates access points in logical locations away from Shea Boulevard and directs traffic to surrounding roadways that are under capacity. The combination of new residential traffic within non-residential traffic will benefit from a signalized intersection at the north site driveway and the hospital campuses E. Cochise Drive intersection at 92nd Street. The influx of new residents will then have a safe pedestrian and bicycle route across 92nd Street to the medical campus and City's greenbelt path and trail system. Consequently, the people who work at the hospital and medical offices will have safe and efficient access to the Mercado del Rancho shopping center eliminating vehicular trips.

This area of the city is the “Cure Corridor” – a growing core area with the large hospital campus, several commercial, retail and restaurant concentrations and large employer/office users. The provision of an additional housing alternative with this proposal will be future users and employees of the above-mentioned non-residential uses. The new residential housing alternative will benefit the major employers in the area including the hospital and related facilities and several commercial offices uses throughout this core area. As with the McDowell Road corridor, Downtown Scottsdale, the Airpark and other core areas of Scottsdale, the provision of quality residential and mixed-use projects creates the ideal land use synergy, lessens traffic congestion, and provides for housing alternatives in an evolving economy. The adding of new residents to an area with significant employment users, service uses, retail uses, and restaurant uses will create an economic benefit to the entire area and lessen the influx of workers from outside the city.

Finally, this proposal offers a unique work force housing option that greatly exceeds recent housing proposals for apartment uses in the City of Scottsdale. This proposal is offers a housing incentives for anyone who can verify they work within a one-mile radius of the project site and for all “essential workers” including medical staff, firefighters, police officers and teachers within the City. This includes school district employees also. With no limit on the number of units that can utilize the discounted rental program, the multi-family proposal is a win-win for future residents that meet the qualifications and surrounding employers have an alternative housing option that is not present in today’s market along the Shea Boulevard corridor. This proposal is the one location that makes the most sense for apartments in an area that has not seen new apartments for decades. The proposal’s height and density, approved by MRPOA ARC, is one of the lowest in overall height and density of any of the recently approved apartment projects in the City of Scottsdale. This is a significant point as it shows Caliber’s willingness to work with all stakeholders and respond to community input by proposing an appropriately sized project.

According to the recently approved 2035 General Plan designation as Urban Character Type which was ratified by Scottsdale voters in November 2021, this is the right use in the right location. Our team respectfully requests approval of this application for the long overdue redevelopment of this under-utilized property.



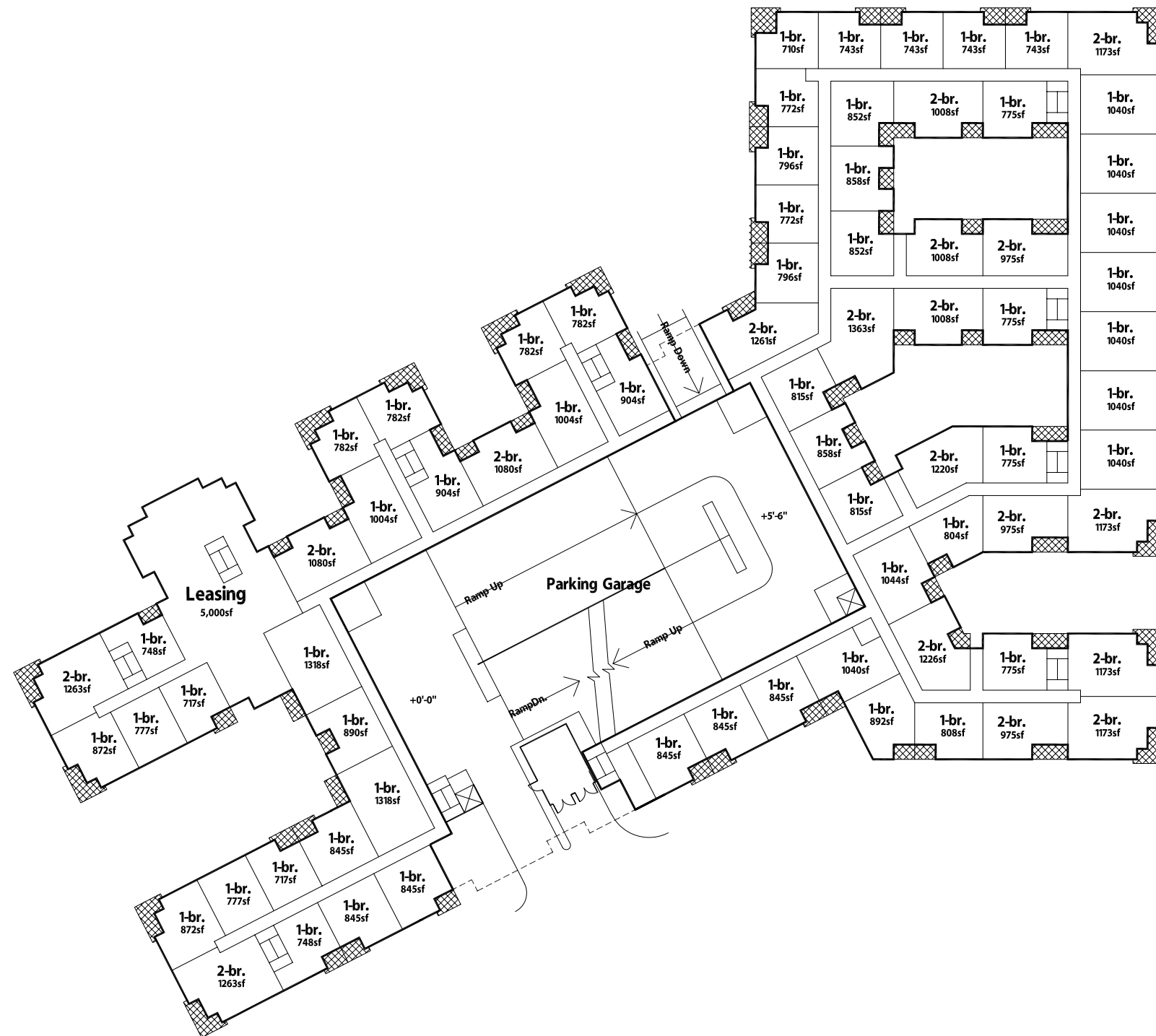
Boundaries of Rezoning Application



MERCADO COURTYARD- Scottsdale, Arizona

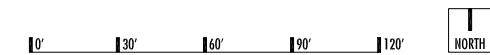
20157- 6-6-22





First Floor Worksheet

Gross Area: 86,900sf
 Private Outdoor Required: 4,345sf (5.0% gross area)
 Private Outdoor Provided: 7,219sf

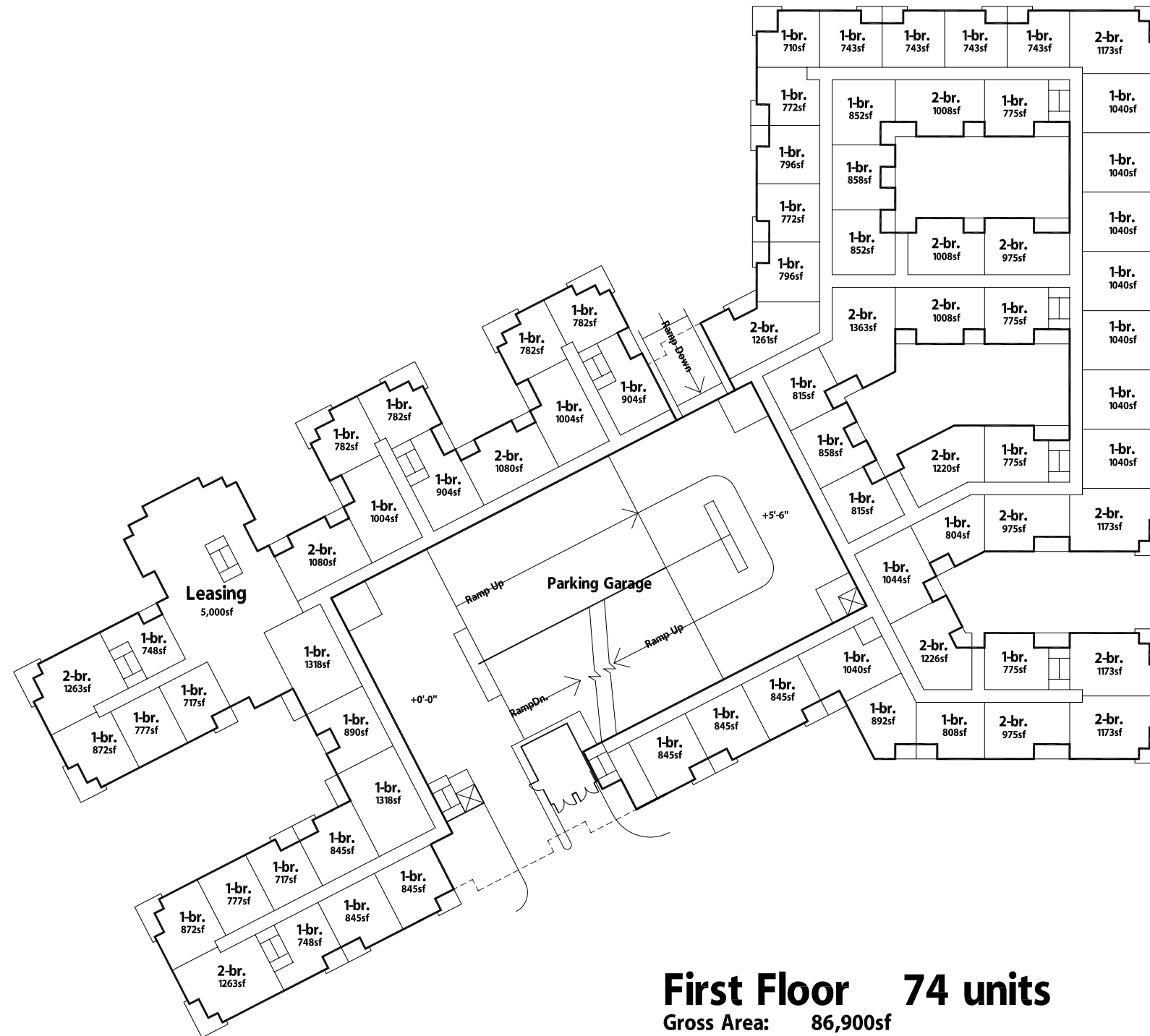


MERCADO COURTYARD- Scottsdale, Arizona

20157- 6-6-22

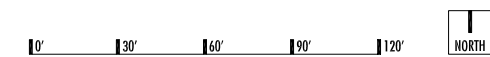


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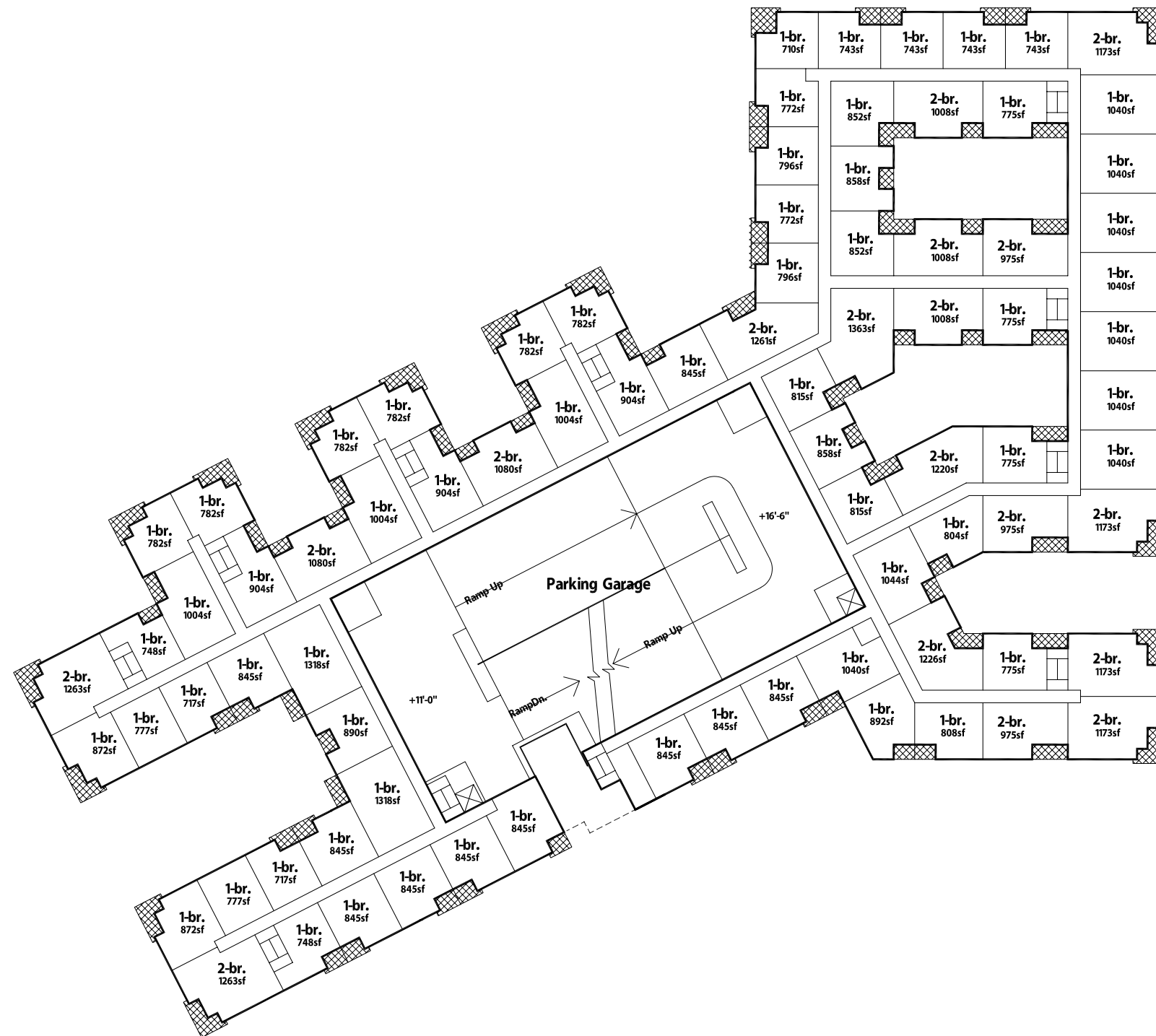
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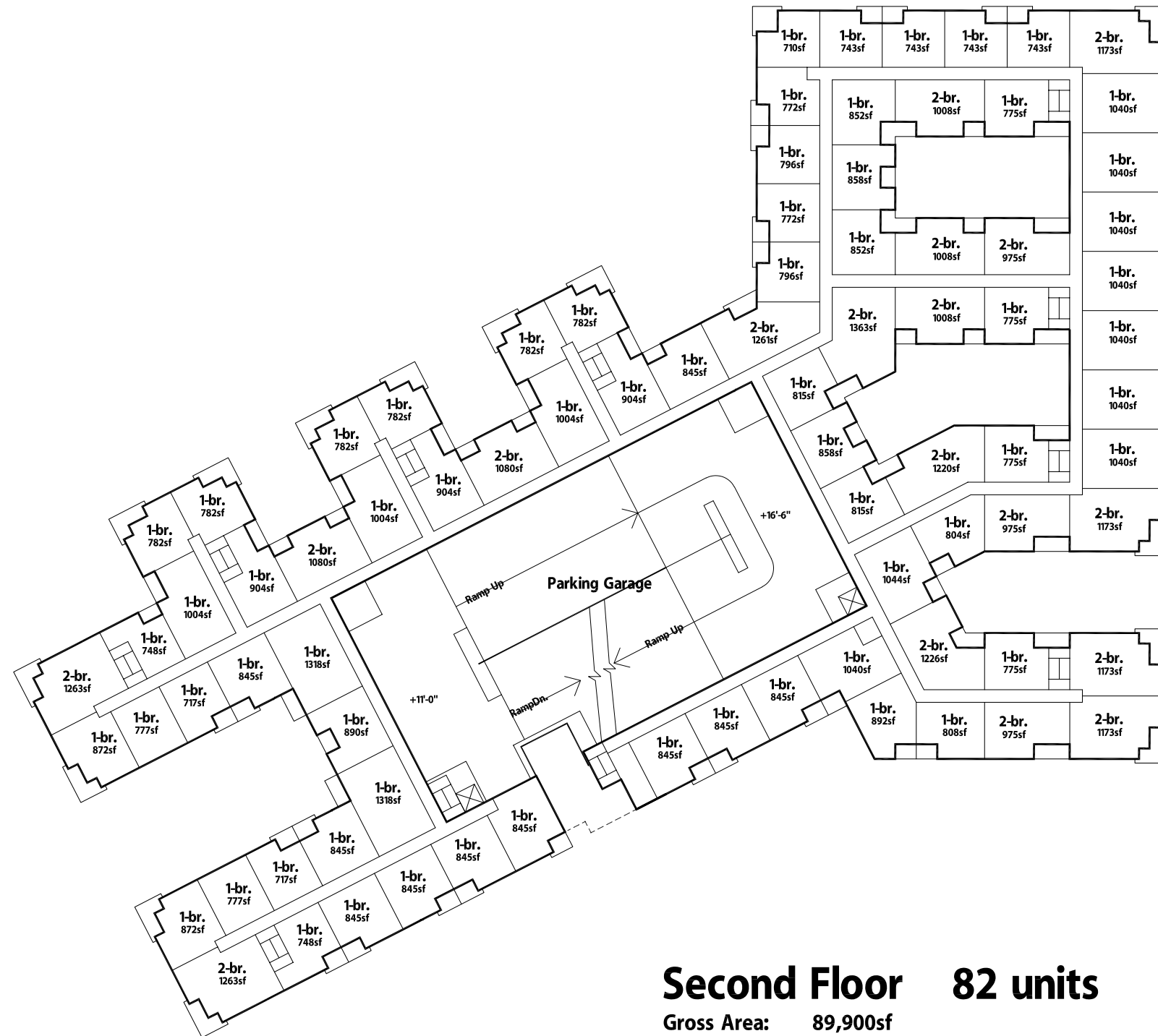
Second Floor Worksheet

Gross Area: 89,900sf

Private Outdoor Required: 4,495sf (5.0% gross area)

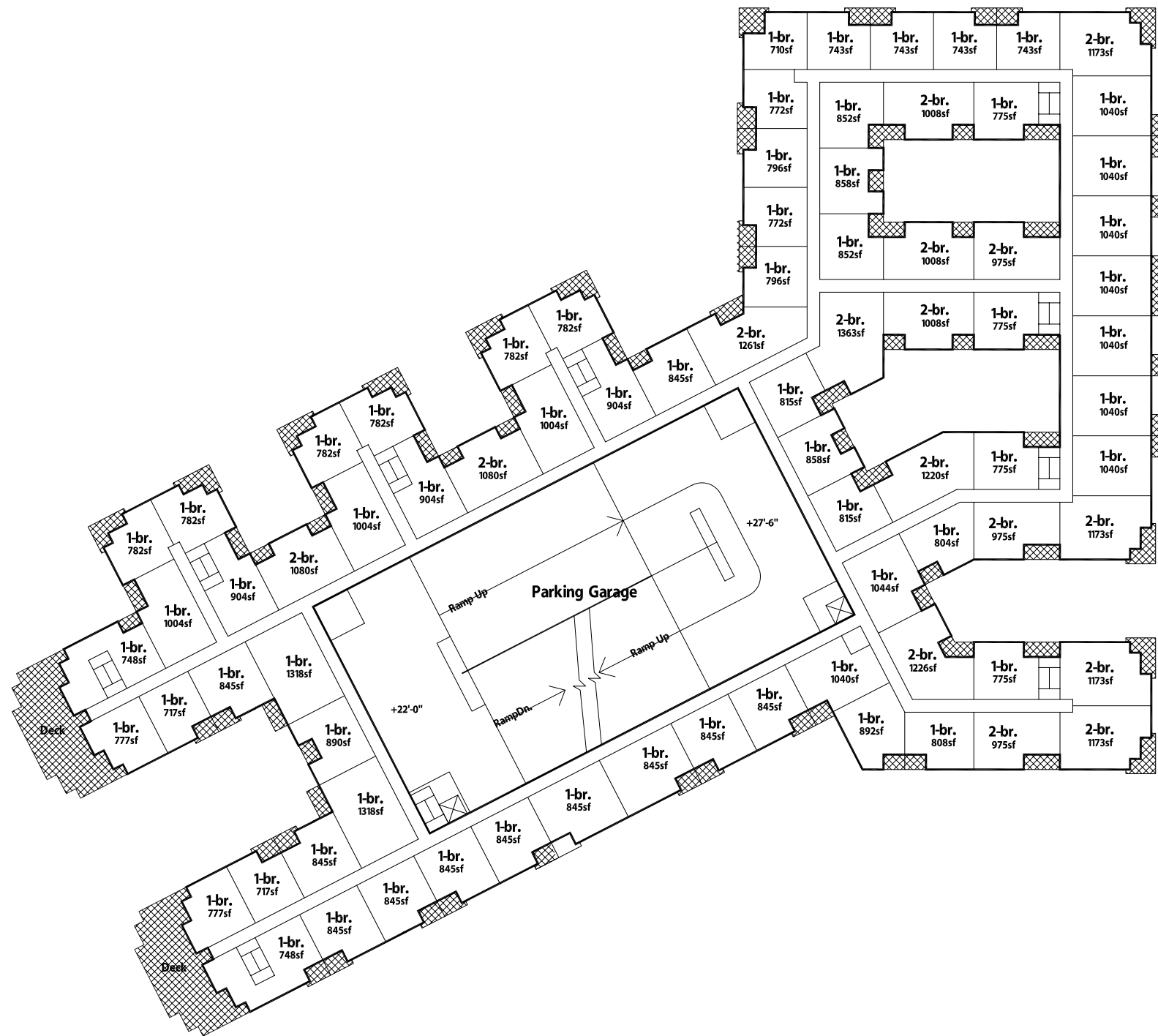
Private Outdoor Provided: 8,195sf 





Second Floor 82 units

Gross Area: 89,900sf
Leasable Area: 76,800sf



Third Floor Worksheet

Gross Area: 87,500sf
 Private Outdoor Required: 4,375sf (5.0% gross area)
 Private Outdoor Provided: 10,920sf

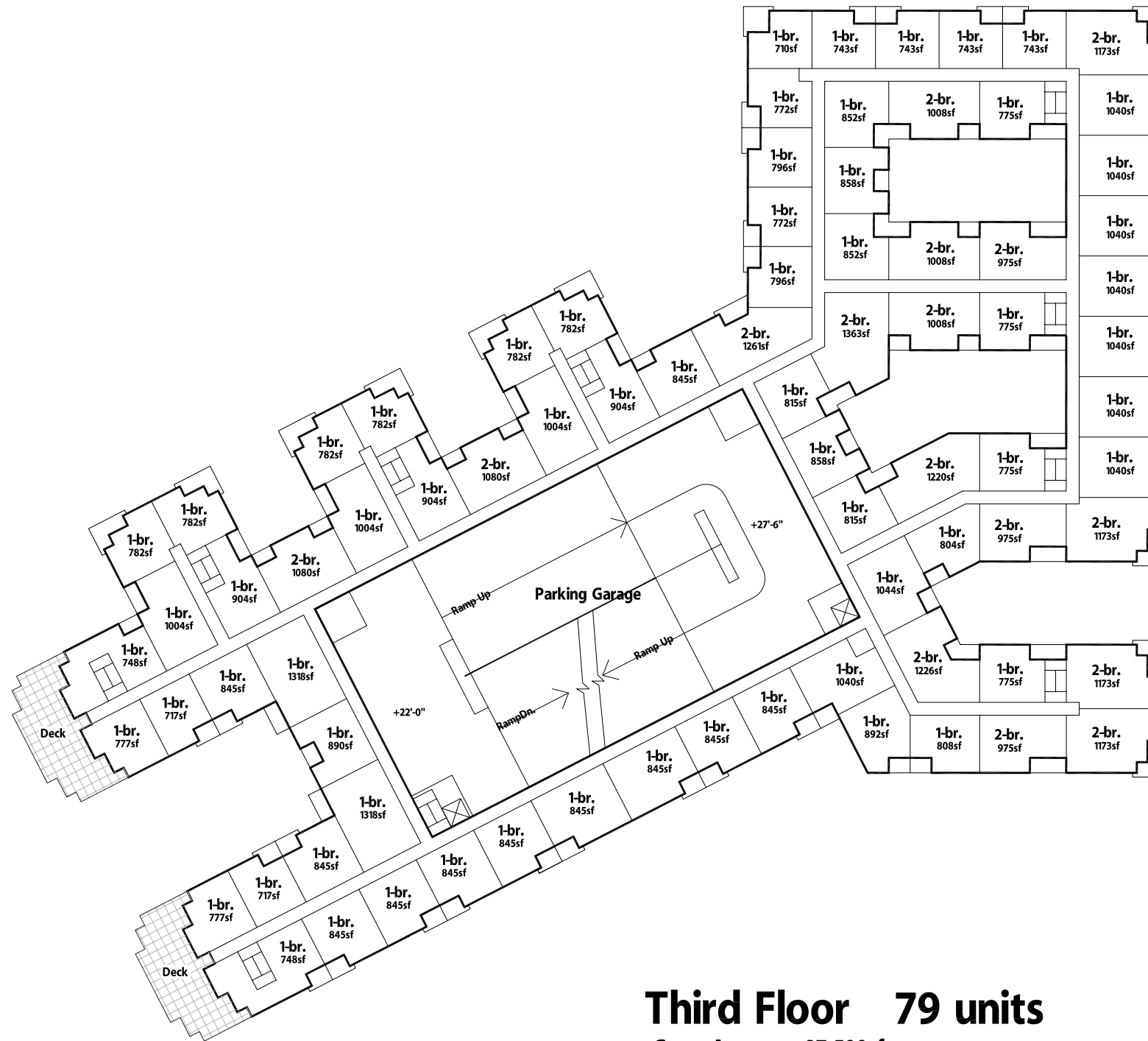


MERCADO COURTYARD- Scottsdale, Arizona

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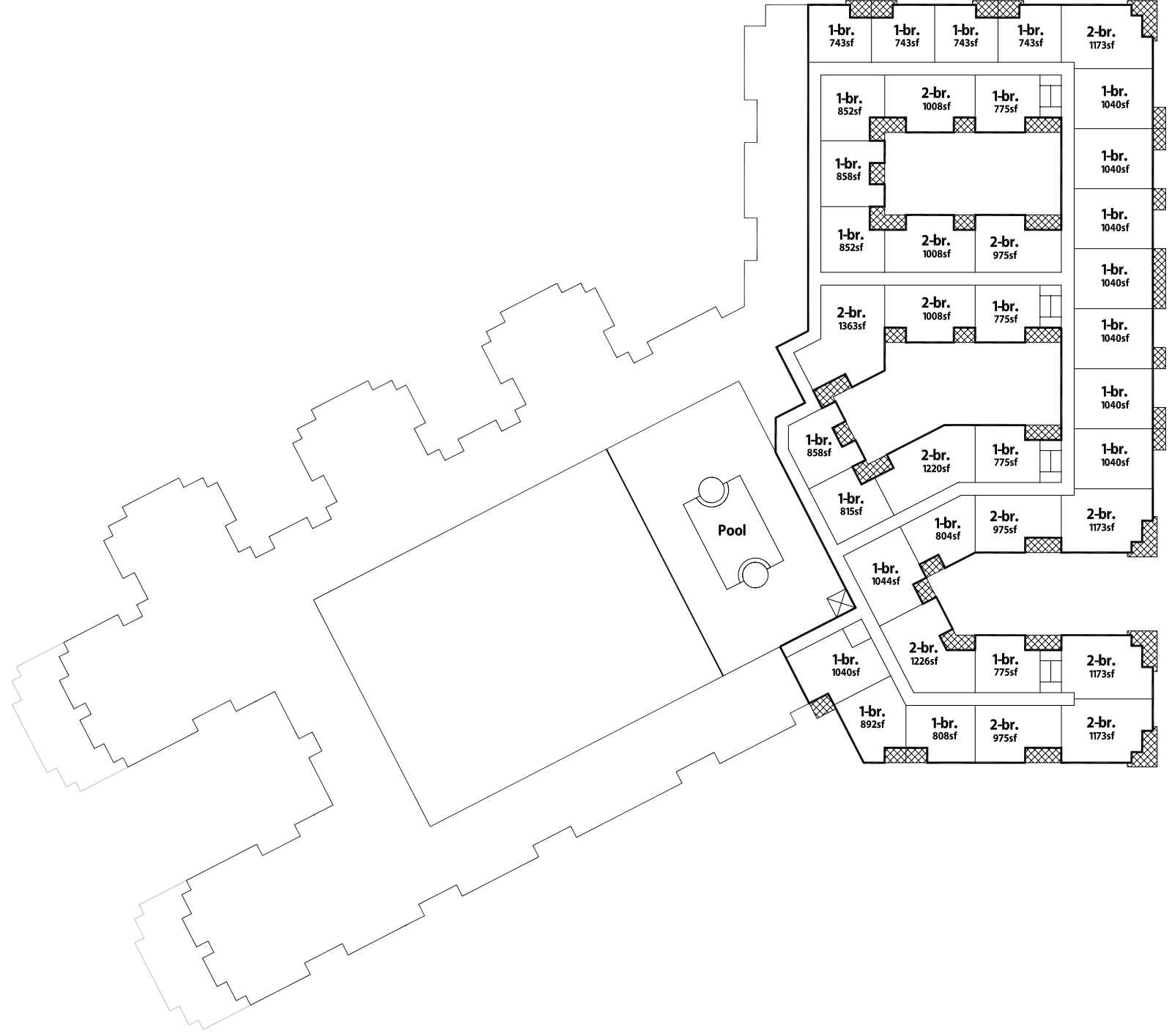





Third Floor 79 units

Gross Area: 87,500sf
 Leasable Area: 74,700sf





Fourth Floor Worksheet
 Gross Area: 43,700sf
 Private Outdoor Required: 2,185sf (5.0% gross area)
 Private Outdoor Provided: 3,813sf 

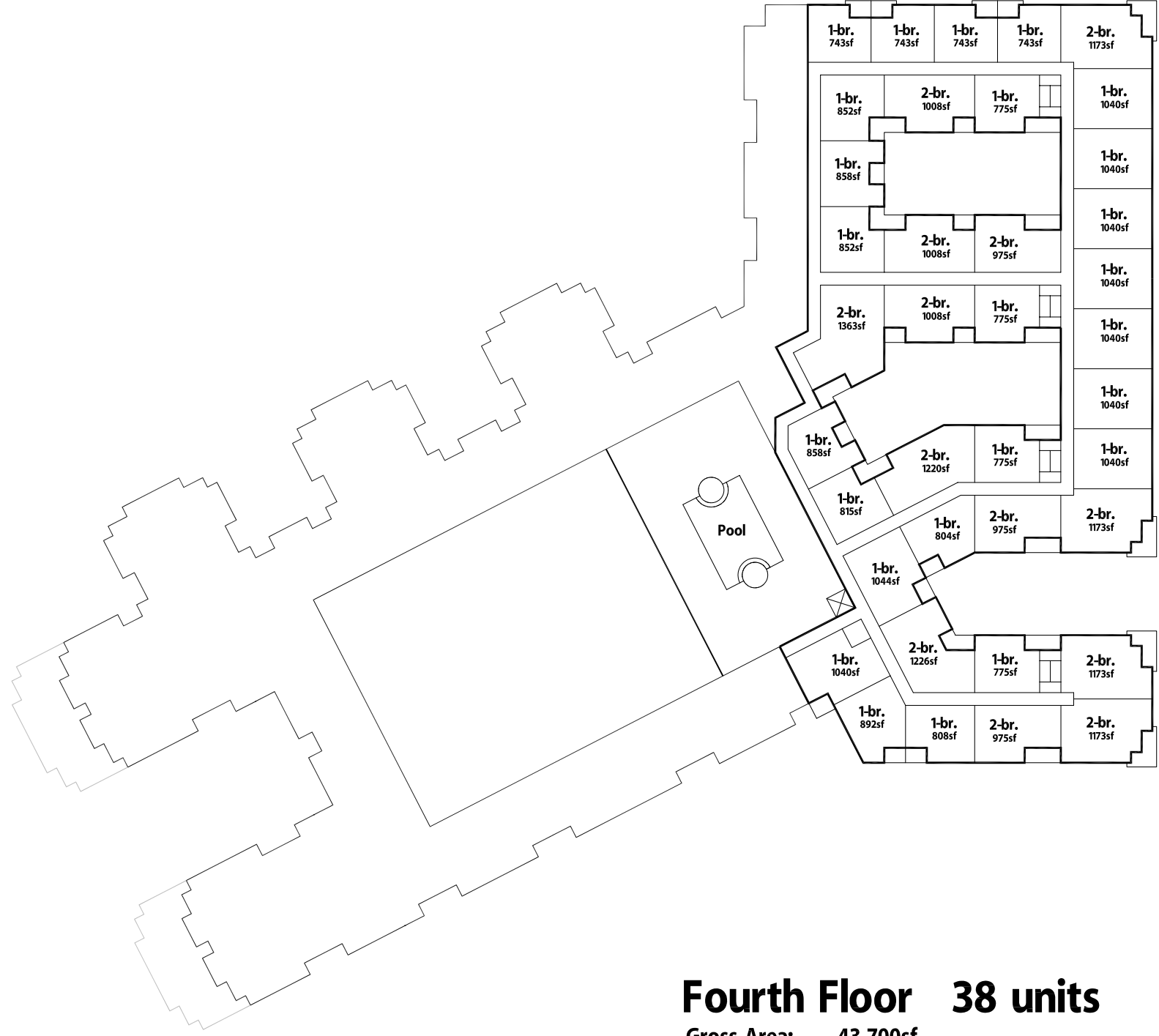


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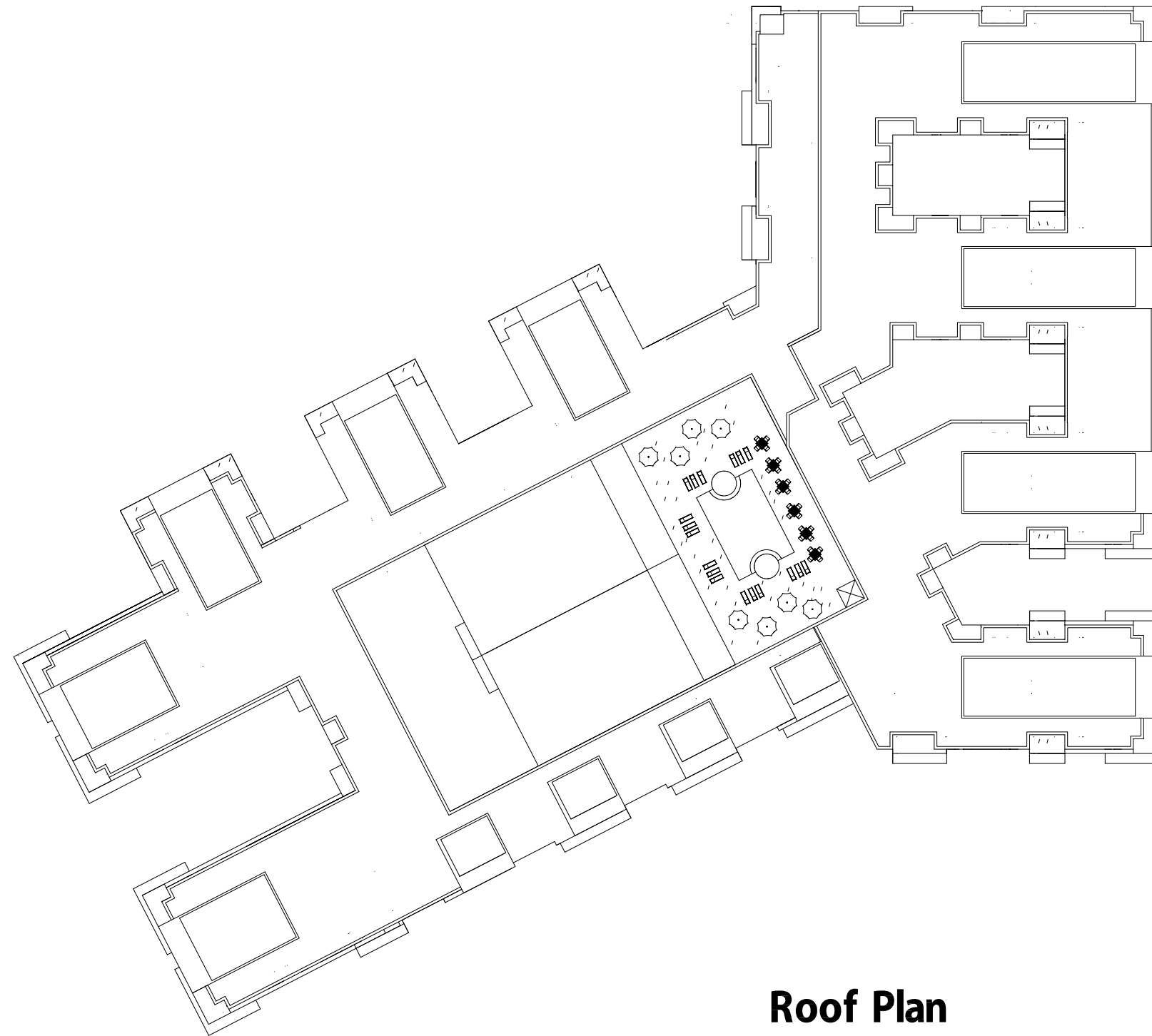




Fourth Floor 38 units

Gross Area: 43,700sf
 Leasable Area: 36,500sf





Roof Plan



North Elevation



South Elevation

Building Elevations / Elevations Worksheet

0' 20' 40' 60' 80'

MERCADO COURTYARD- Scottsdale, Arizona

20157- 6-6-22





Building Elevations / Elevations Worksheet

0' | 20' | 40' | 60' | 80'

MERCADO COURTYARD- Scottsdale, Arizona

20157- 6-6-22





MERCADO COURTYARD- Scottsdale, Arizona

Perspective Views

20157- 6-6-22

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MERCADO COURTYARDS

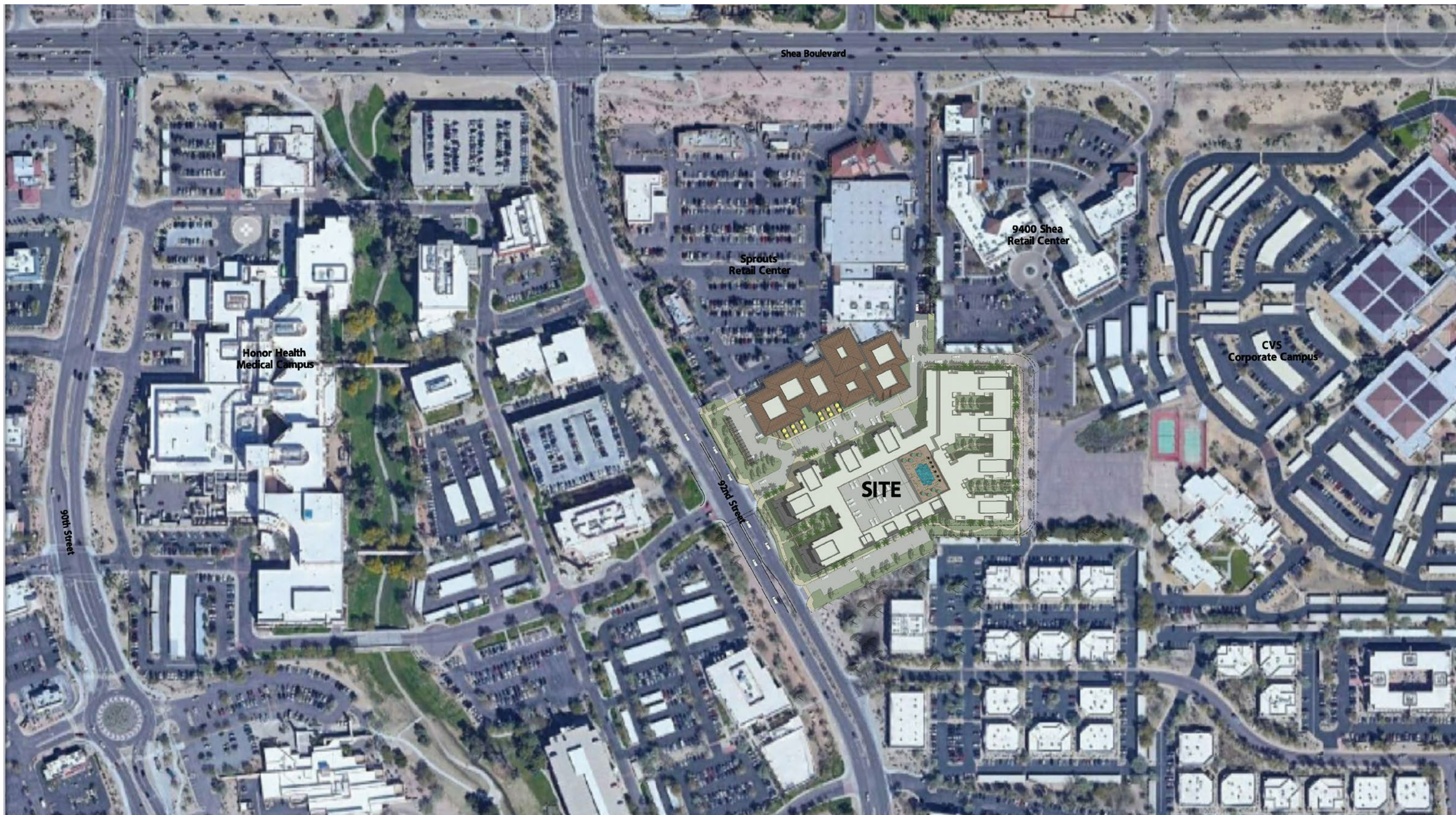
Concept Vision

**THE
SCHOOL OF
ARCHITECTURE**



H&S INTERNATIONAL

October 20th, 2022



Artist renderings are conceptual and only reflect an architectural intent. Final product may be different.



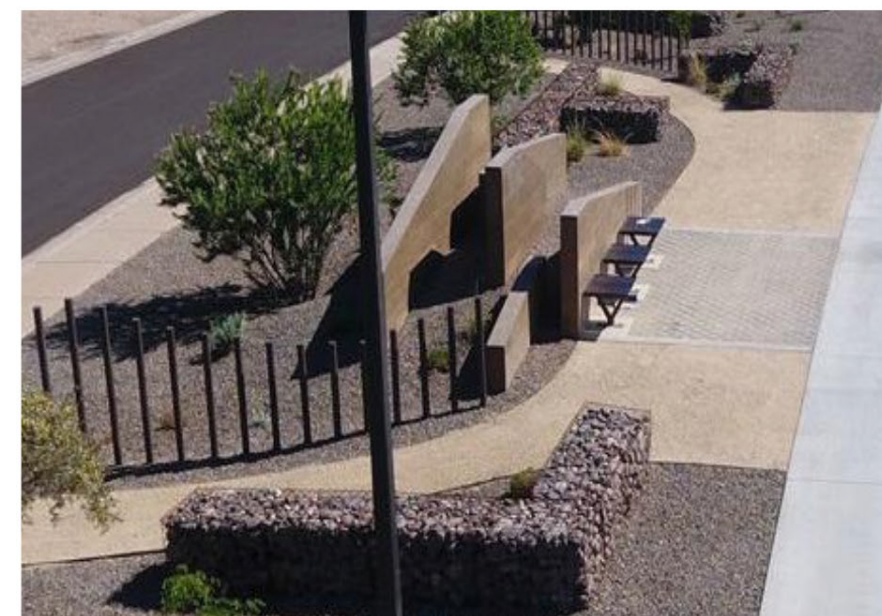
Robie House, Hyde Park, IL



Existing Site Context



Artist renderings are conceptual and only reflect an architectural intent. Final product may be different.



Artist renderings are conceptual and only reflect an architectural intent. Final product may be different.



- ⊕ 40'-0" T.O. Lower Mech. Screen
- ⊕ 36'-0" T.O. Parapet
T.O. Garage
- ⊕ 34'-0" T.O. 3rd Floor
Roof
- ⊕ 24'-0" T.O. Parapet
- ⊕ 0'-0" Fin. Floor



East Elevation

Artist renderings are conceptual and only reflect an architectural intent. Final product may be different.



Artist renderings are conceptual and only reflect an architectural intent. Final product may be different.



Artist renderings are conceptual and only reflect an architectural intent. Final product may be different.



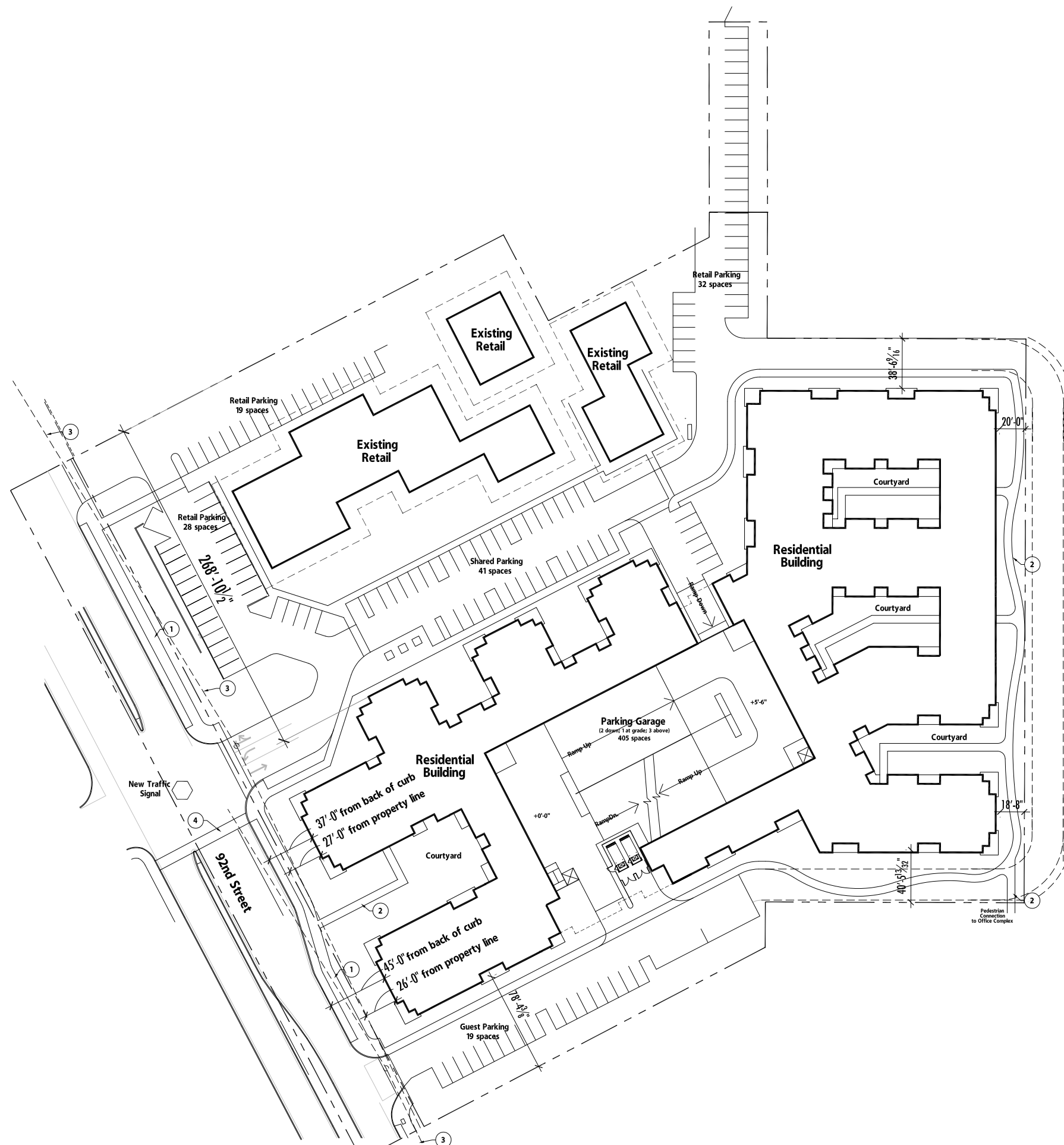
Artist renderings are conceptual and only reflect an architectural intent. Final product may be different.



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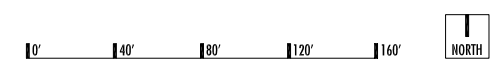


Site Plan

Site Area:	8.52 acres gross (371,150sf) 7.83 acres net (340,951sf)
Residential Area:	308,000gsf (257,300rsf)
Retail Area:	24,375gsf
Total Area:	332,375gsf
Percentage of Non-Residential:	7.33%
Total Units:	273 units (208 1-bdrm; 65 2-bdrm.) (942sf average)
Density:	32.04 units / gross acre
Residential Parking Required:	381 spaces (1.3/1-bdrm; 1.7/2-bdrm.)
Guest Parking Required:	50 spaces (1 space / 6 units)
Retail Parking Required:	98 spaces (1 space / 250sf)
Total Parking Required:	529 spaces
Parking Provided:	405 parking garage spaces 139 surface spaces 544 spaces total

KEYNOTES

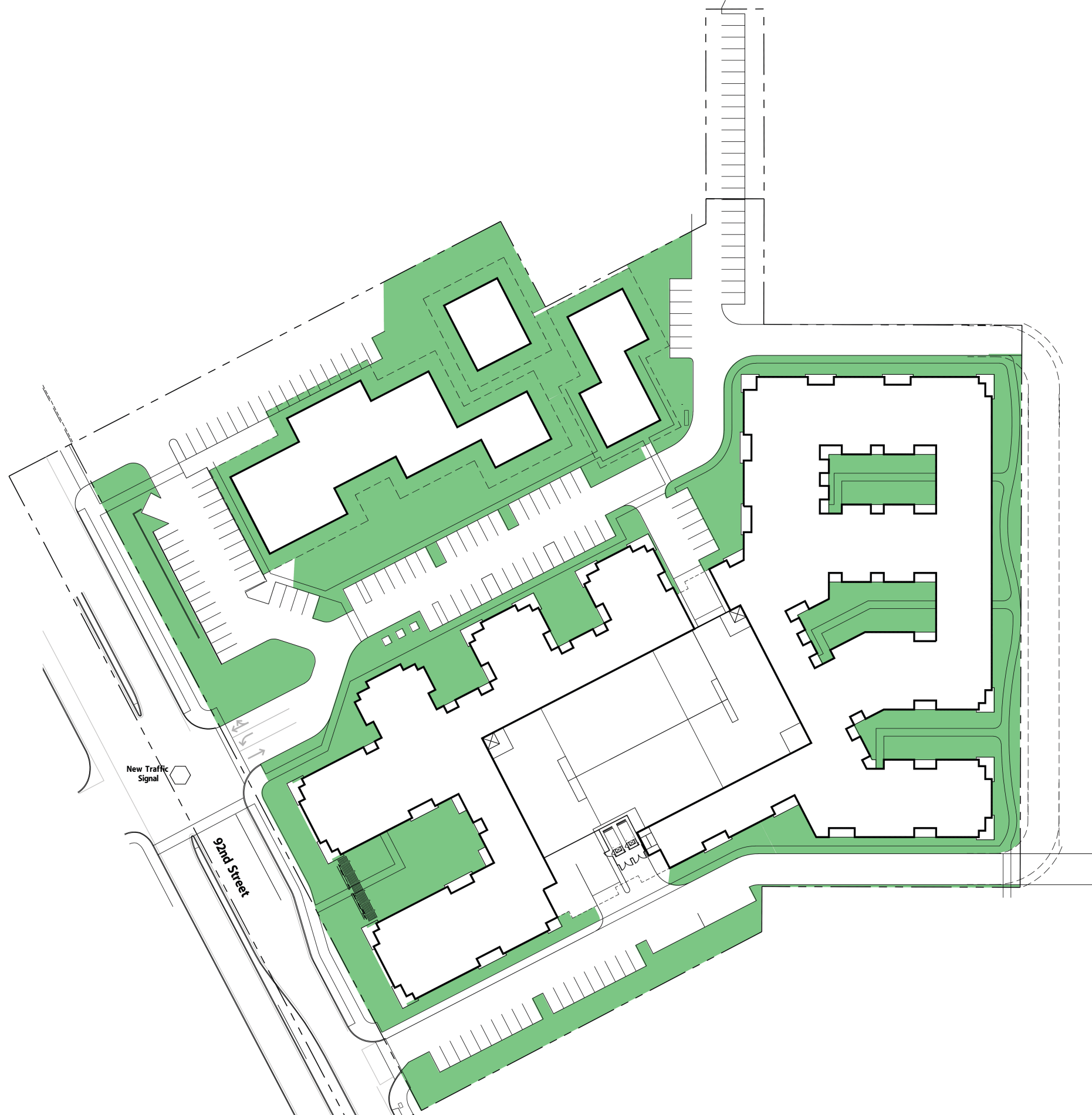
1. New 8' Detached Concrete Sidewalk
2. 6' wide Sidewalk Connection
3. Visibility Triangle (30" max. landscape height)
4. New Pedestrian Crosswalk with Traffic Signal



MERCADO COURTYARD- Scottsdale, Arizona

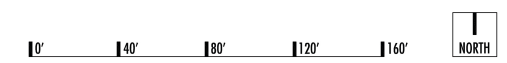
20157- 6-6-22





Open Space Worksheet

Site Area:	8.52 acres gross (371,150sf)
	7.83 acres net (340,951sf)
Common Open Space Required:	37,115sf (10.0% gross site)
Common Open Space Provided:	109,700sf (29.56%)
Private Outdoor Required:	15,400sf (5.0% gross residential area)
Private Outdoor Provided:	30,147sf

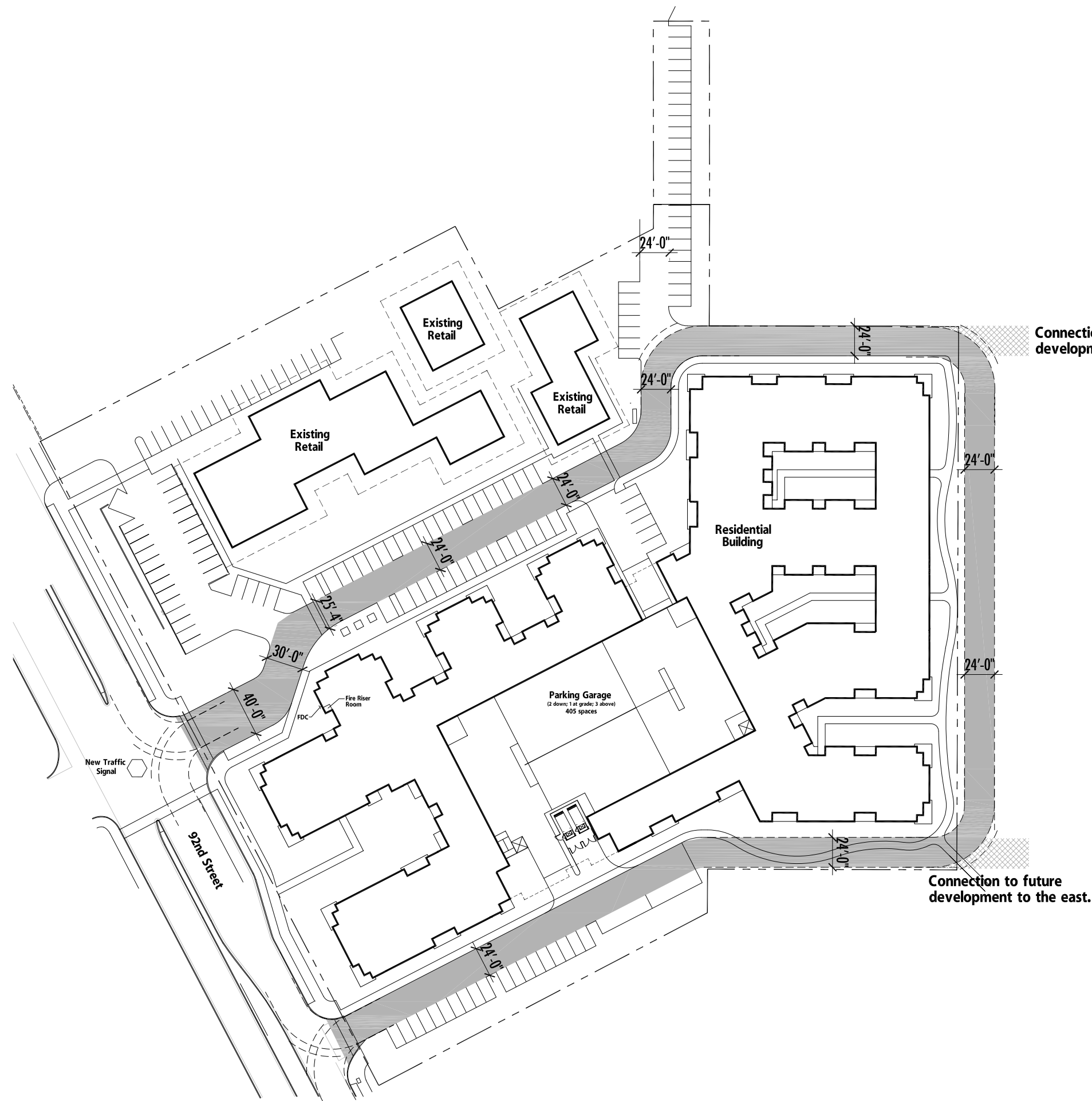


MERCADO COURTYARD- Scottsdale, Arizona

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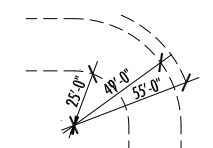


Connection to future development to the east.

Connection to future development to the east.

Fire Access Site Plan

24' Fire Lane:
(minimum 13'-6" vertical clear)



Fire Truck Turning Radius Diagram:

Note: Access roads shall extend to within 300' of all portions of the building.
 All required fire lanes are minimum 24'-0" wide.
 This residential community is not gated.
 Fire lane surface will support 83,000 lbs.
 Cross access easement agreement required prior to approval.
 Key switch/pre-emption sensor required for commercial/multi-family/gated communities.



MERCADO COURTYARD- Scottsdale, Arizona

20157- 9-30-22



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Pedestrian and Vehicular Circulation

The development will have numerous opportunities for pedestrian connectivity to existing retail, restaurant and office venues adjacent to the property.

The project will provide a new signaled crossing at 92 Street and Cochise Drive to provide access from the site to the Honor Health Medical Campus and greenbelt system.

There will be approximately 25.8% of open space located throughout the property in courtyards and pedestrian-oriented locations.

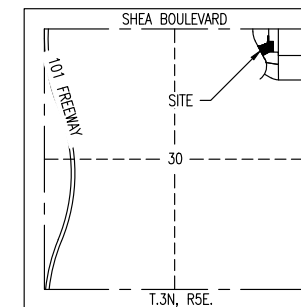
Pedestrian Circulation: 
 Vehicular Circulation: 



MERCADO COURTYARD PRELIMINARY GRADING AND DRAINAGE PLAN

10301 N. 92ND STREET, SCOTTSDALE, AZ 85258

OWNER: 94 HUNDRED SHEA LLLP
APN: 217-36-001M



VICINITY MAP
N.T.S.

PRELIMINARY
NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.988.7256 FAX 480.256.3534



PROJECT: MERCADO COURTYARD
LOCATION: 92ND & SHEA, SCOTTSDALE, AZ 85258

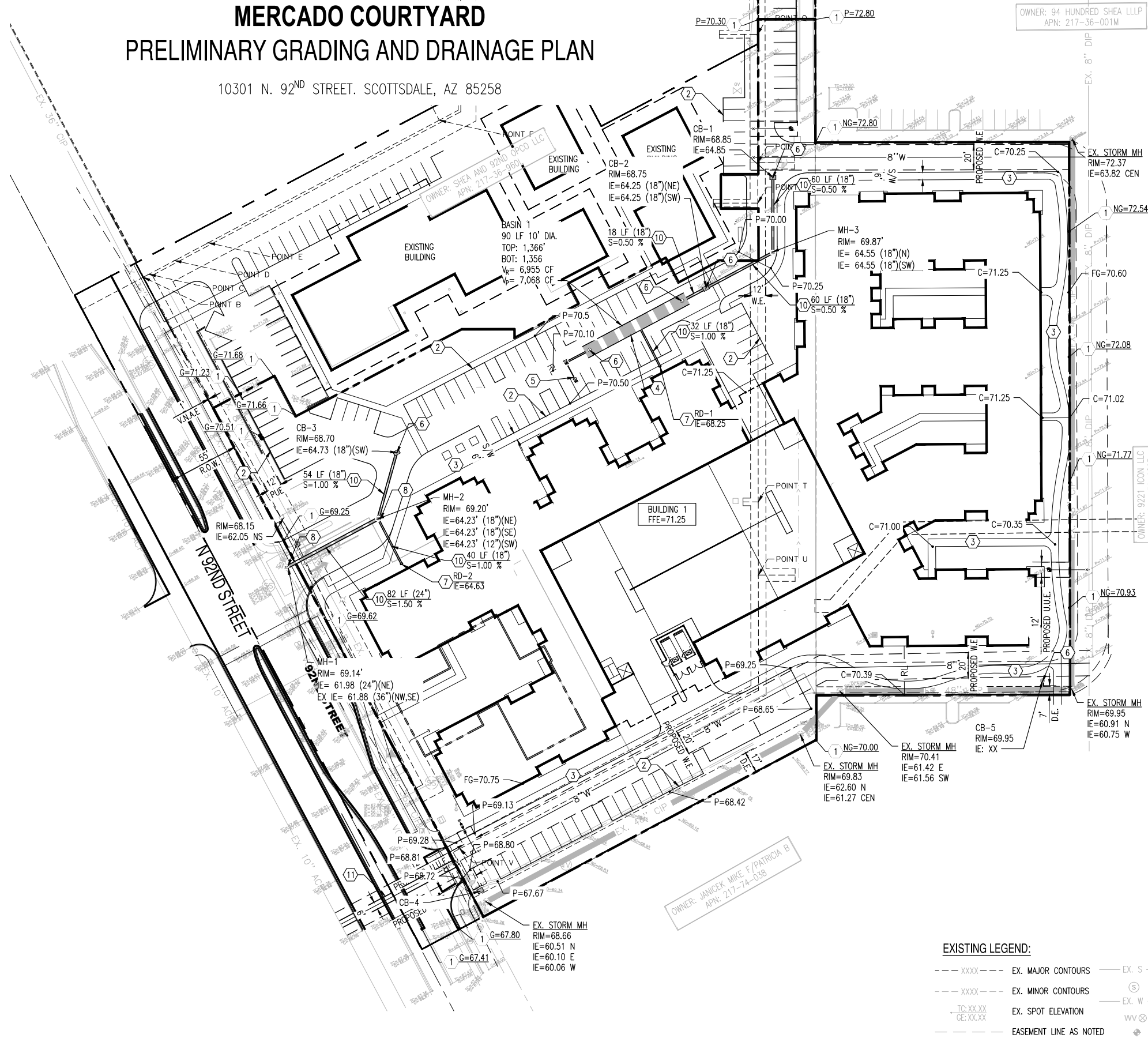
DRAWN: J.C. 07/29/2022
DESIGNED: J.C. 07/29/2022
QC: _____
FINAL CC: _____
PROJ. MGR.: AF 07/29/2022

DATE: 07/29/2022
ISSUED FOR: ZONING

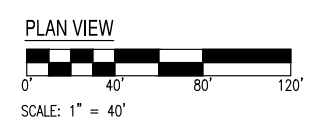
REVISION NO.	DATE

JOB NO.: 210414
SHEET TITLE: **PRELIMINARY GRADING & DRAINAGE PLAN**
PAGE NO.: **1 OF 2** SHEET NO.: **C3.00**

LOCATION: Z:\SHARED\PROJECTS\DAVIS\GROUP\MOUNTAIN VIEW RESIDENTIAL - SCOTTSDALE - 92ND & SHEA - 210414\11 CAD (SEG)\11.3 ENTITLEMENT-PLANNING\210414-C3.00.DWG
SAVED BY: JUANCARLOSCHACON DATE: 7/29/2022



- ### PRELIMINARY GRADING NOTES
- ① MATCH EXISTING GRADE
 - ② 6" VERTICAL CURB
 - ③ CONCRETE SIDEWALK, WIDTH PER PLAN.
 - ④ UNDERGROUND STORAGE
 - ⑤ DRYWELL
 - ⑥ CATCH BASIN
 - ⑦ ROOF DRAIN BUILDING CONNECTION.
 - ⑧ 4' DIAMETER STORM MANHOLE STRUCTURE.
 - ⑨ 30" NYLOPLAST DRAIN BASIN WITH STANDARD SOLID LID.
 - ⑩ HDPE DOUBLE WALL PIPE, LENGTH, SIZE AND SLOPE PER PLAN.
 - ⑪ SAWCUT EXISTING PAVEMENT TO PROVIDE STRAIGHT VERTICAL EDGES, FREE FROM IRREGULARITIES.



EXISTING LEGEND:

---XXXX---	EX. MAJOR CONTOURS	EX. S	SEWER LINE	▬▬▬▬	STORM DRAIN LINE	⊙	SIGN
---XXXX---	EX. MINOR CONTOURS	⊙	SEWER MANHOLE	▬▬▬▬	CB	▬▬▬▬	STORM CATCH BASIN
TC:XX.XX GE:XX.XX	EX. SPOT ELEVATION	EX. W	WATER LINE	⊙	STORM MANHOLE	⊙	GAS LINE
---	EASEMENT LINE AS NOTED	WV	WATER VALVE	---	GAS	---	GAS LINE
		⊕	FIRE HYDRANT	---	FENCE	---	FENCE

PROPOSED GRADING LEGEND:

G=XX.XX	GUTTER ELEVATION, TC = G+0.5'	---	PROPERTY LINE	---	LOC	---	LIMIT OF ONSITE CONSTRUCTION
P=XX.XX	PAVEMENT ELEVATION	---	CURB AND GUTTER	---	XX	---	MAJOR CONTOUR
C=XX.XX	CONCRETE ELEVATION	---	VERTICAL CURB	---	XX	---	MINOR CONTOUR
		---	RL	---	---	---	FLOW ARROW

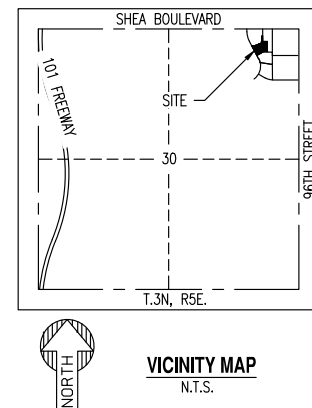
▬▬▬▬	CATCH BASIN	⊙	DRYWELL	▬▬▬▬	RIP-RAP
▬▬▬▬	STORM PIPE	⊙	WATER METER	▬▬▬▬	CONCRETE PAVEMENT
▬▬▬▬	END SECTION	⊙	GATE VALVE	▬▬▬▬	HEAVY DUTY PAVEMENT
⊙	STORM MANHOLE	⊕	FIRE HYDRANT	▬▬▬▬	LIGHT DUTY PAVEMENT

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MERCADO COURTYARD PRELIMINARY UTILITY PLAN

10301 N. 92ND STREET, SCOTTSDALE, AZ 85258

OWNER: 94 HUNDRED SHEA LLLP
APN: 217-36-001M



PRELIMINARY
NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.988.7226 FAX 480.256.3534



PRELIMINARY SEWER CONSTRUCTION KEY NOTES

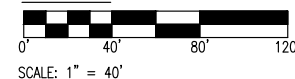
- 1 CONNECTION TO EXISTING SEWER MANHOLE.
- 2 6" PVC SEWER LINE. LENGTH AND SLOPE PER PLAN.
- 3 SEWER CONNECTION TO BUILDING.

PRELIMINARY WATER CONSTRUCTION KEY NOTES

- 1 CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
- 2 10" X 8" CUT-IN TEE
- 2A 10" X 6" CUT-IN TEE
- 2B 8" X 8" CUT-IN TEE
- 2C 8" X 6" CUT-IN TEE
- 3 FIRE HYDRANT ASSEMBLY (COMPLETE WITH GATE VALVE, BOX & COVER) PER MAG STD. DET. 360. PROVIDE PAVEMENT MARKER (PM) PER C.O.S. STD. DET. 2363.
- 4 GATE VALVE WITH VALVE BOX PER MAG STD. DET. 391-1, TYPE "C" WITH LOCKING LID. SIZE PER PLAN.
- 5 8" DUCTILE IRON PIPE, CLASS 350, CEMENT MORTAR LINED, WITH POLYETHYLENE WRAPPING. PROVIDE BLUE POLYETHYLENE LOCATING TAPE ABOVE ALL PUBLIC WATER LINES. MAINTAIN 3' MINIMUM COVER. LENGTH PER PLAN.
- 5A 6" DUCTILE IRON PIPE, CLASS 350, WITH POLYETHYLENE WRAPPING. LENGTH PER PLAN.
- 6 BEND WITH RESTRAINED JOINTS PER MAG 303. OR THRUST BLOCK PER MAG STD. DET. 303 & 380. SIZE AND ANGLE PER PLAN.
- 7 TEE WITH MECHANICAL JOINT RESTRAINT PER MAG STD. DET. 303-1 AND 303-2 SIZE PER PLAN.
- 8 X" TYPE "K" COPPER DOMESTIC SERVICE CONNECTION PER C.O.S. STD. DET. 2330. INSTALL X" METER BOX PER MAG STD. DET. 320 AND 315. (CONNECTION AND METER TO BE INSTALLED BY CITY FORCES)
- 9 DOMESTIC CONNECTION TO BUILDING, REFER TO MEP PLAN FOR CONTINUATION.
- 10 FIRE CONNECTION TO BUILDING, REFER TO PLAN FOR CONTINUATION.
- 11 REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPPBA) PER C.O.S. STD. DET. 2354. SIZE TO MATCH WATER METER SIZE.
- 12 FIRE DEPARTMENT CONNECTION BY BUILDING CONTRACTOR (FOR REFERENCE ONLY).



PLAN VIEW



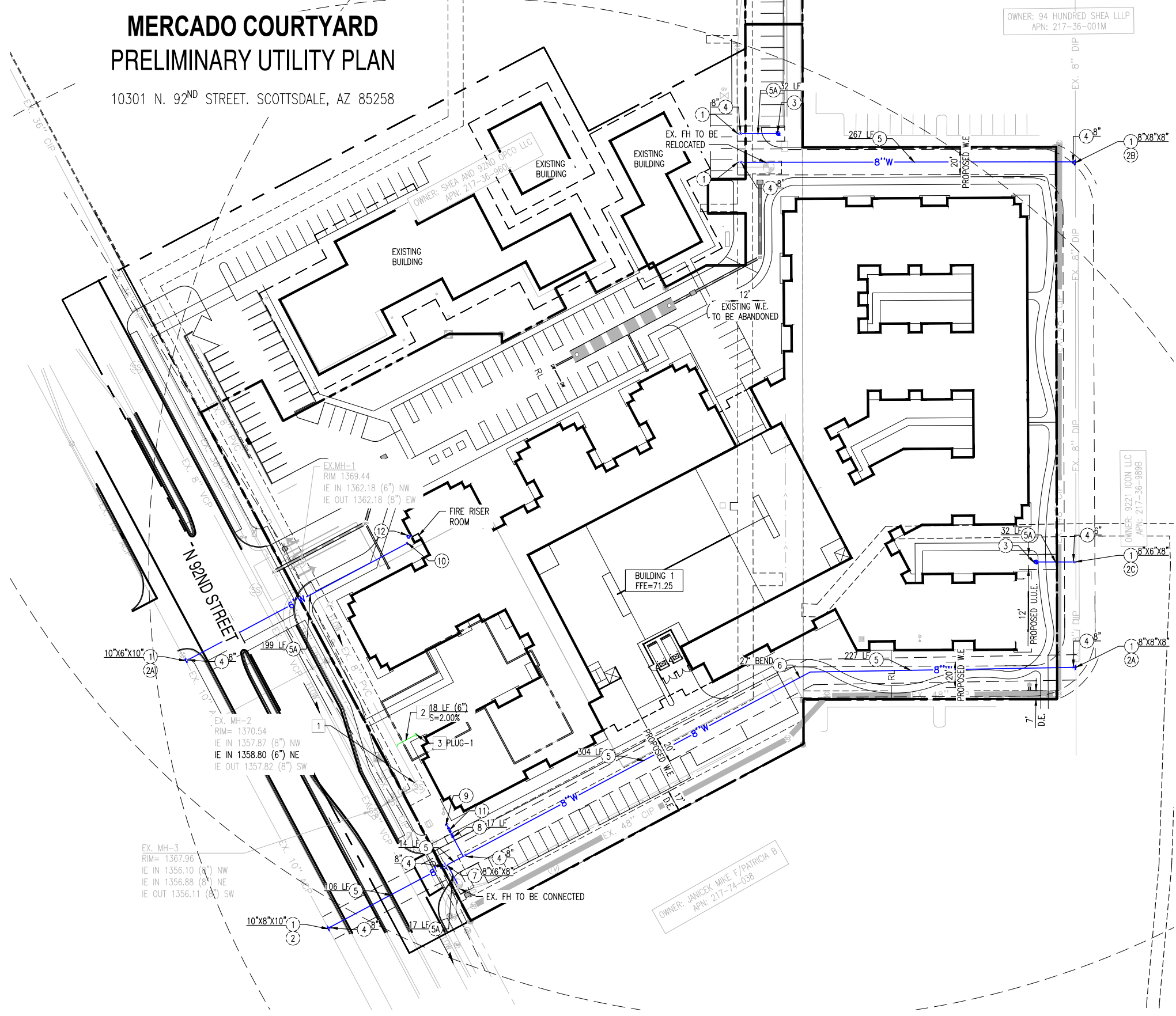
LOCATION: Z:\SHARED\PROJECTS\DAVIS\GROUP\MOUNTAIN VIEW RESIDENTIAL - SCOTTSDALE - 92ND & SHEA - 210414\11 CAD (SEG)\11.3 ENTITLEMENT-PLANNING\210414-C4.00.DWG
DRAWN BY: JUAN CARLOS CHACON DATE: 10/5/2022

EXISTING LEGEND:

	CENTERLINE		EX. S SEWER LINE		STORM DRAIN LINE		SIGN
	EASEMENT LINE AS NOTED		EX. W SEWER MANHOLE		STORM CATCH BASIN		STREET LIGHT
	CHAINLINK FENCE		EX. W WATER LINE		STORM MANHOLE		FIBER OPTIC LINE
	TREE		WV WATER VALVE		GAS LINE		
			FH FIRE HYDRANT		IRRIGATION LINE		

PROPOSED UTILITY LEGEND:

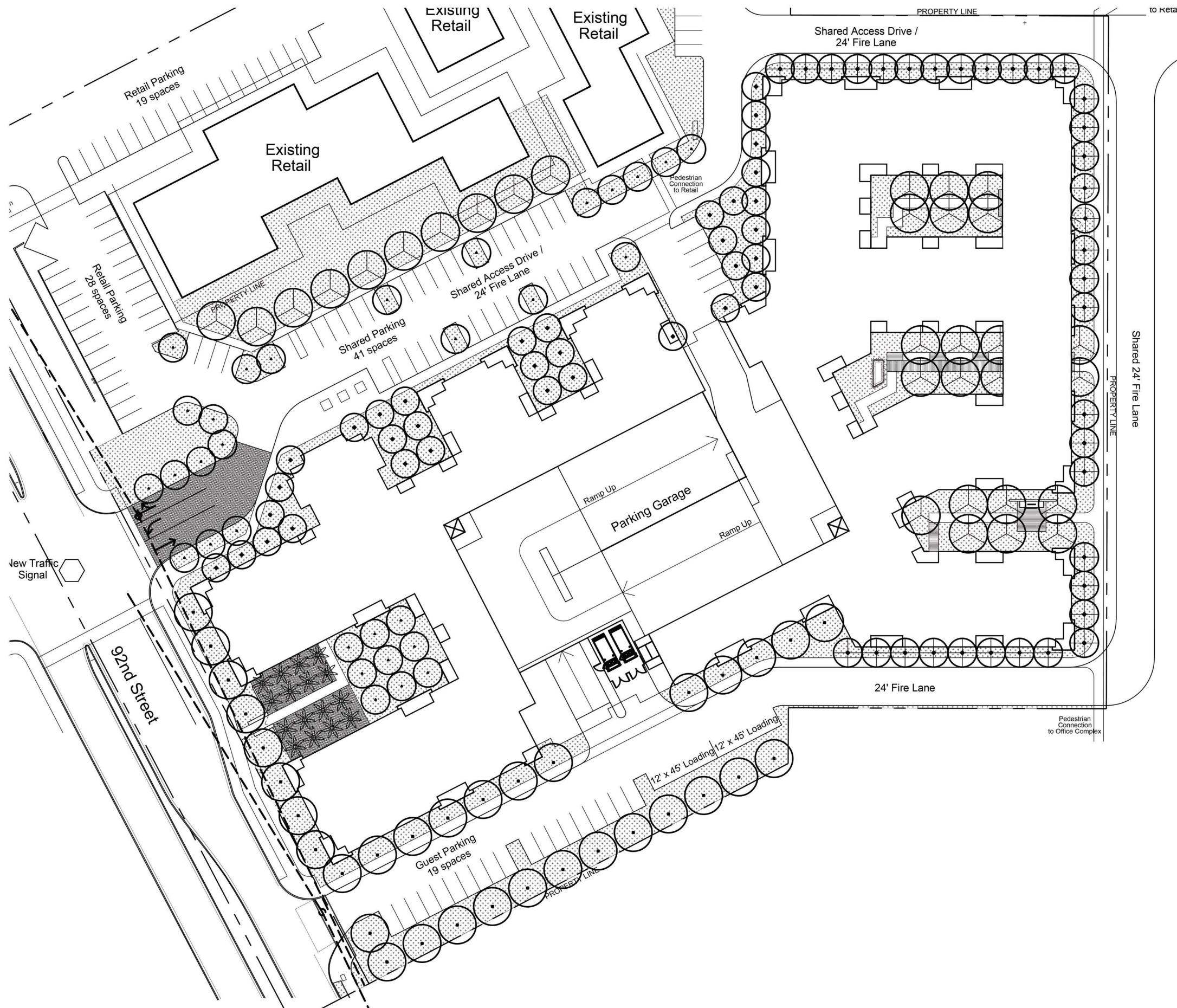
	PROPERTY LINE		FIRE HYDRANT SPACING		GATE VALVE		CAP
	EASEMENT LINE		FIRE HYDRANT		T.S.V.B&C		BUILDING CONNECTION
	8"W WATER LINE		FDC		BACK FLOW PREVENTER		SEWER MANHOLE
	8"S SEWER LINE		WATER METER		REDUCER		SEWER CLEAN OUT



OWNER: JANICE MIKE F/PATRICIA B
APN: 217-74-038

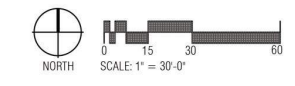
PROJECT	MERCADO COURTYARD	LOCATION	92ND & SHEA, SCOTTSDALE, AZ 85258
DRAWN	JC	DATE	10/05/2022
DESIGNED	JC	DATE	10/05/2022
QC			
FINAL CC			
PROJ. MGR.	AF	DATE	10/05/2022
DATE:	10/05/2022		
ISSUED FOR:	ZONING		
REVISION NO.:		DATE:	
JOB NO.:	210414		
SHEET TITLE:	PRELIMINARY UTILITY PLAN		
PAGE NO.:	1 OF 1	SHEET NO.:	C4.00

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PLANT LEGEND:

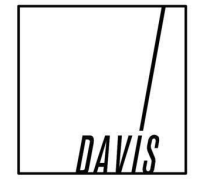
SYMBOL	TYPE	SIZE	
TREES			
	<i>Chilopsis linearis</i>	24" Box	
	Desert Willow		
	<i>Chitalpa tashkentensis</i>	24" box	
	Chitalpa		
	<i>Olea europaea</i>	24" box	
	European Olive		
	<i>Phoenix dactylifera</i>	15' crown height	
	Date Palm		
	<i>Prosopis alba 'Cooperi'</i>	24" box	
	Cooperi Mesquite		
	<i>Ulmus parvifolia</i>	24" box	
	Chinese Elm		
SHRUBS			
	<i>Calliandra eriophylla</i>	5 Gallon	
	Pink Fairy Duster		
	<i>Cordia boissieri</i>	15 Gallon	
	Texas olive		
	<i>Justicia californica</i>	5 Gallon	
	Chuparosa		
	<i>Justicia spicigera</i>	5 Gallon	
	Mexican Honeysuckle		
	<i>Larrea tridentata</i>	15 Gallon	
	Creosote		
	<i>Russelia equisetiformis</i>	5 Gallon	
	Coral Fountain		
	<i>Tecoma stans</i>	15 Gallon	
	Yellow Bells		
	<i>Tecoma hybrid</i>	15 Gallon	
	Sierra Apricot		
SYMBOL	TYPE	SIZE	PROJECT TOTAL Q
ACCENTS			
	<i>Aloe barbadensis</i>	5 Gallon	
	Yellow Blooming Aloe		
	<i>Aloe 'Blue Elf'</i>	5 Gallon	
	Blue Elf Aloe		
	<i>Asclepias subulata</i>	5 Gallon	
	Desert Milkweed		
	<i>Dasylirion wheeleri</i>	5 Gallon	
	Desert Spoon		
	<i>Euphorbia antisiphilitica</i>	5 Gallon	
	Candellilla		
	<i>Hesperaloe 'Breaklights'</i>	5 Gallon	
	Breaklights Red Yucca		
	<i>Hesperaloe parviflora</i>	5 Gallon	
	Red Yucca		
	<i>Hesperaloe parviflora 'Desert Flamenco'</i>	5 Gallon	
	<i>Hesperaloe funifera</i>	15 Gallon	
	Giant Hesperaloe		
	<i>Muhlenbergia rigens</i>	5 Gallon	
	Deer Grass		
	<i>Opuntia ficus indica</i>	15 Gallon	
	Prickly Pear		
	<i>Pedilanthus bracteatus</i>	5 Gallon	
	Tall Slipper Plant		
	<i>Portulacaria afra</i>	5 Gallon	
	Elephant's Food		
	<i>Sansevieria trifasciata</i>	5 Gallon	
	Mother-in-Law's Tongue		
	<i>Yucca baccata</i>	5 Gallon	
	Banana Yucca		
	<i>Yucca pallida</i>	5 Gallon	
	Pale Leaf Yucca		
	<i>Yucca rostrata</i>	5 Gallon	
	Beaked Yucca		
	<i>Yucca rupicola</i>	5 Gallon	
	Twisted Leaf Yucca		
	Groundcovers/Vines		
	<i>Ficus pumila</i>	5 Gallon	
	Creeping Fig		
	<i>Lantana 'New Gold'</i>	5 Gallon	
	New Gold Lantana		
	<i>Parthenosus sp</i>	5 Gallon	
	Hacienda Creeper		
	<i>Penstemon sp</i>	1 Gallon	
	variety of species		
	<i>Setcreasea pallida</i>	5 Gallon	
	Purple Heart		



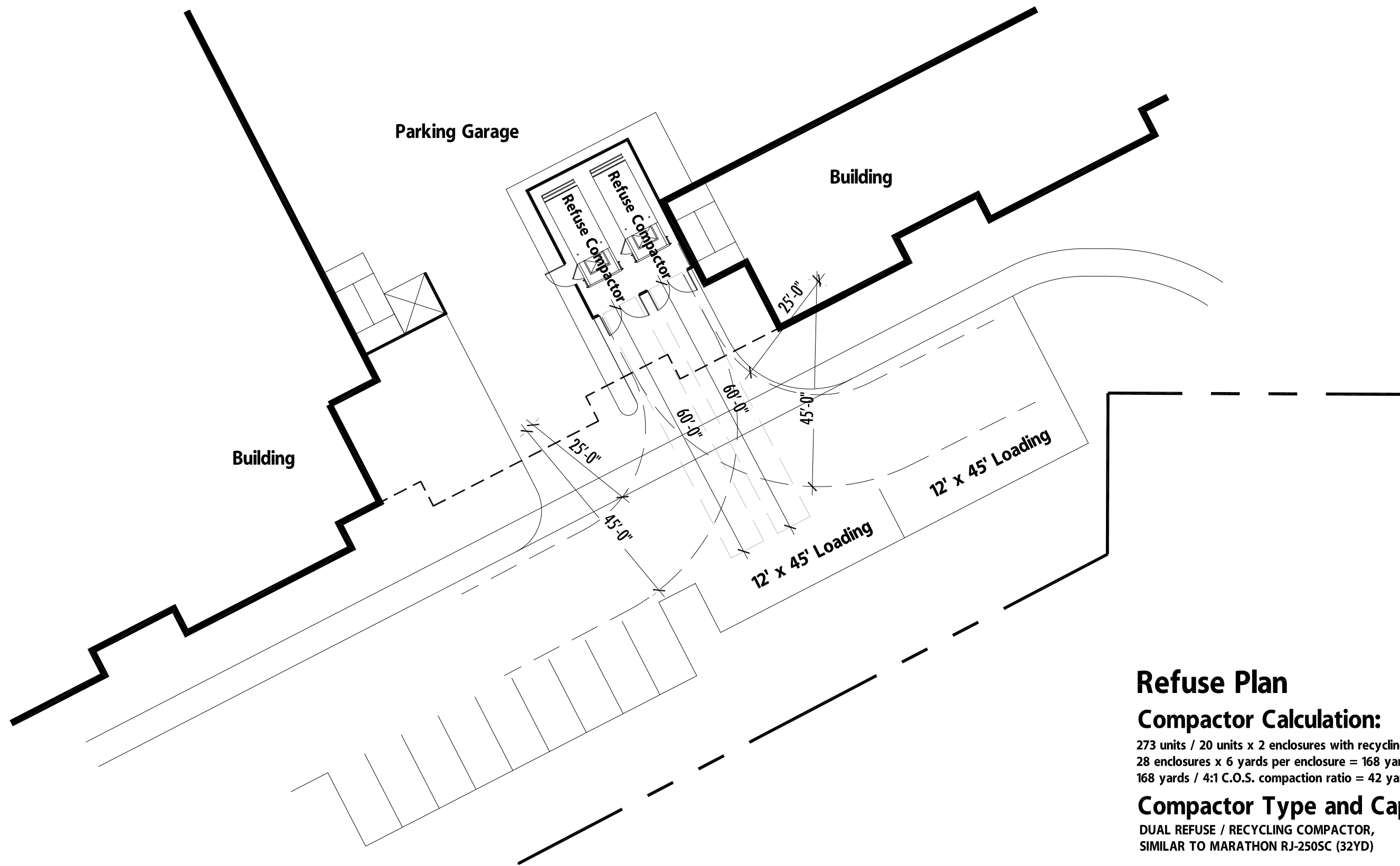
MERCADO COURTYARD- Scottsdale, Arizona

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TRUEFORM
landscape architecture studio
2009 north 7th street
phoenix, az 85006
1480.382.4244
www.trueformlas.com



L1.02
planting plan



Refuse Plan

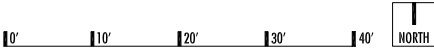
Compactor Calculation:

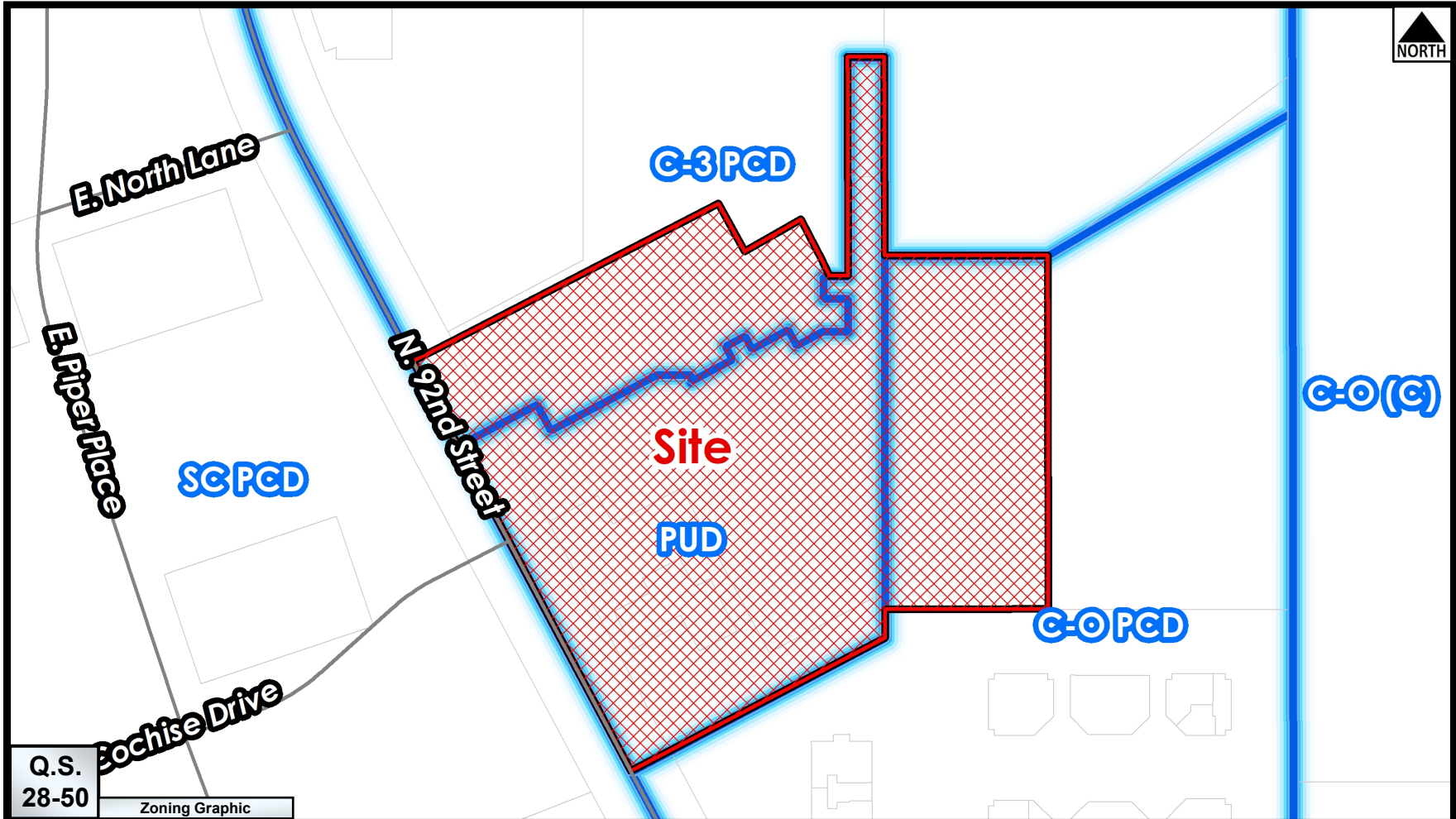
273 units / 20 units x 2 enclosures with recycling = 28 enclosures
 28 enclosures x 6 yards per enclosure = 168 yards
 168 yards / 4:1 C.O.S. compaction ratio = 42 yards

Compactor Type and Capacity:

DUAL REFUSE / RECYCLING COMPACTOR,
 SIMILAR TO MARATHON RJ-250SC (32YD)

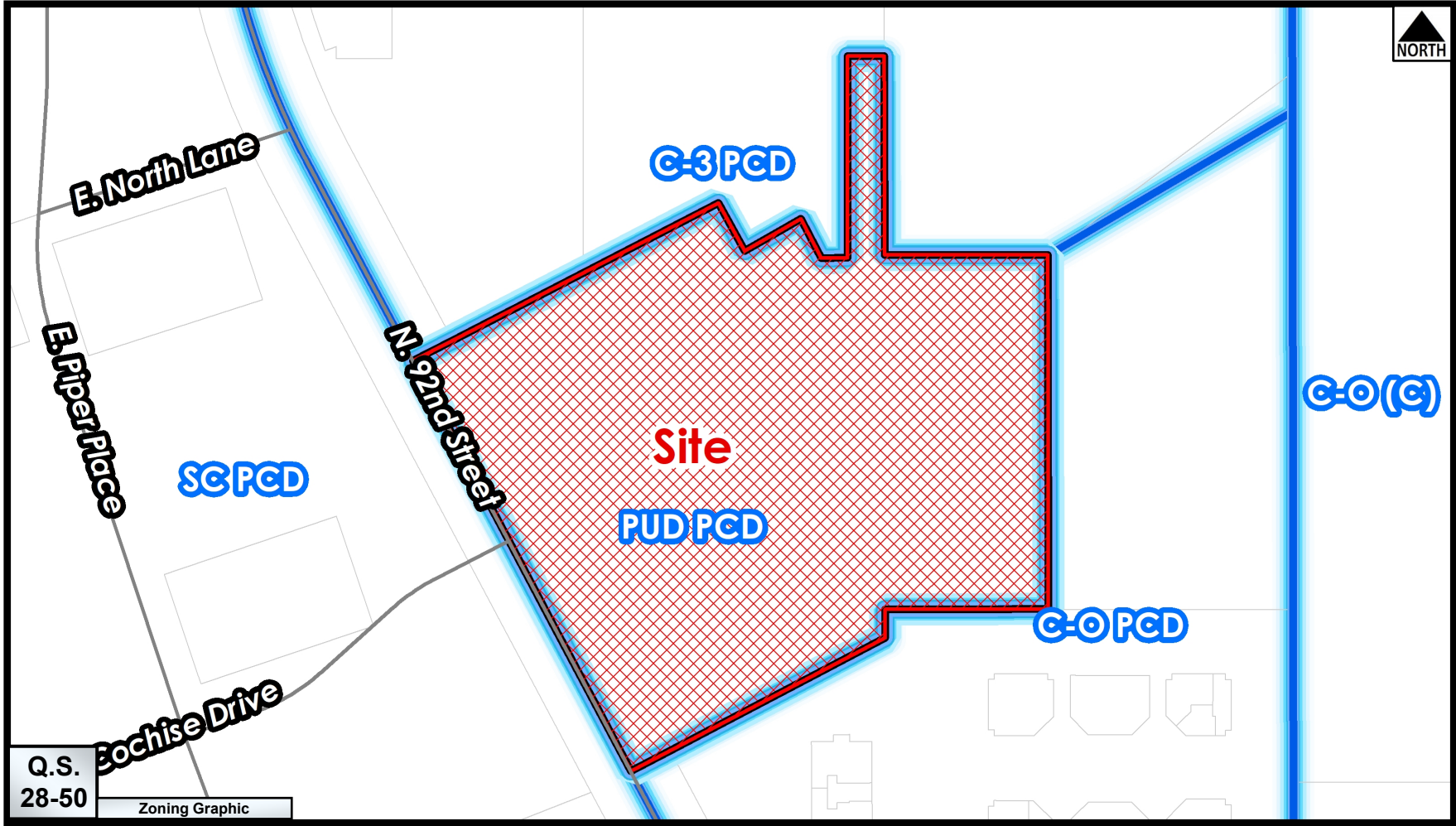
(Concierge refuse service to be provided.)





Existing Zoning

12-ZN-2022



Q.S.
28-50
Zoning Graphic

Zoning

12-ZN-2022

Citizen Participation

Minor General Plan Amendment & Rezoning

Mercado Courtyards (#231-PA-2021-2)

10301 N 92nd St.
Scottsdale, Arizona

August 29, 2022

Prepared By:

ROSE LAW GROUP^{pc}
RICH • CARTER • FISHER

Jennifer Hall, Sr Project Manager
7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
480-505-3938
jhall@roselawgroup.com

Project Proposal

The following documents citizen notification efforts for the proposed Non-Major General Plan Amendment (GPA) and rezoning request (#231-PA-2021-2) by Caliber.

The request is for Maricopa County Assessor's Parcel #'s 217-36-960L, 217-39-536, 217-39-537A, 217-39-537B, 217-39-537C, and 217-36-989B, to create a development plan for an approximate 8.5 gross acre mixed-use redevelopment. The request, more specifically, is to amend the existing mixed-use land use designation from the 2035 General Plan and Rezone a minor portion of the existing commercial center (Mercado del Rancho) and vacant office parcel to a mixed-use, Planned Unit Development zoning district with no amended development standards.

Notification Area Map

Attached is a map of the 1,000-foot buffer area within which all property owners were notified of the requests and the Open House meeting on 8/25/2022. The city requires notification of property owners within 750 ft.

Contacted Parties

The contact mailing lists consisting of the property owners within 1,000-foot of the proposed site along with Interested Parties and HOA's received from the City of Scottsdale are attached. Property ownership was determined based on records obtained from the Maricopa County Assessor's website.

Contact Dates and Methods

Notification letters were mailed via First Class U.S. Mail postmarked August 15, 2022 to the lists mentioned above. The letter was updated with the new Open House meeting date. The letter contained all of the required and pertinent information regarding the request along with an invitation to join the Applicant's Team for an Open House meeting on 08/25/2022 beginning at 5:30PM. A copy of the letter and an affidavit of notification will be provided to the case file as evidence of notification.

Site Posting

The site was posted on June 29, 2022 with the required white Project Notification sign with application and Open House information as required by the City of Scottsdale. Photos and an affidavit of posting are provided as evidence of sign posting.

The site posting was updated on August 11, 2022 to include the updated Open House meeting date. Photos and an affidavit of posting are provided as evidence of sign posting.

The site posting was updated on August 15, 2022 to include the updated Open House meeting date. Photos and an affidavit of posting are provided as evidence of sign posting.

Open House Meeting:

An Open House meeting will be held on Thursday, August 25, 2022 beginning at 5:30PM. The location of the meeting is provided in the Notification letters with details of the request. The general public is invited to join and learn more about the proposed request. An Open House Meeting Summary and Sign-In Sheets of attendees will be included with this report.

Ongoing Communication with Neighbors:

Following the Open House meeting, the Applicant's team will send individual emails to the attendees thanking them for their time and input and will provide them updates regarding the project. The Applicant Team intends to provide continuous and open communication with the surrounding property owners and the general public. All correspondence and feedback received from the community will be documented and submitted to the city as a part of the Citizen Participation Report.

MERCADO COURTYARDS

Neighborhood Meeting Summary

Date: Thursday – August 25, 2022
Time: 5:30- 6:30 p.m.
Location: St. Patrick’s Church (Fenlon Hall)
10815 N 84th Street
Scottsdale, AZ

Applicant Team:

Jennifer Hall, Sr. PM Rose Law Group
Omar Abdallah, Rose Law Group
Peter Furlow, Rose Law Group
Sam DeMoss, Rose Law Group
Kayla Bertoldo, Rose Law Group
Brian Snider, Caliber Development
Chris Loeffler, Caliber Development
Paul Basha, Summit Land Mgt (Traffic Engineer)

Applicant Team arrived at the meeting location at 4:40PM to set up the room with exhibit boards, sign in sheets and comment cards. Neighbors were already sitting in the room. Applicant team quickly set up the exhibit boards.

Attendees were asked to sign into the meeting and were told that this was an information gathering meeting and no formal presentation will be given. Neighbors were encouraged to walk around the room and meet members of the Team to ask questions and receive project information. The meeting finally ended at 7:30pm.

140 neighbors signed into the meeting. Our team received 69 comment cards opposed to the project, 54 comment cards in support + 9 signatures in support for a total of 63 in support and 14 cards with general comments/questions.

The main concerns expressed by the opposition were traffic, water, and general dislike for apartments. Some expressed that if you cannot afford to own a home in Scottsdale then you should not live in Scottsdale.

Supporters were very excited to see a rental project in this medical core and expressed the need for this type of housing for young professionals and people who work in the area.

Comment cards are included with this summary.

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
PAT RENNERT	9210 N 101st PL		480-242-9790
Damian Cantrell	Scottsdale, AZ		205-857-9609
Elaine Beeson	Scottsdale, AZ ⁸⁵²⁵⁸	ebeeson44@gmail.com	602-799-4744
Hollie Couture	Scottsdale, AZ ⁸⁵²⁵¹	holliecouture04@gmail.com	603-953-4949
Bob Pjiman	Scottsdale, AZ ⁸⁵²⁵⁸	bobpjiman@gmail.com	—
Sean Dimmick	Scottsdale, AZ	esean.dimmick@mer.com	925.605.6300

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM – 6:30PM

Name	Address	Email	Phone
MARCIA FINK	9047 N 107th Pl		480-950-7241
RYAN DICK	11750 W 95th St		623.215.5227
Kathy Littlefield	8926 E. Sheena		602-368 5248
Venessa Berman	7630. KASIA		480-295 0216
Scott Celley	8901 E. Mut View		602 770-2131

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
Chris Loeffler	8971 N. 81 st Scottsdale AZ 85258	ChrisLoeffler@gmail.com	619-647-7824
JEFF TRICCO	9341 N 110 th ST SCOTTSDALE, AZ 85259	JTRICCO@GMAIL.COM	480-772-6939
GREG BREITBACH	6446 E GARY RD Scottsdale, AZ 85220	GGBreitbach@cloud.com	480-677-0476
Tom Harrison	Scottsdale 8911 E. Main View Dr	tomharrison@allbar.com	480-784-7866
David Elster	Scottsdale, AZ	david.elster13@gmail.com	314-266-4468
Leslie Saftig	9624 E Turquoise Ave Scottsdale	lsaftig@gmail.com	515-290-3323
Andrew Clark	Scottsdale, AZ	clarkandrew212@gmail.com	602-370-2848

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
John Hoffman	8114 N. Tupper Scottsdale AZ 85250	john@hoffman.com	(760) 655-6808
Tara Sesma	4425 N 78th 85251	tara_598@yahoo.com	602-577-2146
Brian Cote	Scottsdale, AZ	baemonkey @ sbrglobal.net	217-725-0890
Nicdo Cote	" "	ncota831@gmail	" "
Mary Jackson	Scottsdale AZ	mjax1250@yahoo.com	602-317-7868
JOHN CARLSON	SCOTTSDALE, AZ	JOHN.CARLSON@MARK-TAYLOR.COM	480-991-9111

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
JIM & MYRNA ROBINSON	8939 E. Mescal St		
Orson & Beqr	15 Beg end Hollow.		
Laurie Kagiyimo	1225 W Main	keymtn@galaxy.com	480 586-7865
Azar Meszaris	6433 E. Sunnyside Scottsdale	ameszaris@cox.net	480-323-0756
TERRY CALABRESE	11353 E. SUNNYSIDE DR.		
Glen Galatan	scottsdale, AZ	Lousteddyboars89 @y9hoo.com	480 696 0418
DR. & MRS BOB SAEGER	SCOTTSDALE		
Brian Smith	6500 E My-Ave Scottsdale AZ	brian.smith@6ml.com	952-501-2909

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
Jon Naelly	10196 E KAUL DR	jonas558@hotmail.com	
Rob Rossi	7120 E. KIERLAND BLVD	RobRossi101@GMAIL.COM	
Ryan Aweida	8682 E Turquoise Ave	ryanawelda@gmail.com	303-518-6358
Justin Iessi	SCOTTSDALE	JustinIessi@gmail.com	
Jennifer Banks	Scottsdale	jennifer.banks1@yahoo.com	480-205-2630
Tom Boyle	7180 E. Kierland	tboyle@lee.arizona.com	602-758-1000

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
Lauren Greg	7309 E. Jernan	figsofcourse@gmail.com	
Kimi Bone	5118 E 85260 9713 E CELTZ Dr	howebunch@aol.com	
Connor Renley	7501 E McDowell Rd Scottsdale, AZ, 85257	Connor.renley@caliberco.com	
Curtis Christensen	Scottsdale AZ	yahoo.com curtischristensen@	
Darina Morris	15555 N. FLW Blvd. #3026, Scottsdale AZ 85260	darina.morris@ caliberco.com	
Joan Zuckerman	PARADISE D 85260		
Jennifer Schrader	Scottsdale, AZ	Jennifer.Schrader@ outlook.com	
Donnie Schrader	Scottsdale AZ	donnie.schrader@gmail.com	

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
ROBERT BURR	9106 N 115 th St		
THOMAS KUBE	85259 12740 E. Sunnyside Dr	Kubeandco@aol.com	480 227 6025
MARK HILLARD	11456 E. ARABIAN PARK DR	MJHILLARD1@MSN.COM	602 430 6135
Robert & Lynn Barton	8755 E San Victor Dr	rfb473@smail.com	602 435 2425
Theresa Davis	9629 E. Corda St	teej1 teej1@cox.net	480 1678 494
Gabby Hitchcock	8707 E. San Victor Dr Scottsdale	gablet89@yahoo.com	480-231-2095
Karen Kron	11209 E Del Timbre Dr Sct AZ 85259	REBELK44@ cox.net	480-514 0256

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
GERALD O'KEEFE	11659 E. CARON ST Scottsdale	gokuffe2@icloud.com	480-206-7275
SCOTT MILLS	Scottsdale, AZ	stmills82@yahoo.com	480-244-6934
FRED KRON	11809 E Del Timbre Scottsdale 85259	chipkron@gmail.com	480-299-8231
Mary Mag Grossi	700 E. Kuslad Blvd Scottsdale 85254	marygrossi101@gmail.com	602-478-1007
EVAN DAVIDSON	11125 N. 89th WAY Scottsdale 85260	evanrdavidson@gmail.com	480 388 4374

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
Jane Reynolds	8738 E. San Vicente Dr		
JBMurphy	8418 E Paradise Dr		
Patty Stetson	4301 N 87 th Pl		
James Haxby	7336 E Sunnyside Dr Scottsdale, AZ 85260		
Brad Kaulk	17		
Shery Gossen	8895 E. Friess Dr. 85260		
Laurie Rando	9165 N 109 th PL SCOTTSDALE AZ 85259	Laraz@Cox.net	602.743.9117
Patrice Bonnell	7307 E Echo Lane Scottsdale 85258	patrice_bonnell@gnad.com	602 980 3322

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
S. Dickman	Scottsdale 11500 E Cochise	sdickman1@cox	—
N. Anderson	8025 E Lincoln Dr	TASCALEXAS@YAHOO.COM	
T. Anderson	8025 ^{1/2} E. Lincoln Dr #112	T.MADALLAS@AOL.COM	
XXXXXXXXXX	XXXXXXXXXX		
RAOUL ZUBIA		RAOUL.ZUBIA@YAHOO.COM	
Nancy Vornhees			
Barry Diriz	8808 E MESCAL Scottsdale AZ		
J. GRABER	480-898-5682	jgrabert@timespublications.com	
G ERTEL	480.250.5847	george.ertel@yahoo.com	

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
Monica Weller	Scottsdale 11465 E. Bella Vista Dr.	Monicasweller@yahoo.com	—
Otelia Conejo			
LINDA VAUGHAN	8702 E SAN VICENTE	linda.vaugnan.az@gmail.com	
Dave Schuster	7623 E. Astin Dr.	dave.soldby@schuster.com	
David Greenberg	20801 N 90 th Pl 273	dtgreenberg1205@gmail.com	
LARRY + Stephanie Wetman	8744 E. San Vicente dr	sheitz@bright.net	
PATTY Badenoch	5027 W 71 Pl	qcoendbadenoch@cox.net	
Sandra Schmidt	10241 E Gold Dust Scottsdale AZ Ave		
Mike Marcsz	8708 E valley Vista Dr	mmarcisz@alwaltzconstruction.com	

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
REITHINGER, MIKE	8026 E VOLTAIRE AVE Scotts.	REITINS@COX.NET	480-998-3308
ADAMS CHRISTINE	9148 E. PARADISE D	KHOSHA # @ COX- NET	480-451-7670
Goebel, Jan	13890 E Laurel Lane	azgoebels@gmail.com	480-861-3983
Goebel, Pete	13890 E. Laurel Lane	azgoebels@gmail.com	480-861-5443
Richard Belles	1085 S Scottsdale	richbelles@comcast.com	480-237-2770
BILL TAYSON	McDowell, Scottsdale	BILLTAYSON@MAC.COM	480-203-7113
Payton Kruidenier	15345 N Scottsdale Rd	paytonkruidenier@gmail.com	480-695-8688
Kyle McKinley	8925 E Pima Center Pkwy	kmcinley@crossbrown.com	602-327-3984
Mike Pells	8901 E Mountain View	Mike.Pells@aliboro.com	623-866-8830

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
Jane Springone	8637 E. Jakopus	janesgms@gmail.com	
Louise Presti	11857 N. 93rd St	N/A	(480) 860-2196
Paul Murkowski	9822 E Clinton St		480-708-8103
Dan Shanks	10171 E Clinton St	N/A	480 244 9573
Kendal Shanks	10171 E Clinton St	N/A	480-212-6404
Groff Kull	10061 N. 17th St		480.688.8844
Lisa Pudewell	6440 N Tmp		480-208-3100
Patricia Pellett			
Allene Gray	7402 E Cortez St.	arizonaladydiane@aol.com	480-948-8485

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
Elliot Greenberg	16230 W 99th way Scottsdale AZ 85260	esgreenberg@ yahoo.com	6025097552
Linda Plunk	10490 E FANFOL Scottsdale AZ 85258	LRFLINK2006@ YAHOO.COM	
Lee Ann Witt	12240 N. 86TH ST. S/A 85260	wittsters4@ COX.NET	480/695-4800
CAROL ROMLEY	10367 EGOLD DUST	CAROLAN 2574@COX.NET	-
Julie Feinberg	15115 E. TOPAZ Dr.	Julie.F. JELAM.COM	480. 272.7171
Paul & Kathy O'Brien	9048 N 107th Pl.	ksmansion@msn.com	(617)877-9570
David/Christine Swain	10424 E. Cornine Dr Scottsdale	nanaSwain@icloud.com swainkgdu@reg.com	480 451 8044
Brandy Stone	3234 N Scottsdale Scottsdale, AZ 85251	brandy.stone4@gmail. com	402 714 3552
Laura Gomez	9406 E Dreyfus Pl. Scottsdale, AZ 85260	LSavinost@aol.com	858-392-0064

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

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Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
NANCY LAFOREST	8750 E SAN VICENTE		
BRENNAN WINTERS	7350 PASO DEL SUR	BRENNAN.WINTERS@CALIBERCO.COM	
Ignacio de la Valle	9275 N 103rd Place		
MIKE CROOKER	9419 N 87th	MIKECROOKER@TAHOE.COM	
MARVIN RICHTMAN	8132 E VIA DE LUNA DRIVE	marvrichtman@tahoec.com MARVINRICHTMAN@TAHOEC.COM	(310) 980 980-7449
CURT BOWE	9713 E CECILIA DR	BOWEC@AOL	480 661 6144
Joe Janik	18490 N 97th Way 85255		
PAT GERANIS	8968 E GAIL RD	PGERANIS@COX.NET	480-272-9045
Joyce Geranis		

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Name	Address	Email	Phone
Kathryn Mulcahy	9431 E. Riviera Dr, Scottsdale 85260	kathryn.mulcahy@icloud.com	
Kierstin Clawson	8719 E San Victor Dr Scottsdale 85258	kierstinc@gmail.com	
Samantha Ramirez	735 W. CUCUMBER GILBERT, AZ 85233		
Barbara Beck	11648 E Canon St 85259		
FRED CROWDEN		fred-crowden@yahoo	
JALY LeRoy	8214 E. MITCHELL Scottsdale 85251	leroyks@usps.com	
Dennis LeRoy	//	=	
Ellen Speranzo	9457 N. 87 th Way	esperanzo@cox.net	
Charlie Speranzo	//	csperanzo@cox.net	

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Name	Address	Email	Phone
Terry + YVONNE GROVER	11625 N 124th Way 5' dale 85259	jgrover126@cox.net ygrover@cox.net	480-440-9677 480-203-6525
April D Evelyn	9445 N. 87th Way Scottsdale AZ	a.develyn@cox.net	
Joyce Laux	8742 E Bedonshi Scottsdale 85251	ljoyce1018@centurylink.net	
Cannon Couch	12395 N 120th PL Scottsdale 85259	Couch 480@gmail.com	✓
James Janidas	11011 N 92nd ST unit 1020 Scottsdale, AZ 85260	jjanidas@gmail.com	—
Cindy Simonson	7520 E Angus Dr Scottsdale AZ 85251	msimonson50@yahoo.com	—
Joan Gugliotta	9165 N 109th St.	joan.gugliotta@gmail.com	XO —SOLICITATION
Cheryl BLAIR	9166 N 115th St	Cherrie lb @gmail.com	—
Susan Wood	9030 E Yucca St Scottsdale	samw1222@aol.com	—

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

In this housing crisis, it
is important to look out for the city
as a whole, not a vocal, local opposition.
We need more ^{sober} housing and we need to

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

Ryan Aweida

Name

303-518-6358

Phone

ryanaweida@gmail.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

We live in the neighborhood
at 101st and since we
would have loved these apts
as the market inventory is dry

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

Dan Shankes

Name

4180 244 9593

Phone

Email

Create more walkability, more opportunity
and more vibrancy in the correct
areas. This is the correct area.

Additionally, the opposition comments
are not able to be resolved with
any redevelopment.

This plan is great and much needed.

and prices are too high

we frequent the sprouts and
chompies and would have
loved to be able to walk
and support that center!

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

I Support the Mercado Project.
This is great for the community
and McCormick Ranch. Will they
make a positive impact!

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Connor Renley

Name

949-429-9593

Phone

Connor.renley@calberco.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

Seems great for
community w/ Housing
Demand

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Brian Cote

Name

217-725-0590

Phone

bcote214@gmail

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Support!

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

John Heston

Name

760 650 6808

Phone

Email

jhstona@republic.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

More Housing During
a housing shortage is good!

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Name

602-370-2848 clarkandrew22@gmail.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

I support the project it is committed to give a break on housing cost to fire fighters, nurses and people that are extremely important to our community

Cont. on reverse →

I am in **Support/ Opposition** (circle one) of the Mercado Courtyards project.

Kim BOWE

Name

boweblunch@aol.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

IN SUPPORT -
Need more places for young professionals!

Cont. on reverse →

I am in **Support/ Opposition** (circle one) of the Mercado Courtyards project.

Brenton Smith

Name

952-500-2969

brenton.smith@equal.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

100% Support I am
A HEALTHCARE EXECUTIVE
& WE NEED MORE HOUSING
CLOSE TO THE HOSPITAL

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Curtis BOWE

Name

Phone

480 710
3634

Email

BOWEC@AOL.COM

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I think this is a great opportunity to
provide housing to nurses, teachers, etc.
to be close to work.

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Laura GONZALEZ

Name

858-382-0064

Phone

LSavinio57@aol.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I am in Support of this project.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Richard Belles
Name
(480) 233-3750 richbellesjl@gmail.com
Phone Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

JEFF TRICCO
Name
Phone 480-772-6939 Email JTRICCO@GMAIL.COM

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Great for Nurses at
Honor Health!

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

Glen Galafan

Name

480696 0418 Luvsteddycars89@

Phone

Email

yahoo.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

Chris Loeffler

Name

619 647 7829 ChrisLoef@gmail.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in Support / ~~Opposition~~ (circle one)
of the Mercado Courtyards project.

Brandy Stone

Name

402 714 3552

Phone

brandy.stone4@gmail.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in Support / ~~Opposition~~ (circle one)
of the Mercado Courtyards project.

Vanessa Berman

Name

480-295-0214

Phone

Vanessa.Berman@gmail.com

Email

COMMENTS and/or QUESTIONS
We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Damian Carrrell

Name

905-857-9119

Phone

Email

COMMENTS and/or QUESTIONS
We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Lisa Rudavel

Name

416-202-3068

Phone

lfrudavel@gmail.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I support the Mercado project.
More housing in this area is a
good thing

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Curtis Christensen

Name

curtis.christensen@yachow.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Mike Pells

Name

623-866-8830 Mike.Pells@CALBORCO

Phone

Email

6070

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

looks Great!

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Payton Kruidener

Name

480-695-8688

paytonkruidener@gmail.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

I am in full support & excited
about this project in our
community

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Tom Harrison

Name

480-781-7866

tom.harrison@caliberw.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

this project is extremely important to provide additional housing options for hospital staff.

Cont. on reverse →

I am in **Support**/ **Opposition** (circle one)
of the Mercado Courtyards project.

Elaine Beeson

Name

602-799-4744 ebeeson44@gmail.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I support this project because it will provide more housing for those nearby.

Cont. on reverse →

I am in **Support**/ **Opposition** (circle one)
of the Mercado Courtyards project.

Davina Morris

Name

davina.morris@caliberco.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

This project is highly important for hospital
staff in need of a closer place to live!

Cont. on reverse →

I am in **Support/** **Opposition** (circle one)
of the Mercado Courtyards project.

David Elsten

Name

310-266-4468

Phone

david.elsten13@gmail.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

We need more housing desperately!
In Full support.

Cont. on reverse →

I am in **Support/** **Opposition** (circle one)
of the Mercado Courtyards project.

Hollie Catore

Name

653-953-4949

Phone

holliecatore04@gmail.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

More housing options are very much
needed in Scottsdale

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

Tara Sesma

Name

602-577-2146

Phone

tara_598@yahoo.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Beautiful!

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

Kyle McKinley

Name

602-327-2984

Phone

kmckinley@crossbeam.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

This would be a great
project for the community.

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

SCOTT MILLS

Name

480-244-6934

Phone

smills82@yahoo.com

Email

Apartments - Mercado Courtyards

~~These~~ I can't tell if these apartments are supposed to be "affordable" housing or not. But we DO NOT WANT affordable housing in the location. It should be luxury apartments with luxury building materials. I don't know that saying this targets police, fire, healthcare helps because those income levels can't afford luxury apartments. I know you have a plan for reduced rents for the professionals but ~~and~~ this should be a classy residential project, not "affordable".

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

W

Need Housing in Area!
I Support the project.

Cont. on reverse →

I am in **Support**/Opposition (circle one)
of the Mercado Courtyards project.

Liz Sourbeer

Name *480 322 4767* *ESourbeer@yahoo.com*
Phone Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

We fully support this project.
I will be a great housing addition
to the community and close to the
hospital.

Cont. on reverse →

I am in **Support**/Opposition (circle one)
of the Mercado Courtyards project.

Elliot Greenberg

Name *602 501 7552* *esgreenberg@yahoo.com*
Phone Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Really excited for this project, was
looking to rent in this ~~area~~ area,
but couldn't find any availability so had
to buy. It looks beautiful!

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

Kendal Shanks

Name

40-212-6404

Phone

jerikendal@gmail.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I am in favor
of this redevelopment
This building is in decay

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

Tom Boyle

Name

Phone

602 7581000

Email

tboyle@teaman.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

In Support

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Theresa Keeley

Name

480. 206. 7206 Theresa Keeley

Phone

Email

gmail.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Name

Jan Goebel

Phone 480-861-3983

Email a7goebel@gmail.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Name Pete Goebel

Phone 480-861-5443

Email azgoebels@gmail.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Good project + re-use
of the site

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Jim Keelley

Name

602-721-6540

Phone

Jim.KeelleyCollieas.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

*I believe this will support the
community*

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

JUSTIN IORZI

Name

951-237-4557

Phone

Email

JUSTIN1617@GMAIL.COM

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

Jennifer Banks

Name

480 209 2630

Phone

Jennifer.Banks1@yahoo.com

Email

ABSOLUTELY YES!
COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Fantastic use of the space!
We are all moving towards Urban
Living - wanting to not be able
to use a car and work/play/
live!
Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

Mary Rosa

Name: 605.478.1007

Phone

Email

maryrossi101@gmail.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

OK with my
family

Cont. on reverse →

I am in Support / Opposition (circle one)
of the Mercado Courtyards project.

Name: Karen Kron

Phone: 480.544.0256

Email

REBELK44@cox.net

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

This would be a great
project for the area, empty
office building is if needed

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

David Greenberg

Name

516-721-5311

Phone

DBGreenberg1205@gmail.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I support 100%

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Patrice Bonnell

Name

602 980 3322

Phone

Email

patrice.bonnell@gmail.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

GREAT IDEA!
Love the changes

Cont. on reverse →

I am in **Support**/ **Opposition** (circle one)
of the Mercado Courtyards project.

Monica Weller
Name
Phone
Email
Monicasweller@yahoo.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Yes I support this!

Cont. on reverse →

I am in **Support**/ **Opposition** (circle one)
of the Mercado Courtyards project.

Warren Weller
Name
Phone
602-432-0074
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I am in full support of
the project. We need more developers
like this.

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Sean Diminico

Name

925.645.6300

Phone

seandim@mac.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

PLEASE IMPROVE THE
NEIGHBORHOOD AND MOVE THIS
PROJECT FORWARD

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Rob Rossi

Name

602 478-1006

Phone

RobRossi101@gmail.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

WE HAVE A SIGNIFICANT HOUSING
CRISIS. THIS MUST BE BUILT.

Cont. on reverse →

I am in Support/ Opposition (circle one)
of the Mercado Courtyards project.

JOHN CARLSON

Name

Phone

480-991-9111

Email

JOHN.CARLSON@MTRK-TAYLOR.COM

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

GOOD TO GO WITH MY FAMILY!
APPROVE

Cont. on reverse →

I am in Support/ Opposition (circle one)
of the Mercado Courtyards project.

Fred Kron

Name

480-299-8231

Phone

chipkron@gmail.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in Support/Opposition (circle one)
of the Mercado Courtyards project.

Donnie Schrader

Name

480-334-0077

Phone

donnieschrader@gmail.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in Support/Opposition (circle one)
of the Mercado Courtyards project.

Jennifer Schrader

Name

Phone

jenniferschrader@

Email

outlook.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I support project

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Mary Jackson
Name
602-317-7868
Phone
mjax1250@yahoo.com
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Caliber is a responsible -
conscious driven company.
I admire all their projects
and have seen the positive
results they inspire

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Laurie Kagiyama
Name
480-586-7865
Phone
keymtn@yahoo.com
Email

Change is difficult - I know
my family has lived in Mesa
over 100 yrs - I've seen changes.
I saw the 1st freeway
(Black Canyon) come in, then
the 60, then the rest
my dad took a horse + wagon
to Phoenix + crossed the
Salt River on a ferry to
set there (from Mesa to Phx)
- (dime)

SUPPORTERS

MERCADO COURTYARDS (#231-PA-2021-2) | Open House Meeting

St. Patrick's Church
10815 N 84th Street Scottsdale, AZ

Thursday, August 25, 2022
5:30PM - 6:30PM

Name	Address	Email	Phone
John Barry	12790 N 82nd Scottsdale	john.barry@cox.net	480-951-3687
John Howe	8432 E SHEA BLVD - SCOTTSDALE, AZ	DH@HAMPTON AZ.COM	480-346-0300
Zoe Neff	8227 E 8th St AZ	lneff@me.com	410348-0800
Carson Barry	2822 McDowell Park U-24	carson@cox.net	480-548-1022
Barbara Pogoj	9801 E. Shea 124 Scottsdale, 85260	bpogoj@westfin.com	480-881-0514
Mark Chester	11213 East Surrel Scottsdale 85260	mchester@msclawyers.com	602-618-4444
Kim Chester	11213 EAST SURREL SCOTTSDALE AZ 85260	Chet Kim @ Cox.net	480-567-6265
Mike Hert	7180 E Rierland Blvd Unit 709 Scottsdale, AZ 85254	michael.hert@me.com	515-491-7755
Michael Achtman	7150 E Camelback Rd #425 Scottsdale, AZ 85251	michael.achtman@op.onprop.com	480-694-3453

Thomas A. Kube

12740 East Sunnyside Drive, Scottsdale, AZ 85259 480.451.7205

August 24, 2022

To the Scottsdale City Council,

Whether you call it *92 Ironwood*, or re-brand it as *Mercado Courtyards*, I remain emphatically opposed to this project. It also appears that the developer is attempting to bring this back for consideration [with Planning Staff Support] to avoid a potentially Anti-Growth Council that looks to be seated in 2023.

Planting ~285 apartments at this location [plus any add ins from the 9400 Project next door if it were to be approved] will cause increased traffic congestion in the area, especially the Sprouts shopping center; and in particular the 92nd Street corridor that will have one exit from this project and three traffic lights in an approximate distance of +/- ¼ mile. Also worth noting would be the uptick in crime [particularly having already increased in the Sprouts parking lot], pollution, congestion, and additional infrastructure loads for which residents will be asked to cover via higher taxes and fees. What about our water crisis for which the Council has asked us to voluntarily reduce?

This project, if approved, will compound the already strained intersection at 90th Street and Via Linda to gain access to the 101 Freeway. According the traffic study, Shea Blvd is already at full capacity. Although some City Council members will dispute this, the City Planning records show that there are over 10,000 more apartment units that have been approved in the pipeline for construction in Scottsdale. Our streets cannot handle this increase in traffic. The intersections at the 101 Freeway, 90th street, 92nd Street and at 96th Street all along Shea Blvd are already strained, with this corridor showing numerous intersection collisions and Red Light Violation vehicle accidents.

There is no reason that residents need to endure large, high density apartment developments that esthetically violate the beauty of our city. The West side of Scottsdale Road [technically Phoenix] is a prime example of how this has ruined the esthetics of our city. Why are the residents of Scottsdale being expected to allow developers to change our suburban city to an urban center? In fact, a recent ASU/Scottsdale Study [*seemingly ignored*] showed this type of development leads to the environmental issues that we are trying to mitigate; the Study indicated that single family development and the greenscaping that accompanies is a much better means of reducing the "Heat Island Effect" that comes with this aggressive apartment development.

I ask that each of you vote "NO" when asked to approve this project.

I am also happy to speak with any of you regarding this matter as there is more to say on this project, yet I want to keep it brief.

Sincerely,



Thomas A. Kube

12740 East Sunnyside Drive

Scottsdale, AZ 85259

(480) 227-6025

-----Original Message-----

From: Cheryl Golden <rougeg227@yahoo.com>
To: samw1222@aol.com <samw1222@aol.com>
Sent: Mon, Aug 22, 2022 1:57 pm
Subject: Comments 92nd Ironwood Project

We don't have the water. We don't want to become Los Angeles. Please do as you promised and keep Scottsdale SAFE, BEAUTIFUL and LIVABLE!! Please don't TRASH our wonderful city for the benefit of greedy politicians and developers. It's beginning to look like a tenement city.

This project's been stuck in the pipeline for over two years. Now the Fed Govt is playing politics and is reducing our allotment of water from the Colorado River by 21%. I hear we have lots of money invested in technologies that will help conserve and feed the desert... it's just not here yet. Now with the Govt, including our Senators, playing politics, for the life of me before they gave in to that horrendous bill, why not secure our water rights? They sure had Scottsdale's future in mind, eh?

My question is ... "Why the Rush"? Why hold gatherings for the residents of Scottsdale in the summer, knowing most people are out of town?

You also know the new Council is sworn in in January. Why not wait until it's in place and have this the first item on the Agenda for 2023. Everyone will have a chance to fully digest what's happening in our fair city and allow more of the residents the opportunity to voice their opinions. That's the only fair way. If not, it appears this is for the benefit of the developer (s) and others involved and NOT for the benefit of Scottsdale and her residents.

Thank you ...

-----Original Message-----

From: Marilyn Teplitz <mgteplitz@mgtassociates.com>

To: Susan Wood <samw1222@aol.com>

Sent: Mon, Aug 22, 2022 12:51 pm

Subject: Re: Oppose development of 9200 Ironwood and 9400 Shea

Scottsdale residents have already voted for Kathy Littlefield and Barry Graham because they are for CONTROLLED growth in Scottsdale. Solange Whitehead has stated she is for controlled growth, but that is to be seen.

I am not opposed to development of multi-family housing in Scottsdale.

I AM opposed to jamming in oversized apartment buildings in sites which require redirecting of traffic —specifically 9200 Ironwood and 9400 Shea.

Apartment buildings add traffic 24/7 and add to already high volume during rush hour and lunchtime.

Office buildings and workers stretch out the traffic throughout the day and not on weekends and holidays.

They also don't add to density which increases crime. That's a fact.

None of the City Council members live in the area of these 2 projects.

I live WITHIN A MILE of these, contrary to the inaccurate information provided by these developers that no one lives within a mile.

These 2 multi-family projects are NOT wanted by the homeowners who live WITHIN A MILE of these projects.

Our voices should be louder than that of the developers' money.

Thank you.

Marilyn Teplitz

9625 E. Cinnabar Ave.

Scottsdale, AZ 85258

mobile: 480-221-5461

mgteplitz@gmail.com

-----Original Message-----

From: Jim Bloch <jgbloch@gmail.com>

To: Susan Wood <samw1222@aol.com>

Sent: Mon, Aug 22, 2022 4:00 pm

Subject: Re: 92 Apartments are BACK! - Urgent Call to Action | Open House Thursday, August 25th

CHECK THE BOXES:

- X Traffic-very busy traffic corridor, development would add to the already standstill traffic
- X Drought-halt large developments
- X Neighbors do not support
- X The election results, non growth pulverized pro growth-listen to the will of the residents, respect the results of the election
- X Does not help the affordable housing issue
- X Not a positive addition to the community
- X If you want Tempe, move to Tempe

Jim Bloch

-----Original Message-----

From: Scott Bernstein <slbernstin8@gmail.com>

To: Susan Wood <samw1222@aol.com>

Sent: Thu, Aug 25, 2022 9:52 am

Subject: Re: Reminder: 92 Ironwood Open House this Thursday 5:30 at St. Patrick's Church

To: The Rose Law Group

RE: my objection to the Mercado Courtyard apartments.

I object to the Mercado Courtyard apartment project. I am a longtime resident of Scottsdale Ranch (12 years) and of Scottsdale (28 years).

The impact on the area with respect to traffic, water use and safety is unchanged from its prior versions ([1]. The 92 Ironwood project (Cases 3-GP-2021 & 6-ZN-2021 presented to the Planning Commission May 11, 2022. [2]. The version 92 Ironwood and 9400 Shea that was withdrawn from the City Council meeting in February) and entirely unacceptable to the citizens who live in this area. The opposition by many citizens has been well documented in City Council records. The Scottsdale Ranch Community Association (SRCA) has firmly opposed any form of this project for enduring reasons. See their letter filed with the Scottsdale City Council on February 2, 2022 (attached).

Scott L. Bernstein, M.D.

NO TO RE ZONING

NO to apartments

NO to the developers

Sheehy NO to city council -

THERE IS ONLY ONE REASON FOR THESE
APARTMENTS. IT IS FOR MAKING (MONEY).
IT HAS NOTHING TO DO WITH ~~IMPROVING~~
IMPROVING THE CITY OF SCOTTSDALE.

LARRY HEITMEYER

65% of H₂O from Co. River

city has to redo the entire water plan -

21000 cut from Co. River

20 yr drought -

What the city wants??

how about moving this project
up north
plenty of room -

We in Scotland will GIVE
them our empty buses

Steele

92 IRONWOOD / MERCADO COURTYARDS

I AM ADAMANTLY AGAINST THIS HIGH-RISE APARTMENT COMPLEX.

THIS AREA IS ALREADY CONGESTED. TRAFFIC WILL BE A NIGHTMARE. AND, WE (NOT ONLY SCOTTSDALE, BUT THE ENTIRE VALLEY) DON'T HAVE ENOUGH WATER TO SUSTAIN AN ALREADY DENSE POPULATION.

KEEP SCOTTSDALE "THE WEST'S MOST WESTERN TOWN."

Virginia A Bertoncino

VIRGINIA A BERTONCINO

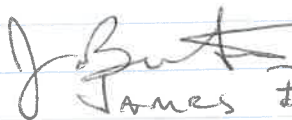
10005 E MISSION LN, SCOTTSDALE

8/22/22

92 IRONWOOD / MERCADO COURTYARDS

I DO NOT WANT ADDITIONAL HIGH DENSITY HOUSING PROJECTS IN THIS SHEA CORRIDOR. WE MOVED HERE TO AVOID CONGESTION AND IT IS NOW TRYING TO FOLLOW US TO OUR NEIGHBORHOOD.

SCOTTSDALE IS SLOWLY BEING OVERWHELMED WITH HIGH RISE APARTMENTS. THIS IS REDUCING THE VALUE OF PROPERTY AND INCREASING THE PROBLEMS THAT COME WITH HIGH DENSITY POPULATION ZONES. CRIME, WATER, SANITATION, TRAFFIC, TRANSPORTATION ALL SUFFER WHEN APARTMENTS ARE PRESENT. PLEASE REJECT ANY AND ALL HIGH DENSITY PROJECTS FOR SCOTTSDALE.



JAMES BERTONCINO

10005 E. MISSION LANE

SCOTTSDALE, AZ 85258

92 IRONWOOD / MERCADO COURTYARDS

Please do not put a high-rise apartment complex in our community. We oppose the traffic such a development will create. We purchased our home here because we loved the character of Scottsdale, and we want to keep it that way.

Beverly and Desmond Hayes
Beverly and Desmond Hayes
Las Brisas Community in Scottsdale

PS Why hold open house when 60% of residents are gone?

92 IRONWOOD / MERCADO COURTYARDS

It's just amazing how this snuck up on the citizens of Scottsdale. Suddenly, a trip down Scottsdale and Hayden roads shows high rise apartments springing up like mushrooms, and everyone I have talked to in our neighborhood is absolutely beside themselves. Our faith in the city council to keep Scottsdale growth controlled, upscale and attractive with a feel for wide open spaces and beautiful sunsets has been stomped on. Especially now with Arizona to see a 21% cutback in Colorado River allocation, the additional apartments being pumped into the developers' pipeline is pure insanity.

Everyone I talk to are all ears now, and will be carefully scrutinizing the bios of those who will be running for office for the City of Scottsdale in any capacity. What has already taken place is a travesty and the Scottsdale city leaders that have allowed this or profited from this should be ashamed!

Pat Rennert

JOHN DEMPSEY

Pat Rennert
Mountain View and Via Linda

92 IRONWOOD / MERCADO COURTYARDS

Ann Harris
9210 N 100th Pl

92~~nd~~ Ironwood Apts is a detriment to our neighborhood

- too many units
- traffic here is congested enough even with the snowbirds not here
- parking at Fry's and other shops in the area again is already overwhelmed - disabled is limited so I and our elderly residents will have to walk much further or just not use (be able to) at all

I URGE you NOT to allow project to proceed!

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

No presentation?

BULLSHIT

waste of my ^{Cont. on reverse →} time →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Name

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I HAVE NO APPETITE FOR AN
APARTMENT COMPLEX IN THE
NEIGHBORHOOD. WHY NOT PERFORM
NORMAL MAINTENANCE AND HYGIENE

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

RYAN DICK

Name

Phone 623.215.5227 Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

① Please provide data supporting
the traffic bar chart showing
apartments have less traffic
than 200,000 med car.

Cont. on reverse →

② PLS provide data supporting

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Sandra Etherton

Name

Phone

sandra@etherton
law.com

Email

AT THE EXISTING MEDICAL FACILITY?
IT IS UNLIKELY THAT RESIDENTS
WILL TRUST AN OWNER WHO FAILS
TO KEEP UP THE EXISTING PROPERTY.

traffic comparison betw
apartments & current

traffic volume.

Please include data on
Scottsdale City website.

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I am opposed to large 4+ story
complexes. It makes Scottsdale
look low-end & like a dormitory.
You start building giant complexes
& it will never end.

Cont. on reverse →

I am in **Support/** Opposition (circle one)
of the Mercado Courtyards project.

Cheryl Blair

Name

Cherrie1b@gmail.com

Email

Phone

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

No presentation?

BULLSHIT

waste of my time →

Cont. on reverse →

I am in **Support/** Opposition (circle one)
of the Mercado Courtyards project.

Name

Phone

Email

How many PRO
Development Comments
HAVE YOU RECEIVED?
And how many "NO" Development
Comments HAVE YOU RECEIVED?
Of The PRO Development Comments, DO
They LIVE within 2 miles of 92nd St?

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

We don't want any more
stupid traffic on Shea!
~~people can~~

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Name _____

Phone _____

Email _____

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

WE need NO New
Buildings in the
AREA
NO! NO! NO! NO!

Cont. on reverse →

I am in **Support/** Opposition (circle one)
of the Mercado Courtyards project.

Laurie Rando

Name

602.7439117

Phone

laraza.cox.net

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

How much are community
officials being paid to
support this? maybe we'll
find out afterward

Cont. on reverse →

I am in **Support/** Opposition (circle one)
of the Mercado Courtyards project.

Joan Gugliotta

Name

Phone

Email

joan.gugliotta@
gmail.com

COMMENTS and/or QUESTIONS
We would love to hear your thoughts or questions.
Please feel free to leave them below.

We DO NOT Support
this developing —
our infrastructure
cannot support this!

NO Cont. on reverse → **NO**

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Rob Rando

Name _____
602 743 9115 _____
Phone _____ Email _____

COMMENTS and/or QUESTIONS
We would love to hear your thoughts or questions.
Please feel free to leave them below.

NO!!!
APARTMENTS

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

MIKE CROOKER

Name _____ MIKE CROOKER@YAHOO.COM
Phone _____ Email _____

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

My concern is the availability
of water now and the future
rationing because of climate change.
For me, traffic is a secondary concern.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Barbara Beck
Name _____
Phone _____
Email bjrichmond@msn.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

PATRY Badenoch
Name _____
Phone _____
Email guardbadenoch@cox.net

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I'm 100% opposed to this development
1. Water
2. Traffic
3. ~~Height~~ ~~Cost~~

Cont. on reverse →

I am in **Support/** Opposition (circle one)
of the Mercado Courtyards project.

J. Springer

Name

Phone

Email

jenesgers@gmail.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

*Renaming, changing law firms &
developers doesn't change anything.
No more apartments until you
increase the power grid & get more H₂O
& correct the infrastructure issues.*

Cont. on reverse →

I am in **Support/** Opposition (circle one)
of the Mercado Courtyards project.

Gloria Saeger

Name

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

How much will rent be?
make the design southwestern

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Kathryn L Mulcahy
Name
Kathryn.lmulcahy@icloud.com
Phone
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Can city streets
support this new
complex? Are there been
city street Home
Studies →

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

M. Lazanga
Name
M. Lazanga @gmail.com
Phone
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

No, No, No! Where is the water
coming from? Traffic gridlock,
density. Quality of life - down
the tubes. Developers - go away!
Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Kathy Howard
Name
602-321-3227 Phone Kathy.Howard@att.net Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

For a host of reasons, this project is a terrible
idea for Scottsdale. Future scarcity of water leads
the list of concerns - we are already at Stage 2 of
the three-stage drought plan and Arizona will lose another
20% shortly. No amount of conservation can make
up for it! Some council people lead our "water conservation"
water department. I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project. This is only the tip
of the bad idea iceberg. Density, traffic, similar developments in the same area...

Name Go despair some other area! B Howard
Phone OPPOSED! Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Problems

Not geared for glamorous high why build?

**traffic/density/Water-drought*
This is a community of homes!
High density apartments do not fit the character of the community.
This would need to be rezoned Residential
I say NO! People who work in the area cannot afford to live there. Nurses can't afford to live there!
This is not an improvement! Keep it medical!

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Name Samela Schmidt - resident Scottsdale Ranch
Phone _____ Email _____

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Scottsdale is attractive due to quality single-family homes - this is the opposite.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Name Jerry Grover
Phone 480-440-9677 Email jjgrover126@cox.net

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

PARKING CONCERNS, ALSO TO MANY UNITS
AT WHAT PRICE, HIGH TRAFFIC IN AREA ALLREADY

Cont. on reverse →

I am in **Support**/**Opposition** (circle one)
of the Mercado Courtyards project.

MRS. CHRISTINE ADAMS

Name

480-451-7670

Phone

KHOSKA 78@COX.NET

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

MAIN CONCERNS ARE TRAFFIC
AND WATER USAGE

Cont. on reverse →

I am in **Support**/**Opposition** (circle one)
of the Mercado Courtyards project.

Nancy LaForest

Name

Phone

nlaforest52@gmail.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

MORE APARTMENTS, MORE DENSITY, MORE
CONGESTION, MORE TRAFFIC. THERE ARE SO MANY
REASONS WHY THIS PROJECT SHOULD NOT BE
PERMITTED; THERE ARE TOO MANY INCONSISTENCIES.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

MICHAEL REITHINGER

Name

440-998-3308

REITINS@COX.NET

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

SEVERAL CONCERNS:

(1) WATER

(4) LOWER PROPERTY VALUES

(2) TRAFFIC

(5) CRIME ISSUES

(3) CONGESTION

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

LARRY HEITMEYER

Name

(419) 296-0824

LHEIT@BRIGHT.NET

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

AZ has done nothing to slow our water
use. If they continue to do nothing, the
Federal Gov't will mandate lower use.
With this situation we will run out of water.
Cont. on reverse →

I am in **Support**/**Opposition** (circle one)
of the Mercado Courtyards project.

Charles Speranzo
Name
602 295 0600 Phone CSPERANZO@COX.NET Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

No Apartments - P.P.P
No WATER
TOO MUCH TRAFFIC
DISRUPTION of SCOTSDALE lifestyle
Cont. on reverse →

I am in **Support**/**Opposition** (circle one)
of the Mercado Courtyards project.

Stephanie Heitmeyer
Name
419 303 8686 Phone sheit@bnght.net Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Absolutely NO!

See my written comments
Also emailed to SCCouncil 8/24/22

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Thomas Kube

Name 480 227-6025

Phone

Kubeandco@atv.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I oppose this project. The area
does not need more housing
in this residential area.

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

EVAN DAVIDSON

Name 480 388 4374

Phone

EVAN R DAVIDSON

Email @ GMAIL

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Absolutely NO!

See my written comments

Also emailed to SC Council 8/24/22

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Thomas Kube

Name
480 227-6025

Kubeandco@aol.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I oppose this project. The area
does not need more housing
in this residential area.

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

EVAN DAVIDSON

Name
480 388 4374

EVAN R DAVIDSON
Email @ GMAIL

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

You scheduled a meeting and are providing no presentation to address legitimate issues. You should be aware that the vast majority of people came here to hear you and give you a chance to defend your position. You are a bunch of cowards. I hope this does not

Cont. on reverse →

I am in **Support** / **Opposition** (circle one) Come to fruition
of the Mercado Courtyards project.

You are ignoring water, traffic + climate issues for a cash grab.

Name _____

Phone _____

Email _____

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Too much traffic, crowded grocery stores,
CO₂ - warming, heat island
Blacks views, only wealthy will be able
to afford, the property could be renovated
WATER

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Name Paul Murkowiec
Phone 480-708-8103 Email pmurko@cox.net

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

We don't want it
in our neighborhood

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Name Kathy Brown
Phone _____ Email _____

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

This is ALL AGAINST Public Purpose
This project will only create
traffic congestion, noise, increase
density, will result in emergency
services having issues getting to ETC
and will without a doubt
reduce property values + water
is a major issue with
each unit for 1.5 people using 89
gallons a day time number of units

I am in Support / Opposition (circle one)

of the Mercado Courtyards project.

Name

Juli Feinberg

Phone

480.292.7171

Email

Juli.f@jclaw.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

1. Too congested of an area
for this kind of housing.
2. No strategic thinking
regarding drought/water supply

I am in Support / Opposition (circle one)

of the Mercado Courtyards project.

Name

Danny Voohels

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Please stop building Apt.
in Scottsdale.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Name Bro Kun Do
Phone _____ Email _____

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

We don't have the water
nor desire the increased
traffic. It's a NO to
the project/development/redevelopment.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Name Patricia Pellett
Phone _____ Email _____

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

We don't have the WATER
TRAFFIC will increase during
certain hours

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Paul OBAN

Name

617-877-9570

Phone

obrianwindows@msn.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

YOU ARE COMPOUNDING ~~THE~~ WATER
AND TRAFFIC PROBLEMS.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

DAVID SWAIN

Name

Phone

SWAINBEDV@G.COM

Email

COMMENTS and/or QUESTIONS 6

We would love to hear your thoughts or questions.

Please feel free to leave them below.

We want single family houses or townhouses only with Homeowners only, Not Tenants or AIRB&B types. Therefore, NO apartments! We have zero obligation to support housing for Nurses/Medical types, Police & Fire ^{Cont. on reverse} with apartments

I am in **Support/ Opposition** (circle one) of the Mercado Courtyards project.

Dr. Bob Saeger

Name

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

I do not support this project or any projects that will cause our quality of life to be interrupted. Office space is NOT THE SAME Impact as Apartment Bldgs ^{Cont. on reverse} →

I am in **Support/ Opposition** (circle one) of the Mercado Courtyards project.

William Cravelli

Name

780 451 8752

Phone

Email

The Impact on our Community is not a good one!

COMMENTS and/or QUESTIONS
We would love to hear your thoughts or questions.
Please feel free to leave them below.

Go away! and leave
this city alone

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Gabby Hitchcock

Name: 480-231-2095

Phone

Email

COMMENTS and/or QUESTIONS
We would love to hear your thoughts or questions.
Please feel free to leave them below.

this is not an appropriate location
to build apartment complex
it is transient, dangerous location,
eye sore

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Name: [Signature]

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

This particular project is
right by the entrance to the
ER & the traffic light won't
help. I will see personally

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado-Courtyards project.

JOAN ZUCKERMAN
Name
480-951-8659 - enable caller ID
Phone Email too many spam calls

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Overdevelopment (especially apartment
complexes) has changed the special
character of Scottsdale - for the worse,
① Congestion is everywhere - traffic especially

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Leslie Saffig
Name
Phone
lsaffig@gmail.com
Email

every council member who
votes yes + the developers
for reckless endangerment
+ damages to health if I'd
horrid. One of my family members
can't get there in time because
of the 3-600 additional cars
this project will bring.
Not to mention that there
is no viable public trans-
portation or alternate
road

causing delays, accidents and stress.
Shea is getting worse every day.
At least medical offices give a break
in the evenings + on weekends.

offering a 10% discount for local medical (etc)
personnel sounds nice only if the base
rent is reasonable + stays that way.
Otherwise it's just an empty sales point.

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I oppose - height density,
destruction of our lifestyle,
traffic, water issues
destruction of our infrastructure.
too many apartments.

Cont. on reverse →

I am in **Support/** Opposition (circle one)
of the Mercado Courtyards project.

Name Joyce Haux
Phone 480-970-0334 Email 1joyce1018@centurylink.net

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Traffic from medical people early in
morning and even that is a lot.
For families with children - where can they
go when family is working.

Cont. on reverse →

I am in **Support/** Opposition (circle one)
of the Mercado Courtyards project.

Name T DAVIS
Phone _____ Email Teej1@cox.net

The 2035 Darely passed.

People we have talked to did not know what urbanization was. The public was hood winked - on this. They are sorry they voted for it.

architectural design does not fit in
too tall, too big

Who is funding

Which City Council members back you

How about H2O

\$4 per rent will be too high for
people who work here.

what arrangements made for children
whose parents are working - playground,
playroom???

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Name

Phone

Email

CAROLANN 2574 COX.NET

COMMENTS and/or QUESTIONS

(over)

We would love to hear your thoughts or questions.

Please feel free to leave them below.

No apartments - transients
don't pay property taxes,
no interest in community,
dumpsters changing all day + nights.

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Name

Phone

Email

Yvonne Grover

480-203-6525 ygrover@cox.net

TRAFFIC -

NO MORE |

DEVELOPING

APTS & CONDOS

IN THIS AREA.

We don't need to grow. Take
care of what we have.

Leave or single family homes.

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Building density + height needs to be within zoning for current area. Water usage. Traffic congestion. If changing to mixed use the mix of commercial + residential needs to higher.

Cont. on reverse →

I am in **Support**/**Opposition** (circle one) of the Mercado Courtyards project.

Cindy Simonson

Name

480 9903500

Phone

msimonson50@yahoo.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

1) too much traffic. You will be increasing traffic down Ave. View of Shea which is already overloaded.

Cont. on reverse →

I am in **Support**/**Opposition** (circle one) of the Mercado Courtyards project.

April D'Evelyn

Name

480-951-3015

Phone

adevelyn@cox.net

Email

Unfortunately the limited info available during this Open House. This is a waste of everyone's time.

Have to wonder why you are not transparent on the rent at least provide a range.

Why not know what current commercial zoning for property allows.

The School system is already too full! No more people moving into the neighborhood.

We don't have enough water. The city infrastructure can't handle anymore residents!

Opposition!

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Water usage
Increased traffic - it's very bad
as it is.
Decrease in the quality of life for
current residents even more. Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

J. Murphy

Name

Phone

ayred76cox.net

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

We are completely opposed to this
Mercado Courtyards project. Traffic in +
around our neighborhood is terrible and
this project would make it even →

Cont. on reverse →

I am in **Support** / **Opposition** (circle one)
of the Mercado Courtyards project.

Larry + Jane Reynolds

Name

Phone

480-922-7092

Email

There are already 10,000 units
that have been approved. Do not
need more.

worse. The Colorado River is at an
all-time low and I'm already
afraid the federal government will
ration our water. This project will
also increase water needs, which
we don't have.

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

Lack of water, air pollution, open space,
urban crowding and TRAFFIC are major
problems with this project. We moved to
Scottsdale for space, a sense of community

Cont. on reverse →

I am in **Support**/**Opposition** (circle one)
of the Mercado Courtyards project.

Ellen Speranzo

Name

602-295-0601

Phone

esperanzo@cox.net

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

Lets' just take a deep breath
→ STOP with the high density!
Be mindful of the residents &
build responsibly. Paradise Valley does
things right - homes not high
rises.

Cont. on reverse →

I am in **Support**/**Opposition** (circle one)
of the Mercado Courtyards project.

Sherry Gossen

Name

Phone

sggossen@cox.net

Email

and to see the sky. We bought in a neighborhood and did not choose a crowded city like Phoenix with tall buildings.

As to nurses, teachers, police, etc. can they actually afford to live there. Look up first year teacher salaries - they cannot afford your project!

My family all have been born & raised in Scottsdale. We hate what is happening to Scottsdale

Build homes

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Why do people who move here from
Urban areas want to make it like the cities
they left behind
We already have a traffic & water problem

Cont. on reverse →

I am in **Support**/**Opposition** (circle one)
of the Mercado Courtyards project.

Helen C Swain (Christina)
Name
480 451 8014 nanaSwain@icloud.com
Phone Email

Have any of these adults ever had
to travel to/from their workplace?
People are so complacent & want
constant gratification

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

What parking facilities are available

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Name

Phone

pattyopolitres@gmail.com
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Who walks in 100°+ weather.
Only mad dogs and Englishmen.
Do you watch who is sitting, if any
at bus stations?

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Name

Phone

pattyopolitres@gmail.com
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I wanted a presentation to LEARN, not have preconceived judgment or misinformation. Unfortunately, no presentation, no microphone to hear questions, created angst

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Lee Ann Witt

Name

480/695-4900

Phone

wittsters4@cox.net

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

How many tons of nondecomposing building material will be deposited in the landfill from the existing office building?

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Jim Haxby

Name

480 991-7768

Phone

Chaxby@Cox.net

Email

+ now more distrust, more disension
will ensue, with NO ANSWERS to
questions. I left frustrated w/ no
presentation, no microphones + no
respect for my time and others.
Good project w/ merit but you
antagonized this group who is
already against it, + lost them.
Shameful

you came unprepared. Not
professional.

What will the density increase
do to the crime rate?

How much will this increase
traffic,

Where are you getting the H₂O

According to FBI Statistics,

Crime rate increases in
projects like this. How many
additional police will be
needed?

Why should the residents be troubled
with these inconveniences? We did
not come here for Urbanization

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Why are you asking for a zoning change if it doesn't comply with the New General Plan.

Cont. on reverse →

I am in **Support/ Opposition** (circle one) of the Mercado Courtyards project.

Jim Haxby

Name

480-991-7767

Phone

chaxby@cox.net

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I'm not a NIMBY, BUT to come to this meeting ^{Not} well prepared puts you guys in a very bad position. IF you come back, have answers of a Mike & podium.

Cont. on reverse →

Rents
Floor Plans
Traffic #'s
Demand
Water Usage

You Guys Have dug yourselves into a deep hole with your preparation.
I am in **Support/ Opposition** (circle one) of the Mercado Courtyards project.

Name

Robert Barton

Phone

202 435 2425

Email

rfb473@gmail.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Architecture - McCormick Ranch
architecture is ~~Southwest~~ Mediterranean/
Southwest. Frank Lloyd Wright
architecture doesn't fit this area.

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Kierstin Clawson

Name

Kierstc@gmail.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Landscaping - A building like
this that is several stories
tall should have tall trees
to match. Tall Palms Soften

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Name

Phone

Email

I would expect to see a project like this in our mature established neighborhood to include materials (brick, stucco arched windows) consistent with the feel. "Contemporary" may be a trend, but this is a traditional community.

the harsh edges of a tall building - Palms are a common feature in McCormick Ranch and would help the project blend in - And to help with the heat island we need good shade trees. Palo Verde are not strong and limbs break everytime the wind blows, leaving disfigured trees. McCormick Ranch is known for lush landscaping. We are not North Scottsdale.

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

IF PROJECT IS FOCUSED ON PROVIDING HOUSING FOR LOWER INCOME SERVICE PROVIDERS, HOW DO YOU: ① DETERMINE WHO LIVES THERE? ② HOW DOES RENT REFLECT LOWER INCOME AFFORDABILITY?

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

GEORGE KULL

Name

Phone 480.688.8844 Email GEORGEK@Cox.NET

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

WHY IS THE CITY ALLOWING ANY BUILDING WITH A WATER SHORTAGE LOOMING? UNTIL WATER IS SOLVED, THERE SHOULD BE A MANDATORY Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

JIM CLAWSON

Name

253-381-6903

Phone

JACLAWSON@GMAIL.COM

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

Water issues are unresolved

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Name

Phone

Email

pathypolitics@gmail.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

Looks like a nice apt. project,
but it's the wrong location
right now. Too many more people,
cars, traffic, never do wells.

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

D. Morrow

Name

Phone

Email

damorrow@gmail.com

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

The mayor + current
city council brought in
the transients not the
empty area.

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

Patricia Pellett

Name

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

If Arizona is worried
about water
WHY are we increasing
density

Cont. on reverse →

I am in **Support/ Opposition** (circle one)
of the Mercado Courtyards project.

LINDA VAUGHAN

Name

Phone

Linda.vaughan.az
@gmail.com

Email

From: [Jason Alexander](#)
To: board@mrpoa.com; jaimeuhrich@mrpoa.com; [City Council](#); [Barnes, Jeff](#); president@mrpoa.com
Subject: FollowUp on Bullying of McCormick Ranch POA by Susan Wood\Protect Scottsdale
Date: Wednesday, September 28, 2022 1:07:18 PM
Attachments: [Screen Shot 2022-09-28 at 12.54.37 PM.png](#)
[Screen Shot 2022-09-28 at 12.53.06 PM.png](#)
[Screen Shot 2022-09-28 at 12.53.31 PM.png](#)
[Screen Shot 2022-09-28 at 8.55.54 AM.png](#)
[Screen Shot 2022-09-28 at 12.57.07 PM.png](#)

External Email: Please use caution if opening links or attachments!

Hello Stakeholders,
since Sunday night, there have been many comments in Ms. Wood's Nextdoor thread. As I predicted, its turned into an internet mob. The vast majority of commenters are not from McCormick Ranch. Last night I counted 41 comments out of 134 in the thread from McCormick Ranch residents, and 23 distinct commenters within McCormick Ranch. Out of 20,000+ people in McCormick Ranch. There are between 50 and 60 commenters total in this thread. Those small numbers might explain why Susan's political group Protect Scottsdale is trying so hard to get free promotion for their agenda through the POA. And why the POA is correct in saying this issue is not that important. Ms. Wood has subsequently put out a call to action in her NextDoor group and her Facebook group encouraging people to comment on this thread, and further pressure the POA. I've attached a sampling of comments, from neighborhoods miles away from McCormick Ranch. One comment advocates continuing to further promote this bullying on other platforms. Its terrible. I urge you to remember that Scottsdale is a golden rule city, and policy should not be driven by an internet mob or those who incite such a mob. Protect Scottsdale's tactics are yelling "fire" in a movie theater. Its uncivil and those bad actors shouldn't even have a seat at the table. I hope this is instructive to the City Council and the Planning Department as to the reasons and nature of the comments you may receive about the Mercado Courtyards project. The Protect Scottsdale political organization is simply inciting opposition for the basest of reasons, using dog whistles rather than facts. Many of the opponents have no idea where the project is even located, about its support from local businesses and paucity of opposition from actual residents within 1000 feet, how its improved thanks to collaborative resident feedback, about the supportive reports from our water and traffic departments. Finally, within this thread Ms. Wood revealed that she has 10 rental properties. Ms. Wood's Protect Scottsdale political group has spoken against renters based on them bringing crime and lowering property values. They have attacked development as a nefarious tool of greedy landlords. And its fair to ask if Ms. Wood's opposition to apartments is based on self-interest in restricting supply to keep prices high. With a locked-in mortgage, a landlord makes a lot more profit at \$3k a month than at \$2500. I urge you to use facts and data, and support the Mercado Coutryards project, Case# 12-ZN-2022 and 6-GP-2022. Please be sure this comment is added to the case file. Link below. Screenshots attached. <https://nextdoor.com/p/qKrNcDGSQZ3>
Thank you for your attention.
Jason Alexander
13 year resident, father of 2 kids in public school, Scottsdale property owner, Scottsdale business owner

ATTACHMENT #9



Dan Cavanaugh · Los Portones

Sounds like he may have a hand in the pot.

Just now

[Like](#)

[Reply](#)

[Share](#)



Deena N. · Scottsdale Mountain



Does anyone have video of him saying this? We can post it on bigger social media.

1 hr ago

[Like](#)

[Reply](#)

[Share](#)



Susan Wood Author · Cactus Acres



Deena N. No, he told me in person. We can ask him to clarify his remarks in writing.

19 min ago

[Like](#)

[Reply](#)

[Share](#)



Jason A. · Scottsdale Stonebrook



Deena N. I don't understand why would someone living miles away want to publicize through social media what a volunteer official in McCormick Ranch said?

12 min ago

[Like](#)

[Reply](#)

[Share](#)



Tracy Jones · Thunderbird



I do NOT agree with Rick Currey's boneheaded statement either. The residents within McCormick Ranch need to show him how much they DO care, gang up en masse, and run Rick out of the association.





Jane Fronczak · N 135th Way

How much \$ did he receive from developers to say that?



Susan Wood Author · Cactus Acres

Jason A. I have 10 rental properties.

1 hr ago

[Like](#)

[Reply](#)

[Share](#)

From: [Jason Alexander](#)
To: [board@mrpoa.com](#); [jaimeuhrich@mrpoa.com](#); [City Council](#); [Barnes, Jeff](#); [president@mrpoa.com](#)
Subject: Re: FollowUp on Bullying of McCormick Ranch POA by Susan Wood\Protect Scottsdale
Date: Friday, September 30, 2022 1:58:24 PM

External Email: Please use caution if opening links or attachments!

I'm glad to report that Nextdoor received so many complaints about the bullying in this post that it was finally removed. Unfortunately, so much toxicity and anger was spilled that the damage to our city and to the MR POA was already done.

I urge you to make decisions based on facts and data, not angry, often-uninformed keyboard warriors responding to bait. Bullying should never be tolerated, and you should send a message that it will backfire.

Case# 12-ZN-2022 and 6-GP-2022. Please add this to the case file. Let's support quality projects, not give in to the mob.
Thank you.

On Wed, Sep 28, 2022 at 1:06 PM Jason Alexander <jason.alexander.az@gmail.com> wrote:

Hello Stakeholders,
since Sunday night, there have been many comments in Ms. Wood's Nextdoor thread. As I predicted, its turned into an internet mob. The vast majority of commenters are not from McCormick Ranch. Last night I counted 41 comments out of 134 in the thread from McCormick Ranch residents, and 23 distinct commenters within McCormick Ranch. Out of 20,000+ people in McCormick Ranch. There are between 50 and 60 commenters total in this thread. Those small numbers might explain why Susan's political group Protect Scottsdale is trying so hard to get free promotion for their agenda through the POA. And why the POA is correct in saying this issue is not that important. Ms. Wood has subsequently put out a call to action in her NextDoor group and her Facebook group encouraging people to comment on this thread, and further pressure the POA. I've attached a sampling of comments, from neighborhoods miles away from McCormick Ranch. One comment advocates continuing to further promote this bullying on other platforms. Its terrible. I urge you to remember that Scottsdale is a golden rule city, and policy should not be driven by an internet mob or those who incite such a mob. Protect Scottsdale's tactics are yelling "fire" in a movie theater. Its uncivil and those bad actors shouldn't even have a seat at the table. I hope this is instructive to the City Council and the Planning Department as to the reasons and nature of the comments you may receive about the Mercado Courtyards project. The Protect Scottsdale political organization is simply inciting opposition for the basest of reasons, using dog whistles rather than facts. Many of the opponents have no idea where the project is even located, about its support from local businesses and paucity of opposition from actual residents within 1000 feet, how its improved thanks to collaborative resident feedback, about the supportive reports from our water and traffic departments. Finally, within this thread Ms. Wood revealed that she has 10 rental properties. Ms. Wood's Protect Scottsdale political group has spoken against renters based on them bringing crime and lowering property values. They have attacked development as a nefarious tool

of greedy landlords. And its fair to ask if Ms. Wood's opposition to apartments is based on self-interest in restricting supply to keep prices high. With a locked-in mortgage, a landlord makes a lot more profit at \$3k a month than at \$2500. I urge you to use facts and data, and support the Mercado Coutryards project, Case# 12-ZN-2022 and 6-GP-2022. Please be sure this comment is added to the case file.

Link below. Screenshots attached. <https://nextdoor.com/p/qKrNcDGSQZ3>

Thank you for your attention.

Jason Alexander

13 year resident, father of 2 kids in public school, Scottsdale property owner, Scottsdale business owner

From: [Kurth, Rebecca](#)
To: [Jason Alexander](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Support Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 26, 2022 11:45:11 AM

Good Morning Mr. Alexander,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Jason Alexander <jason.alexander.az@gmail.com>
Sent: Monday, September 26, 2022 11:29 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Support Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Hello Councilors,

I support this project. I ask you to support it too. It provides much needed housing in an area that has been long-underserved for multi-family projects. Local employees need a place to live close to work, and this project provides that. Our General Plan calls for a diversity of housing in appropriate locations. Its a great project that has improved at every step of the way. Please support it.

Thank you
Jason Alexander
13 year Scottsdale resident

From: [Kurth, Rebecca](#)
To: [MarieAritta](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Please no!
Date: Tuesday, September 6, 2022 9:27:23 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: MarieAritta <zezz98@yahoo.com>
Sent: Sunday, September 4, 2022 11:59 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Please no!

⚠ External Email: Please use caution if opening links or attachments!

I am registering my vote against further housing developments along the Shea corridor (92nd St. project). These greedy so and so's are ruining Scottsdale! Water issues and traffic issues are being ignored. Please don't let this happen. Shea is already a mess with traffic.

From: [Will Atsaves](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:25:06 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area. I have multiple healthcare providers located in the Ironwood offices and would love the option to live nearby.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,
William Atsaves

From: [Mackenzie Aweida](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 16, 2022 8:45:25 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

I live down the street and go past it every day to take my kids to preschool.

Live, Work, Play, Shop Communities are the future! Communities with the ability to walk/ride to do all these things are safer and healthier, they lower traffic, they encourage inclusivity and diversity, and they make housing more affordable.

What a great opportunity we have to bring this tasteful project to town.

Please approve this project as it will be good for our community.

Sincerely,
Mackenzie Aweida

From: [Roy Bade](#)
To: [City Council](#)
Cc: roybade@gmail.com
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Tuesday, September 20, 2022 1:47:34 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.





My wife and I are longtime residents of Scottsdale and currently live at 9725 E Sands Dr.

My wife is a cancer patient whom is seen at Honor Health next to this project. Our oncologist often complains of hiring issues do to affordable housing nearby the hospital.

Please pass this project so our doctors can find the help they need.

Kind regards,
Roy J Bade

ROY BADE
Chief Development Officer
 480-398-4594 roy.bade@caliberco.com
 602-430-7899 8901 E Mountain View Rd, Ste 150

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From: [Vanessa Berman](#)
To: [City Council](#)
Subject: Case number 12-ZN-2o22 and 6-GP-2022
Date: Tuesday, September 20, 2022 4:11:54 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and city council members

I am writing to show I am in support of the above referenced zoning case for Mercado Courtyards

I work in the area and have family members that live nearby. We fully support the redevelopment of the area and feel it would be a positive outcome for the community.

Best regards

From: [Kurth, Rebecca](#)
To: [Ashley Bird](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Support for Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)
Date: Tuesday, September 13, 2022 11:19:23 AM

Good Morning Ms. Bird,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes on this email and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Ashley Bird <ashleybk@yahoo.com>
Sent: Tuesday, September 13, 2022 9:43 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Support for Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd St Scottsdale AZ.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is

falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Sincerely,

Ashley Bird

From: [Kurth, Rebecca](#)
To: [Jim Bloch](#)
Cc: [Barnes, Jeff](#)
Subject: RE: 9400 Village and 92 Mercado Courtyards. Gold Dust, Optima
Date: Tuesday, October 18, 2022 10:29:16 AM

Good Morning Mr. Bloch,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Jim Bloch <jgbloch@gmail.com>
Sent: Tuesday, October 18, 2022 10:17 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: 9400 Village and 92 Mercado Courtyards. Gold Dust, Optima

⚠ External Email: Please use caution if opening links or attachments!

We understand these projects are scheduled to go before the council in the next 2 months for approval. We urge you, our representatives to heed the words and the votes of your constituencies. The voters in August clearly spoke loudly that they do not want unbridled and excessive development, as the 3 pro growth at any cost candidates were the lowest vote gatherers. These projects are not good for our city, they are too large, they will create more traffic to areas already over trafficked, and do not help to solve the problem of affordable housing, so local employees can be local residents.

Jim Bloch

From: [Toby Block](#)
To: [City Council](#)
Subject: Case# 12-ZN-2022 and 6-GP-2022)
Date: Sunday, September 18, 2022 11:08:07 AM

External Email: Please use caution if opening links or attachments!

*Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251*

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

We believe this project is a great Place to Live Work and Play -

The more we can co-locate all three uses - the more we can reduce traffic. Also a novel idea people could walk to work eat shop without getting into a car.
This is a logical location. This is a smart place for apartments to be located -

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings and havent had tenants in years.

Sincerely,

Regards
Toby Block

From: [Patrice Bonnell](#)
To: [City Council](#)
Subject: Mercado Courtyards FOR THE PROJECT
Date: Friday, September 9, 2022 4:59:24 PM

External Email: Please use caution if opening links or attachments!

To: Mayor and City Council, City of Scottsdale

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the changes will be good for our community.

I live nearby and I feel this will truly benefit us.

Please vote to approve this project!

Sincerely,

Patrice Bonnell

From: bowec@aol.com
To: [City Council](#)
Cc: bowebunch@aol.com
Subject: Mercado Crossing Project
Date: Sunday, September 18, 2022 10:57:54 AM

External Email: Please use caution if opening links or attachments!

*Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251*

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

*Sincerely,
Curt Bowe
9713 E Celtic Drive
Scottsdale AZ 85260
(480) 710-2634*

From: [Kurth, Rebecca](#)
To: [Amber](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case #12-ZN-2022 and 6-GP-2022)
Date: Wednesday, September 28, 2022 12:01:23 PM

Good Afternoon Ms. Boyle,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Amber <iloveyogagirls@yahoo.com>
Sent: Wednesday, September 28, 2022 6:25 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case #12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Attn: Mayor and City Council, City of Scottsdale

It would be nice to see this area of town upgraded into something that can be utilized. This space has been dead for some time now, and could use an update. I'm surprised the City of Scottsdale has allowed this space to be vacant as long as it has.

Kind regards,

Amber Boyle

From: [Brian C](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 16, 2022 2:44:37 PM

External Email: Please use caution if opening links or attachments!

Hello,

My wife and I work in Scottsdale and are uncertain if this is the best project for the community. It's said that affordable housing is needed, but a luxury residential project is far from affordable housing, and are also concerned about the increased density of the area.

We both don't believe it's best for our community and do not support this project.

-Nicole and Brian

From: [Kurth, Rebecca](#)
To: [Joe Byers](#); [City Council](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards
Date: Thursday, September 8, 2022 11:53:40 AM

Good Morning Mr. Byers,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Joe Byers <jlb1911@q.com>
Sent: Thursday, September 8, 2022 10:51 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards

⚠ External Email: Please use caution if opening links or attachments!

Sent from my Verizon, Samsung Galaxy smartphone

My wife and I have been residents of Scottsdale in the same home since 1989. We have seen a lot of growth and development which was to be expected. Too much of the development recently however has been multifamily apartment houses. This is having a significant impact on traffic. We do frequent the businesses located where the proposed Mercado Courtyards development is projected to be built. We are very much opposed to the razing of these businesses to accommodate even more high rise apartment buildings, needless to say the traffic that it will add to Shea Blvd., which is already excessive.

Joseph Byers
11307 N 129th Way
Scottsdale, AZ 85259

From: [Kurth, Rebecca](#)
To: [Lori Callahan](#)
Cc: [Barnes, Jeff](#)
Subject: RE: NO on Shea Corridor project
Date: Tuesday, September 6, 2022 9:29:30 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Lori Callahan <mintkc@gmail.com>
Sent: Saturday, September 3, 2022 3:50 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: NO on Shea Corridor project

External Email: Please use caution if opening links or attachments!

Please do not approve the apartment/condo project on the Shea Corridor (92nd/Shea). We already said NO once and we are saying it again. Please represent the people of Scottsdale and not the developers. I am so disappointed in the apparent opinions and support for this project by council members I recently voted for. I thought you had Scottsdale's best interests at heart. But you are no different than the past members if you vote to approve.
Lori Callahan

Sent from my iPad

From: [NoReply](#)
To: [Projectinput](#)
Subject: CASE 10-ZN-2022 The Clayton On Civic Center Plaza
Date: Saturday, September 03, 2022 8:38:44 PM



We don't need this. Too much high density residential in a small area. Just leave it alone. --
sent by Carolyn Kinville (case# 10-ZN-2022)

[City of Scottsdale](#)



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From: [Kurth, Rebecca](#)
To: [Chesin Family Account](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Scottsdale Apartments on Shea Corridor
Date: Tuesday, September 6, 2022 9:30:22 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Chesin Family Account <mschesin@cox.net>
Sent: Friday, September 2, 2022 5:18 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Scottsdale Apartments on Shea Corridor

External Email: Please use caution if opening links or attachments!

Please do not approve these projects. This is not the Scottsdale we want.

Michael & Susan Chesin

From: [Kurth, Rebecca](#)
To: [Curtis Christensen](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 12, 2022 1:43:32 PM

Good Afternoon Mr. Christensen,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Curtis Christensen <curtischristensen@yahoo.com>
Sent: Monday, September 12, 2022 12:59 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

I work nearby and support this project for the following reasons:

- This space might as well go to something good like attainable housing for all of the people that work near this property.
- This property will help out Scottsdale teachers, staff, Firemen, and Nurses/Healthcare workers for housing options.
- Traffic shouldn't increase too much and with the light going in, this will help with traffic.

Please approve this project as it will be good for our community.

Sincerely,

Curtis Christensen

From: [Kurth, Rebecca](#)
To: [Suzanne Christenson](#); [City Council](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Thursday, September 8, 2022 8:59:00 AM

Good Morning Ms. Christenson,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Suzanne Christenson <suzie.christenson@mebmgmt.com>
Sent: Wednesday, September 7, 2022 2:44 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and City Council Members:

I am writing in SUPPORT of the zoning change for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale. I love the idea of adding a new luxury residential project.

I truly believe the change in use from office to residential will provide the least amount of traffic and is the best use for this site versus keeping its use as office space. This change will also provide housing options for those that work in the area and it will use two currently vacant buildings.

If there is a concern about water usage, that would depend on the design. Not having any greenery, as in office space, only adds to the elevated temperature of the community, increased pollution and traffic, and is not aesthetically pleasing. There are many designs that use recycled rainwater, grey water from residences, etc. to aid in watering outdoor plants.

It would also be greatly beneficial to have a traffic signal added to help exit the shopping center. I'm in the area at least 3-4 days a week because my boyfriend lives off of Shea and 136th Street. We shop and dine in that area a few times a week. It's very busy.

Please vote to APPROVE this change by Caliber.

Sincerely,



Suzie Christenson | Executive Assistant
MEB Management Services, AMO®
[11201 N Tatum Blvd Ste 260](#)
[Phoenix, AZ 85028](#)

D [602.792.8626](#) **O** [602.279.5515](#)
F [602.279.5553](#)



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From: [Kelly Christopher](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:39:07 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Plus I am around the area often and would just love to the option to be able to live there.

Sincerely,

Kelly Christopher

From: [Shirley Clavell](#)
To: [City Council](#)
Subject: Mercado Courtyards
Date: Tuesday, September 20, 2022 2:36:59 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

I support the project for the following reasons, this area has become unaffordable and there is a huge housing shortage; we need more options for young professionals, health care workers, and retirees.

Please approve this project as it will be good for our community.

Sincerely,

Shirley Clavell

SHIRLEY CLAVELL
Executive Assistant to CDO

480-295-7600 shirley.clavell@caliberco.com
 480-455-6480 8901 E Mountain View Rd, Ste 150



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From: [Ruenger, Jeffrey](#)
To: [Barnes, Jeff](#)
Subject: RE: 92nd and Shea and 94th and Shea
Date: Monday, September 19, 2022 10:37:16 AM

lizabeth_congiusti@yahoo.com

From: NoReply <NoReply@Scottsdaleaz.gov>
Sent: Monday, September 19, 2022 3:49 AM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: 92nd and Shea and 94th and Shea

[City of Scottsdale](#)



Please do not allow these projects to move forward! The area is currently a traffic nightmare, current water resources are challenging, please help us understand how bringing more people to a current highly populated area helps those of us to live here now! Vote No ! -- sent by Lizbeth Cong (case# 8-ZN-2022)

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From: [Kurth, Rebecca](#)
To: [Spencer Connelly](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Tuesday, September 27, 2022 8:36:12 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Spencer Connelly <spencer@zabackgroup.com>
Sent: Monday, September 26, 2022 1:07 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!
Mayor and City Council Members

I am writing to **SUPPORT** the zoning case for the **Mercado Crossing Project** just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers in the Cure corridor as well as the surrounding area. I have lived in the nearby 85260 area off of cactus and 90th street for many years and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area for years to come.

Please make the clear decision and vote to **APPROVE** this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up two Vacant buildings

that attract crime and waste away unoccupied.

Sincerely,

Spencer J Connelly

From: [Hollie Couture](#)
To: [City Council](#)
Subject: Case# 12-ZN-2022 and 6-GP-2022: Support
Date: Tuesday, September 20, 2022 5:31:11 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards.

I am a young working professional that lives and works in the area. It is imperative that we address the housing crisis/epidemic in this country and more specifically, in areas where inflation and costs are rising the highest in the nation. Scottsdale is one of these areas.

I am from a very small town and definitely understand the adverse effects of developments. However, how can we grow as a community in the right direction, if we continuously shoot down projects that would benefit many people in that community and for those companies who go above and beyond to work with the community, alter projects to try to align with the thoughts and goals of that community and work with council on trying to get the best use for a project?

This project benefits the area in many ways, not least of which, would be the astronomical benefit to nurses and first-responders. It has also been mentioned that Sprouts and other surrounding locations will update their businesses to be more appealing and beneficial to the community. From what I understand, this project has also been amended over time and now has some of the lowest density that Scottsdale has seen for a proposed project like this.

The existing use it is zoned for would create at least three times more traffic than what this new project is proposing, if I am understanding what was said in the engineers report and at these public project meetings, correctly.

This area has so many medical offices already. As somebody who has chronic illness, that is certainly always a concern of mine. However, if really great working professionals that keep out of trouble, volunteer in society, contribute most of their income to Scottsdale as a whole, etc., have almost no places to live, we will be forced to take our business elsewhere and be an asset elsewhere.

I stayed years longer than I wanted to living in Phoenix because of Scottsdale apartment prices and extremely low supply for the demand. I could have volunteered

at a domestic violence shelter for a year here, instead of there. I could have contributed to Scottsdale's economy each week, instead of Phoenix.

What keeps Scottsdale thriving mostly is those who mostly contribute to the economy of the downtown.

I implore you to please not only consider those hecklers who attend these meetings frequently in dissent to oppose any kind of development, in general, and to please listen to those who are backing their opinions with actual research and/or raising genuine questions or concerns.

As a younger voter, I also wanted to add that many of those who are voting for you/will vote for you are not those who spend most of their days at home or reading about neighborhood specific events to attend in protest. They are those who shop or go out in Old Town weekly, build business relationships that bring others temporarily to this wonderful area and often are visionaries on what the future should be like, as we have the opportunities to learn and grow.

With all of this said, I also wanted to note that one of the few hecklers accosted my friend and I in the parking lot after I spoke up for this project at the last meeting, held at the church. I was flabbergasted with the blatant lack of the respect among neighbors at this meeting and especially the voiced critiques towards the council. Although I have never liked politics in general, even though I vote for each election, I was happy to see so many members of the council there trying to listen to their constituents. I applaud you all who were there and for caring so much about the community, as a whole.

Please feel free to call me if you have any questions and/or concerns. I am happy to speak more on this project and am in full support.

Thank you, Hollie J. Couture
603-953-4949

From: [Hollie Couture](#)
To: [City Council](#)
Subject: Case# 12-ZN-2022 and 6-GP-2022: Support
Date: Tuesday, September 20, 2022 5:31:11 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards.

I am a young working professional that lives and works in the area. It is imperative that we address the housing crisis/epidemic in this country and more specifically, in areas where inflation and costs are rising the highest in the nation. Scottsdale is one of these areas.

I am from a very small town and definitely understand the adverse effects of developments. However, how can we grow as a community in the right direction, if we continuously shoot down projects that would benefit many people in that community and for those companies who go above and beyond to work with the community, alter projects to try to align with the thoughts and goals of that community and work with council on trying to get the best use for a project?

This project benefits the area in many ways, not least of which, would be the astronomical benefit to nurses and first-responders. It has also been mentioned that Sprouts and other surrounding locations will update their businesses to be more appealing and beneficial to the community. From what I understand, this project has also been amended over time and now has some of the lowest density that Scottsdale has seen for a proposed project like this.

The existing use it is zoned for would create at least three times more traffic than what this new project is proposing, if I am understanding what was said in the engineers report and at these public project meetings, correctly.

This area has so many medical offices already. As somebody who has chronic illness, that is certainly always a concern of mine. However, if really great working professionals that keep out of trouble, volunteer in society, contribute most of their income to Scottsdale as a whole, etc., have almost no places to live, we will be forced to take our business elsewhere and be an asset elsewhere.

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at a domestic violence shelter for a year here, instead of there. I could have contributed to Scottsdale's economy each week, instead of Phoenix.

What keeps Scottsdale thriving mostly is those who mostly contribute to the economy of the downtown.

I implore you to please not only consider those hecklers who attend these meetings frequently in dissent to oppose any kind of development, in general, and to please listen to those who are backing their opinions with actual research and/or raising genuine questions or concerns.

As a younger voter, I also wanted to add that many of those who are voting for you/will vote for you are not those who spend most of their days at home or reading about neighborhood specific events to attend in protest. They are those who shop or go out in Old Town weekly, build business relationships that bring others temporarily to this wonderful area and often are visionaries on what the future should be like, as we have the opportunities to learn and grow.

With all of this said, I also wanted to note that one of the few hecklers accosted my friend and I in the parking lot after I spoke up for this project at the last meeting, held at the church. I was flabbergasted with the blatant lack of the respect among neighbors at this meeting and especially the voiced critiques towards the council. Although I have never liked politics in general, even though I vote for each election, I was happy to see so many members of the council there trying to listen to their constituents. I applaud you all who were there and for caring so much about the community, as a whole.

Please feel free to call me if you have any questions and/or concerns. I am happy to speak more on this project and am in full support.

Thank you, Hollie J. Couture
603-953-4949

From: [Courtney Bring](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Tuesday, September 20, 2022 3:51:01 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

I work nearby this area and strongly support this project. The area is in need of more housing opportunities. I myself would love to be able to relocate so I can work closer to the area as I currently have an hour commute.

Please approve this project as it will be good for our community.

Sincerely,
Courtney Crump

From: [Kurth, Rebecca](#)
To: [yelena.culwell](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Stop the project on 92d and Shea
Date: Tuesday, September 6, 2022 9:28:59 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: yelena.culwell <yelenawell@yahoo.com>
Sent: Saturday, September 3, 2022 11:07 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Stop the project on 92d and Shea

⚠ External Email: Please use caution if opening links or attachments!

Hello members of the city council,

I am a Scottsdale resident representing 3 more residents in my household. We want to declare the OBJECTION to the urban development on 92d and Shea. We are one of many households to stand against this project. We will do everything in our power to stop this unwise business model.

You have important responsibility to represent us, the Scottsdale residents, therefore, you must VOTE AGAINST it.

Thank you,

Yelena, Sasha, Mila, Nick Ellis

From: [Ruth Daniels](#)
To: [City Council](#)
Subject: Fwd: Case# 12-ZN-2022 and 6-GP-2022
Date: Friday, September 9, 2022 8:15:44 PM

External Email: Please use caution if opening links or attachments!

Dear City of Scottsdale Mayor and City Council,

Please support the project called Mercado Courtyards south of the Chompies shopping center. It is the right thing to do for our city and our immediate community. I am coming up on retirement and would love to have a beautiful, new apartment to move in to near my current neighborhood. It is safe and I can walk to Sprouts to get my groceries. I am even inquiring about volunteering at the hospital across the street.

Where else can I find a housing option like this near this area. A “no” vote will force me and my husband (as well as several of our friends who feel the same) to move out of Scottsdale.

Thanks you for your consideration. I hope you do what is right for all of your constituents.

From: [Ruth Daniels](#)
To: [City Council](#)
Subject: Mercado Case# 12-ZN-2022 and 6-GP-2022
Date: Friday, September 9, 2022 7:04:57 PM

External Email: Please use caution if opening links or attachments!

City of Scottsdale Mayor and City Council Members,

I am writing in support of the Mercado project on 92nd Street in Scottsdale. I have seen pictures of the proposed apartment building and I think it's beautiful. I asked for, and received, the traffic study and believe what the experts say that this project will have the least impact on increased congestion.

I am very wary of government representatives who tout "no growth". Not only is that unrealistic, it is not beneficial to a maturing city like Scottsdale. We need the focus to be "real" and on responsible growth, not on a "fake" platform of NO growth. One just needs to look at what happened to our neighbors in New Mexico when they took a "no growth" approach. Population growth is at a virtual standstill and the real estate market in cities like Albuquerque and Santa Fe are extremely weak.

This past year the population in Scottsdale has declined. I know first hand how difficult it is for young graduates to find affordable housing in our city. Population growth is economically of primary importance to any city. It is critical to support new building, housing and infrastructure if you want to attract people to your city.

And what about the business owners in the Chompies/Sprout center. You must understand the positive economic impact a new housing development in their backyard would be to them. Why wouldn't you support their growth and recognize how important these businesses are to our community?

Do the right thing and approve this project. Every vote you make should be in the best interest of the City and you should stop enabling activists who are rude, uninformed and directly spew lies on Nextdoor.

This project benefits our community as a whole and should be approved.

From: [Braydon C. Dennis](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case #12-ZN-2022 and 6-GP-2022)
Date: Wednesday, September 14, 2022 9:38:57 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

External Email: Please use caution if opening links or attachments!

To, Mayor and City Council, City of Scottsdale,

I wanted to write you in support of the rezoning efforts for a new luxury multifamily apartment complex at Mercado Courtyards.

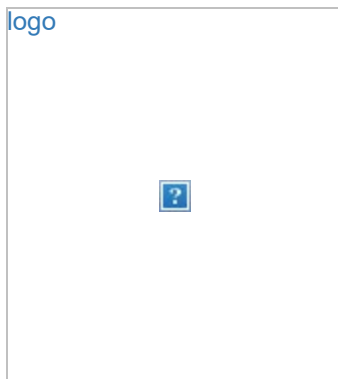
The current office complex is one of the most dated complexes in Scottsdale in terms of an eye sore to our community. The brick building is so dated and not what our community needed which is apparent by the vacancy we see in this building.

With some many restaurants/attractions within a couple miles this could be huge for those businesses as well as the convenience for the future tenants.

I also love that the project is extending rent discounts to first responders and teachers.

This could also be a great option for all the physicians at Shea Hospital!

I am in support of this project!



Braydon Dennis

Business Development Manager • Great American Title

mobile: 4806951996
email: bdennis@azgat.com
8601 N Scottsdale Rd, Ste 130
85258

www.azgat.com



banner



From: [Kurth, Rebecca](#)
To: [Nicholas DeRegis](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards
Date: Monday, September 26, 2022 11:00:19 AM

Good Morning Mr. DeRegis,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Nicholas DeRegis <nicklead2be@gmail.com>
Sent: Sunday, September 25, 2022 7:56 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards

⚠ External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in to support the Mercado Courtyards on 92nd Street in Scottsdale.

I grew a few miles from the site and support keeping this community alive to what it once was. Ironically, I am writing to the Mayor as many teachers and students through my SUSD days called me the Mayor.

Building the environment and community has been a hot topic amongst the majority of my millennial community that I continue to be in touch with.

We discuss the lack of housing, with new opportunities or we otherwise totally move back into the neighborhood. These apartments would be phenomenal for the community amongst many other reasons.

Thank you.
My best always,
Nicholas

--

Nicholas DeRegis

Founder

Lead2Be

nicklead2be@gmail.com

From: [Britt Dimmick](#)
To: [City Council](#)
Subject: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 12, 2022 4:07:23 PM

External Email: Please use caution if opening links or attachments!

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I support the zoning case for the Mercado Crossing Project on 92nd Street in Scottsdale. I believe this change is the best use for this sight. There are very few residential options in the area and surroundings. Also, a traffic light needs to get implemented at the shopping center, which will be an additional benefit. This project is perfect for renewing vacant lots into a functional residential structure for the community and workers while limiting the impact on existing infrastructure.

Please vote to approve this project.

Britt Dimmick

From: [Kurth, Rebecca](#)
To: [Sean Dimmick](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 12, 2022 1:44:39 PM

Good Afternoon Mr. Dimmick,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Sean Dimmick <seandimmick@mac.com>
Sent: Monday, September 12, 2022 1:35 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

*Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251*

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I support the zoning case for the Mercado Crossing Project on 92nd Street in Scottsdale. I

believe this change is the best use for this sight. There are very few residential options in the area and surroundings. Also, there is a light needed at the shopping center and this will be an additional benefit. This project is very good for renewing vacant lots into a useful residential structure for the community and workers while limiting impact on existing infrastructure.

Please vote to approve this project.

Sincerely,

Sean Dimmick

From: [Kurth, Rebecca](#)
To: [Sean R Doyle](#)
Cc: [Barnes, Jeff](#)
Subject: Re: Mercado Courtyards (Case #12-ZN-2022 and 6-GP-2022)
Date: Friday, September 30, 2022 3:46:46 PM

Good Afternoon Mr. Doyle,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth



Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega

480.312.7977 | rkurth@scottsdaleaz.gov

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Sean R Doyle <sdoyle@wlgore.com>
Sent: Friday, September 30, 2022 2:43:46 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case #12-ZN-2022 and 6-GP-2022)

External Email: Please use caution if opening links or attachments!

Dear Mayor and Scottsdale City Council –

I am writing in support of rezoning this 7.5 acre parcel currently zoned as office space to a new luxury multi-family apartment complex. Parts of the current medical office building complex on the site are vacant and an eye-sore. This proposed apartment complex will revitalize the area, provide housing, and will be a better use of the space.

Thank you,

Sean Doyle
9108 E Blanche Drive
Scottsdale, AZ 85260



For information about our privacy practices, see our [Privacy Notice](#).

This email may contain trade secrets or privileged, undisclosed or otherwise confidential information. If you have received this email in error, you are hereby notified that any review, copying or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

From: [Kurth, Rebecca](#)
To: [Brenna Doyle](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 30, 2022 10:19:28 AM

Good Morning Ms. Doyle,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Brenna Doyle <brennadoyle222@gmail.com>
Sent: Thursday, September 29, 2022 6:54 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming

this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,
Brenna Doyle

From: [David Elston](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Tuesday, September 20, 2022 1:41:32 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

I live and/or work nearby, and/or shop in this area....

I support the project for the following reasons... (pick from the list above or write whatever you want)

Please approve this project as it will be good for our community.

Sincerely,

David Elston

From: [Kurth, Rebecca](#)
To: [Chuckf814](#); [City Council](#)
Cc: [Barnes, Jeff](#)
Subject: RE: 9200 Village and 9400 Mercado Courtyard proposed apartments
Date: Tuesday, October 18, 2022 11:38:30 AM

Good Morning Mr. Ferrara,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council
City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Chuckf814 <chuckf814@gmail.com>
Sent: Tuesday, October 18, 2022 11:28 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: 9200 Village and 9400 Mercado Courtyard proposed apartments

⚠ External Email: Please use caution if opening links or attachments!

Dear City Council:

Please reject these two apartment complexes. Our city cannot have the level of developer greed for these buildings in our city. It is saturated already. We do NOT want a highly congested urban setting in Scottsdale. Please vote NO

Thank you
Charles Ferrara

From: [Kurth, Rebecca](#)
To: [Iris Finkelstein](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards
Date: Tuesday, September 6, 2022 9:26:55 AM

Good Morning Ms. Finkelstein,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Iris Finkelstein <outlook_D02E882B1D2A14C2@outlook.com>
Sent: Sunday, September 4, 2022 12:21 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards

⚠ External Email: Please use caution if opening links or attachments!

This project must not be allowed. There are already too many of these being built in a city that doesn't have enough water, resources and the roads are already too crowded and now they will dump how many more cars and people n the congested roadways. Developers and builders only care about THE MONEY and not anything else.

You as the council have the power to shut this down and should. I know it's all about the \$\$\$\$ but there are more important things to consider for the future of Scottsdale.

Iris A. Finkelstein

Sent from [Mail](#) for Windows

From: [Davis Freeman](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:30:33 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Davis freeman

From: [Kurth, Rebecca](#)
To: [jamiefrier](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards
Date: Tuesday, September 6, 2022 9:27:39 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: jamiefrier <jamiefrier@protonmail.com>
Sent: Sunday, September 4, 2022 10:44 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards

⚠ External Email: Please use caution if opening links or attachments!

Hello,

We, as full time Scottsdale residents, oppose this development.

Thank you,
Jamie and Jack Frier

Sent with [Proton Mail](#) secure email.

From: [Samantha Gail](#)
To: [City Council](#)
Subject: Mercado Courtyards
Date: Tuesday, September 13, 2022 7:36:02 PM

External Email: Please use caution if opening links or attachments!

RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and City Council Members:

I am writing in SUPPORT for the Mercado Courtyards on 92nd Street in Scottsdale.

I support the project for the following reasons...

The area has become unaffordable and there is a huge housing shortage; we need more options for young professionals, health care workers, and retirees.

In addition, they will be offering rent discounts to Scottsdale Teachers, Staff, Firemen, and Nurses/Healthcare workers which is hugely important.

Lastly, this project will result in less traffic in the area. It will produce 24,000 less trips per week than a medical office alternative option. Residential is 3-4 times less traffic than a medical office.

Please approve this project as it will be good for our community.

Sincerely,

Samantha Gail

From: [Glen Galatan](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Tuesday, September 20, 2022 12:55:53 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I support the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale. I work just a half mile down the Mountain View Road from the project. I support the project because I have family that work for the hospital next door and understand there is a huge problem getting employees because of lack of affordable housing in the area. Should I ever be sick, I want to be sure my local hospital can take care of me.

Please approve this project!

Thanks!

Glen Galatan

From: [Kurth, Rebecca](#)
To: [Ben Galpen](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 12, 2022 11:01:33 AM

Good Morning Mr. Galpen,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Ben Galpen <bgalpen@gmail.com>
Sent: Monday, September 12, 2022 10:54 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Regards,

Ben L Galpen

Tel: 401-439-6505

[LinkedIn](#)®

Please note that this message was sent from a mobile device so please excuse any typos.

From: [Kurth, Rebecca](#)
To: [anne georger](#)
Cc: [Barnes, Jeff](#)
Subject: RE: 92 ironwood / Mercado
Date: Tuesday, September 6, 2022 9:25:05 AM

Good Morning Ms. Georger,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: anne georger <ageorger1@gmail.com>
Sent: Monday, September 5, 2022 11:30 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: 92 ironwood / Mercado

External Email: Please use caution if opening links or attachments!

I own a property in McCormick ranch and I am completely against this project on the basis of water situation. We r all asked to give up grass.

Sent from my iPhone

From: [Kurth, Rebecca](#)
To: [Ben Gerster](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 26, 2022 10:58:45 AM

Good Morning Mr. Gerster,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Ben Gerster <ben@joybyte.com>
Sent: Sunday, September 25, 2022 4:19 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and City Council Members:

I am writing in support of zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

I live nearby to the project at 8663 E Turquoise Ave, Scottsdale, AZ 85258.

I support the project for the following reasons:

- It offers rent discounts to Scottsdale teachers, staff, Firemen, and Nurses/Healthcare workers vital to our community.
- It was approved by McCormick Ranch HOA
- The existing buildings are falling apart and attract vandalism and crime.

Please approve this project as it will be good for our community.

Sincerely,

Ben Gerster

CEO/Co-Founder

[Joybyte](#)

6934 E. 5th Ave, Scottsdale, AZ 85251

Tel: 480.882.0700

From: [Kurth, Rebecca](#)
To: [Nancy](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards
Date: Tuesday, September 6, 2022 9:25:24 AM

Good Morning Ms. Gillerman,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Nancy <ngillerman@cox.net>
Sent: Monday, September 5, 2022 9:18 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards

External Email: Please use caution if opening links or attachments!

No, no, no. Traffic is already terrible and we're in a drought.

Nancy Gillerman
9726 E Pershing Ave.
Scottsdale Az 85260

Sent from my iPad

From: [Kurth, Rebecca](#)
To: [Angelo Giudice](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, October 10, 2022 10:48:43 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Angelo Giudice <amgainvest@gmail.com>
Sent: Friday, October 7, 2022 9:09 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

To: City Council, City of Scottsdale

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

Writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

The change in use to residential will provide the least amount of traffic and is the best use for this site, especially given that this project will provide a new housing option for many workers near the hospital and surrounding office/medical node.

Furthermore, as a frequent shopper at the center, a traffic signal is desperately needed to help exit the shopping center safely.

In conclusion the proposed development will be of true benefit to the surrounding area and will eliminate the essentially abandoned vacant buildings on site which risk being vandalized and which could attract criminal activity.

I request to please vote to APPROVE this project by Caliber.

Sincerely,
Angelo Giudice

From: azgoebels@gmail.com
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 12, 2022 5:35:25 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in **support** of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

We live at 136th & Shea and while slightly east of this project, we utilize the shopping centers in the area quite frequently.

I support the project for a number of reasons:

- The commercial building is abandoned with no hope of utilization in its current form. Having lived for years awaiting a development in our community while an abandoned shopping center sat empty loaded with crime, vandals and the like there's no need to wait and this 'reuse' / 'recasting' of the space makes sense for the surrounding area
- The enormous housing shortage is in crisis mode particularly for the potential residents of this community and using this space for this purpose just plain makes sense
- Offering rent discounts to the hospital workers, 1st responders, teachers before a shovel of dirt is unearthed is a conscientious and smart move by the development group

Please approve this project as it will be good for our community.

Sincerely,

Pete & Jan Goebel
13890 E. Laurel Lane
Scottsdale, AZ 85259

From: [Kurth, Rebecca](#)
To: [Judy Gogolin](#); [City Council](#)
Cc: [Barnes, Jeff](#)
Subject: RE: high density apartments at 92nd Ironwood
Date: Tuesday, September 6, 2022 9:24:43 AM

Good Morning Ms. Gogolin,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Judy Gogolin <judygogolin@msn.com>
Sent: Monday, September 5, 2022 1:26 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: high density apartments at 92nd Ironwood

External Email: Please use caution if opening links or attachments!

PLEASE! Stop this high density project.

I hate what has already been done to downtown Scottsdale. Those high rise apartments look like the old communist buildings I saw in Slovakia a few years ago. They block the views of the mountains and they are architecturally ugly. Sorry, but they are!!

I do not want that kind of high rise building going on anymore anywhere in Scottsdale

Consider:
Traffic in the area around 92nd and Shea is already horrendous.
Terrible accidents
Water shortages
Loss of views
Impact on tourism as we lose our identity!!

As a long time Arizona tour guide, I used to say with pride to my tour groups that our community wanted to keep the building profiles low to protect the views of the mountains. I can't say that anymore.

Please stop building on every square inch of our beautiful city!

Judy Gogolin

From: [Kurth, Rebecca](#)
To: [Cheryl Golden](#)
Cc: [Barnes, Jeff](#)
Subject: RE: 9400 Village and 92 Mercado Courtyards, etc.
Date: Tuesday, October 18, 2022 3:01:42 PM

Good Afternoon Ms. Golden,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Cheryl Golden <rougeg227@yahoo.com>
Sent: Tuesday, October 18, 2022 2:51 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: 9400 Village and 92 Mercado Courtyards, etc.

⚠ External Email: Please use caution if opening links or attachments!

Dear Council Members,

I read an article about the water crisis in Rio Verde this morning. Can you imagine all residents being told their water will be turned off on December 31, 2022 and not having options? So who's to blame for this horrific turn of events?

Unfortunately there was no law stating it was a requirement to tell people moving or building in this unincorporated area what the water resources were that supplied that area. The only way someone would know was to ask and hopefully they were told the truth. Well, now they're in the worst position they could be in.

We, in Scottsdale, are asking the same question and we're not comfortable

with the responses we're hearing. There's a potential plight happening just North of us and here in Scottsdale we're just building and building and building like there's not a problem to consider with all this growth. Why not try and help save our neighbors and our City at the same time instead of adding horrible congestion, added crime and destruction to our once "Most Livable City" ...

You're not listening to your constituents and we're not comfortable to believe we have enough resources for the increased population you're planning. Maybe we're not being told everything because we don't know all the questions to ask. When I asked the question I was told we wouldn't be building unless we could guarantee at least 100 years of water access. I really don't know if that holds any weight today as it apparently did just recently in the minds of some serving on our City Council. How quickly things change!!

Respectfully,

Cheryl Golden

From: [Adam Greco](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 12, 2022 4:54:22 PM
Attachments: [image037419.png](#)

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members, City of Scottsdale,

I am writing to support the zoning case for the Mercado Crossing project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I work nearby and frequent this shopping center, as well as utilize the medical offices. This project will also provide viable housing options for nurses/healthcare workers, Scottsdale teachers and firefighters, along with the project offering rent discounts to our most needed first responders and educators. Adding a traffic signal to this area will be a true benefit to exit the shopping center, which experiences high traffic throughout business days each week.

Please vote to approve this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. This is a mutually beneficial project for the City, residents and local work force. It will additionally clean up 2 vacant buildings that attract crime and have been an eyesore for the area. Thank you for your consideration.

Sincerely,

Adam Greco

Adam Greco

[Director of Portfolio Development | Mark-Taylor Residential](#)

6623 N Scottsdale Rd. | Scottsdale, AZ 85250

P 480.454.4681 | C 480-504-7955

adam.greco@mark-taylor.com



From: [Kurth, Rebecca](#)
To: [david.greenberg](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards
Date: Monday, September 12, 2022 2:45:43 PM

Good Afternoon Mr. Greenberg,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have forwarded your message to Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: david greenberg <dbgreenberg1205@gmail.com>

Sent: Monday, September 12, 2022 2:31 PM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: Mercado Courtyards

⚠ External Email: Please use caution if opening links or attachments!

Hello,

I want to express my support for the Mercado Courtyards project. Case# 12-ZN-2022 and 6-GP-2022.

The current building is empty, an eyesore that attracts crime and vandalism. Affordable housing, especially one offering a discount for needed hospital workers would bring value to the neighborhood along with taxes and revenue for local businesses. Please support this needed and attractive project.

Thanks,
David Greenberg

From: [Kurth, Rebecca](#)
To: [Gaylan Hanson](#); [City Council](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards - Case Number 12-ZN-2022 and 6-GP-2022
Date: Thursday, September 8, 2022 8:57:38 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Gaylan Hanson <gaylan@mebmgmt.com>
Sent: Thursday, September 8, 2022 6:11 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards - Case Number 12-ZN-2022 and 6-GP-2022

⚠ External Email: Please use caution if opening links or attachments!

Good morning Mayor, City Council and the City of Scottsdale:

I am writing to let you know that I am in support of the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe there is a sufficient housing shortage across the City. And that by adding 273 more units would not only be beneficial to renters, it would also be beneficial to the City in the way of tax revenue.

Thank you for your time and consideration.

Gaylan Hanson
602.312.8703

From: [Kurth, Rebecca](#)
To: [Gary Heinfeld](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, October 10, 2022 9:31:23 AM

Good Morning Mr. Heinfeld,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Gary Heinfeld <gheinfeld@ccim.net>
Sent: Saturday, October 8, 2022 2:44 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

Scottsdale has a severe housing shortage of places to rent. Developers trying to fill this housing shortage are continually facing an outcry and strong opposition at Scottsdale planning and council meetings from powerful NIMBY (not in my backyard). By not approving apartment projects, the housing shortage will get worse and push **prices up** and **people out**. The Biden administration has taken action to reward cities that enact plans to reform land use regulations aimed at increasing housing production.

A recent housing study showed that Scottsdale is the only city in Phoenix where law enforcement cannot afford anything more than a one bedroom apartment and firefighters and teachers are entirely priced out.

I support the project as we need more housing option so law enforcement, firefighters, teachers and other working individuals can call Scottsdale their home.

Please approve this project as it will be good for our community.

Sincerely,
Gary Heinfeld, CCIM CPA
E-mail gheinfeld@ccim.net

From: [Kurth, Rebecca](#)
To: dcnherrera@stpatcc.org
Cc: [City Council](#); [Barnes, Jeff](#)
Subject: FW: Re-Mercado Courtyards (Case# 12-ZN-2022 and 6GP-2022)
Date: Friday, September 9, 2022 8:31:58 AM
Attachments: [Mayor Scottsdale.pdf](#)

Good Morning Deacon Herrera,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Deacon Joe Herrera <dcnherrera@stpatcc.org>
Sent: Thursday, September 8, 2022 7:41 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Re-Mercado Courtyards (Case# 12-ZN-2022 and 6GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Dear Mayor Ortega,
Attached is my support letter for the Mercado Courtyards Project.

Warm regards,
Joe Herrera, Jr.





Kiva Capital Group

Joe Herrera, Jr. • 28792 N. 127th Ave. • Peoria, AZ 85383 • 505-228-2757
Email: joe.herrera@kivacap.com

Mayor Ortega and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor Ortega and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I work nearby as a deacon at St. Patrick's Catholic Community and often shop at this center and visit Shea Hospital patients. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

We also need to be mindful of the social impact of this project. It provides affordable housing to the healthcare workers whose mission is to save lives. It also invigorates the businesses that support the hospital. Affordable housing is a critical need in the city of Scottsdale.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Warm regards,
Kiva Capital Group, LLC

Joe Herrera, Jr.

Joe Herrera, Jr.
Chief Executive Officer

From: [Kurth, Rebecca](#)
To: Dillon.Hopley@colliers.com
Cc: [City Council](#); [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 23, 2022 8:29:49 AM
Attachments: [Dillon Hopley Support Letter.docx](#)

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Hopley, Dillon <Dillon.Hopley@colliers.com>
Sent: Thursday, September 22, 2022 5:39 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Please find my attached support letter and endorsement of Calibers project in Scottsdale.

Please call anytime to discuss further.

Best regards,

Dillon Hopley

Senior Associate | Arizona
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Mayor and City Council Members

City of Scottsdale

3939 N Drinkwater Blvd.

Scottsdale, AZ 85251

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale. As a Scottsdale resident and employee this corridor is critically underserved with quality/newer rental housing opportunities.

I believe the change in use to residential will provide the least amount of traffic and is the highest and best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby, work just North of this property and patron many nearby businesses. I know from experience multiple businesses that are suffering due to lack of employees able to live close by. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition, who is anti-growth in Scottsdale, is falsely claiming this project will negatively impact traffic and will use too much

Dillon Hopley
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Scottsdale, Arizona 85260

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water. Don't let radicals prevent you from voting for a project in the best interest and continued redevelopment of our beautiful Scottsdale. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime and are generally an eyesore on the surrounding area.

Sincerely,

Dillon Hopley

A handwritten signature in blue ink that reads "Dillon Hopley". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scottsdale Resident, Employee and Patron.

From: [Chris & Martha](#)
To: [City Council](#)
Subject: Proposed Mercado Apartment project
Date: Tuesday, September 20, 2022 7:56:38 AM

External Email: Please use caution if opening links or attachments!

Dear Scottsdale City Council,

As a very concerned Scottsdale resident and Tax payer I am against the proposed 272 unit Mercado Apartment project.

We moved here to get away from high density housing projects and the problems they create.

These projects always bring the quality of life down in a neighborhood. As you are aware; crime increases, traffic increases, environmental stress in the form of water usage increases along with more asphalt and concrete and the need for additional police officers.

Please look out for the residents of Scottsdale and disapprove this project.

Why not set this property aside for more park areas?

I look forward to your response.

Yours Sincerely,

Chris Hoyt

Sent from my iPhone

Sent from my iPhone

From: [Kurth, Rebecca](#)
To: [Tracy Hugo](#); [City Council](#)
Cc: [Barnes, Jeff](#)
Subject: RE: No more over development!
Date: Tuesday, September 6, 2022 9:24:10 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Tracy Hugo <thugo@cox.net>
Sent: Monday, September 5, 2022 4:06 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: Me <thugo@cox.net>
Subject: No more over development!

External Email: Please use caution if opening links or attachments!

Hello,

What is the council doing for us? Do you not hear what the citizens are needing and valuing for our community?

Stop for a moment and consider that you all are simply saying yes to developers for money which will drive down the quality of this city. Are you not brave enough and intelligent enough to say no to developers? If you continue to say yes to developers you are not performing your roles properly for the people. When will this over development stop? What will this city become?

This overdevelopment and especially the proposed project at Shea/90th/92nd is insanely out of control and not needed

Answer this if you can, do you truly believe that the revenue anticipated from this overdevelopment will be a true gain for the city and offset the immense issues of

- gridlocking Shea Boulevard
- water availability
- increasing heat island
- destroying the beauty of the desert and view?

Don't be an incompetent politician that we hoped you would not be when recently voting. Your campaign was then

a lie to our faces. In addition the Mandate was another campaign misleading and disguising your true intent to Urbanize to the MAX.

Please lead our city to a better future of quality living for generations to come.

Tracy Hugo

From: [Michael Hurt](#)
To: [City Council](#)
Subject: Zoning case #12-ZN-2022 and 6-GP-2022
Date: Sunday, September 18, 2022 11:40:42 AM

External Email: Please use caution if opening links or attachments!

*Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251*

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Michael Hurt, MD, FACHE
(515)491-7755
michaelhurt@me.com

From: [Kurth, Rebecca](#)
To: [Daniel Ishac](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Wednesday, September 28, 2022 12:01:07 PM

Good Afternoon Mr. Ishac,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Daniel Ishac <dfi.scottsdale@gmail.com>
Sent: Wednesday, September 28, 2022 10:57 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council, City of Scottsdale

I urge you to see through the false narrative and hysteria that has been whipped up against this project.

- It is a great project on an underutilized lot and a vacant lot.
- Its density is reasonable.
- The green space is significant.
- The traffic will be far less than office space
- It provides needed housing near our biggest employer and other businesses.

It's time to move forward on this.

Respectfully,

Dan

From: [Eliott Ishak](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:35:11 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I eat at that chipotle all the time and would love the option to live nearby

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

From: [Kurth, Rebecca](#)
To: [Barnes, Jeff](#)
Subject: FW: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Thursday, September 8, 2022 10:01:41 AM

From: Kurth, Rebecca
Sent: Thursday, September 8, 2022 10:01 AM
To: Zach Janikis <zjanikis@gmail.com>
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

Good Morning Mr. Janikis,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Zach Janikis <zjanikis@gmail.com>
Sent: Thursday, September 8, 2022 9:59 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of

traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. This is a fantastic project for the City.

Sincerely,

--

Zach Janikis

Email: zjanikis@gmail.com

From: [Janet Jones](#)
To: [City Council](#)
Subject: SUBJECT: Mercado Courtyards Case# 12-ZN-2022 & 6-gp-2022
Date: Monday, September 12, 2022 7:24:31 AM

External Email: Please use caution if opening links or attachments!

RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and City Council Members:

I am writing in SUPPORT for the Mercado Courtyards on 92nd Street in Scottsdale.

I support the project because it is a huge recruitment tool for nearby employers. My daughter is going to be attending school nearby and would love the option of moving closer and into new, updated and beautiful apartments.

Please approve this project as it will benefit the community and surrounding businesses in the area as well as our daughter.

Thank you for your time.

Sincerely,

Janet Jones

Sent from [Mail](#) for Windows

From: [Kurth, Rebecca](#)
To: [Claire Jones](#)
Cc: [City Council](#); [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Thursday, September 8, 2022 8:59:41 AM

Good Morning Ms. Jones,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Claire Jones <claire.e.jones93@gmail.com>
Sent: Wednesday, September 7, 2022 7:38 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Thank you,

From: [Laurie Kagiyama](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022--in support
Date: Wednesday, September 14, 2022 7:37:35 AM

External Email: Please use caution if opening links or attachments!

RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and City Council Members:

I am writing in Support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

I live nearby, and/or shop in this area. My family has been in the valley over a hundred years and we have seen a LOT of changes. I have seen other developers and their projects (Lincoln properties, Pollock etc) and I have followed Caliber RE Investment group. Caliber is a very thoughtful, transparent, and communicative builder who really has the best interests of the Community and City at heart.

Caliber is a local builder here, and their current proposal will address and solve problems of affordable housing, lessen traffic, attract much needed hospital staff, and provide a footprint not represented in the area which will bring diversity, livability, vibrancy, and safety to this neighborhood.

I have been very impressed with Caliber projects and their Leadership. The residents and the municipality would benefit from this company bringing their concepts and value to our beautiful city of Scottsdale.

Please approve this project.

Sincerely,
Laurie Ikeda Kagiyama
keymtn@yahoo.com
480-586-7865

From: [Mitchell Kaye](#)
To: [City Council](#)
Subject: Mercado Crossing Project
Date: Monday, September 19, 2022 3:22:58 PM

External Email: Please use caution if opening links or attachments!

*Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251*

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely, Mitchell Kaye, MD

From: [Keeley, Jim](#)
To: [City Council](#)
Subject: 92/Shea Project
Date: Monday, September 19, 2022 5:34:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image007.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

External Email: Please use caution if opening links or attachments!

Mayor and City Council Members

City of Scottsdale

3939 N Drinkwater Blvd.

Scottsdale, AZ 85251

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I live at 98/Via Linda and visit this area's restaurants and have seen these office buildings remain vacant and underutilized for 80+/- % of the time that they were built.

I also know the Developer who built these office building and it was an ill-conceived project, then and even more so now.

Mixed use development ,adding apt and residential to the mix of retail, restaurants and surrounding medical makes complete sense for this location.

Sincerely,

Jim

James P. Keeley, SIOR, CCIM

Founding Partner | Scottsdale Office

jim.keeley@colliers.com

Main: +1 480 596 9000 | Fax: +1 602 655 3390

Direct: +1 480 655 3300 | Mobile: +1 602 721 6540

8360 E Raintree Dr Suite 130 | Scottsdale, AZ 85260 | USA



From: [Kurth, Rebecca](#)
To: [Michael Klein](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Supporting Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Thursday, September 29, 2022 10:05:14 AM

Good Morning Mr. Klein,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council
City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Michael Klein <michaellklein@yahoo.com>
Sent: Thursday, September 29, 2022 9:50 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Supporting Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Dear Council members and Mayor,

High housing prices can only be solved with by supplying more housing units. Inclusionary zoning taxes the 90% so that they support the subsidized 10%. Government handouts just run up the cost of housing.

How do I know this? I watched Los Angeles go from a place of great ideas, incredible opportunity and reasonably priced housing in 1982 to a no growth, over taxed, high cost, pessimistic and terrible place in 2022.

We need housing for our workforce. The Mercado Courtyards does precisely that. Why it is being objected to is beyond reason unless the goal is to make Scottsdale only affordable for the few and then have all the workforce we need for a high quality of life drive in from the outskirts. It is irresponsible to offload workforce housing to Phoenix. That is what I see happening.

Please approve this well thought out project. It will take a plot of land that is not productive

and add to our tax base. Most importantly it will add to our much needed housing supply so that we can retain the magic that made Scottsdale so wonderful. It is a place where not only the wealthy can live but all the folks needed to make a city work could afford it as well.

Thank you.

Sincerely,

Michael Klein
7592 E Monterra Way
Scottsdale AZ 85266

From: kenkbmw@gmail.com
To: [City Council](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Wednesday, September 14, 2022 5:54:36 AM

External Email: Please use caution if opening links or attachments!

Mayor and City Council Members

City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential is the best use for this site and provide the least amount of traffic. This project offers a new housing option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center.

Please vote to APPROVE this project by Caliber. This is a great project for the City and cleans up 2 Vacant buildings that attract crime.

Thank you,

Ken Koehler

K2 Dealer Services, LLC
7120 E. Kierland Blvd #1205
401-640-6015

From: [mark.kreuziger](#)
To: [City Council](#)
Subject: Mercado Courtyards
Date: Sunday, September 11, 2022 6:52:24 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the Mercado Courtyards on 92nd Street in Scottsdale and ask you to approve this project. My daughter lives off of Shea and 104th street and is expecting her first baby. I would love to live closer to her, however home ownership in this area is not affordable and I would like to have the option to live in the Mercado Courtyards in the future.

Sincerely,
Mark Kreuziger

From: [Kurth, Rebecca](#)
To: [Jim Krimbill](#)
Cc: [Barnes, Jeff](#)
Subject: RE: 9400 Village & 92 Mercado Courtyards No
Date: Tuesday, October 18, 2022 10:29:52 AM
Attachments: [image018.png](#)

Good Morning Mr. Krimbill,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Jim Krimbill <JKrimbill@dmbclubs.com>
Sent: Tuesday, October 18, 2022 10:13 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: 9400 Village & 92 Mercado Courtyards No

⚠ External Email: Please use caution if opening links or attachments!

Dear City Council,

Please shut down and say no to the proposed apartments in the Shea Road Corridor. The apartments will increase traffic, strain resources, increase crime, and will bring down property value. Having green areas, space, and appropriate population density is a balance. Please vote no on allowing apartments to be built.

Jim Krimbill | General Manager | USPTA Master Professional & Pickleball Certified
DC Ranch Village Health Clubs & Spas | P 480.502.8844



From: [Kurth, Rebecca](#)
To: [Matt Kron](#); [City Council](#)
Cc: [Barnes, Jeff](#)
Subject: Re: Mercado Courtyards
Date: Friday, September 9, 2022 4:01:31 PM

Good Afternoon Mr. Kron,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Matt Kron <mkron44@gmail.com>
Sent: Friday, September 9, 2022 2:57:06 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards

External Email: Please use caution if opening links or attachments!

Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and City Council Members:

I am writing in SUPPORT for the Mercado Courtyards on 92nd Street in Scottsdale.

I support the project for the following reasons:

- It's provide additional housing options in a very sought after area.
- It'll allow younger families to continue to be in the North Scottsdale area, as many cannot afford to live in this area.
- It'll continue to provide an injection of cash flow to the local businesses in this area. This area has started to see a resurgence, and these apartments will help continue this trend.

Please approve this project as it will be a very positive addition for our community.

Thank you,

Matt Kron

From: [Payton Kruidenier](#)
To: [City Council](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Sunday, September 18, 2022 6:17:35 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

The reason for my email is to adamantly SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center at 92nd St and Shea.

The zoning change to residential would truly help this entire area due to the low traffic that will surround this particular project in an area that has historically been flooded with commercial use related to the hospital and supporting economies. The residential options near this area are almost non-existent. High income earners from the hospital and nearby medical companies will likely live here and make it a staple in this area. I live and work near this project and think it would be a great addition and feel that a traffic signal will greatly help on the walkability for future residents.

I am a firm believer in this project and wish to see the Council Members APPROVE this project. The current state of this project would tend to attract crime. Please make a change. The radical opposition claims too much water usage and traffic and that is wildly far from the truth.

This area needs this. Please give that to us.

Best,

--

Payton Kruidenier
Direct: 480-362-9509
Cell: 480-695-8688



8925 E Pima Center Pkwy, Ste 200
Scottsdale, Arizona 85258
Telephone: 480.362.9500
Facsimile: 480.362.9550
www.rossbrown.com

From: [Kurth, Rebecca](#)
To: [Barnes, Jeff](#)
Subject: FW: 9400 Village and 92 Mercado Courtyards - Scottsdale does not need Urbanization
Date: Tuesday, October 18, 2022 9:07:44 AM

From: Kurth, Rebecca <RKurth@Scottsdaleaz.gov>
Sent: Tuesday, October 18, 2022 9:07 AM
To: Thomas Kube <tkube@kubeco.com>; City Council <CityCouncil@scottsdaleaz.gov>
Cc: Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>
Subject: RE: 9400 Village and 92 Mercado Courtyards - Scottsdale does not need Urbanization

Good Morning Mr. Kube,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Thomas Kube <tkube@kubeco.com>
Sent: Tuesday, October 18, 2022 8:59 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>
Subject: 9400 Village and 92 Mercado Courtyards - Scottsdale does not need Urbanization

⚠ External Email: Please use caution if opening links or attachments!

To the Members of the Scottsdale City Council,

I write to you, as many other have done so, to oppose these massive apartment complexes and to ask each of you to vote to deny these rezoning application Please do not permit either of these projects to move forward.

I have now attended several of the recent open houses, sponsored by the owners and developers of the properties for the 9400 Village and the 92 Mercado Courtyard Units, and was aghast that nearly 500 “Luxury” and “Affordable” housing units were planned for development and construction between these two projects. At each community meeting, the opposition to these projects and what they mean for Scottsdale was overwhelming. Many of the City Council members were in attendance and observed this first-hand.

At each meeting, and consistently, the hosts of the projects were evasive and were not willing to provide adequate answers to the questions and concerns of those in attendance. One has to ask, “In this real estate market, what developer is going to build apartments that are not priced at rates that offer the highest return?” Thus the illusion of affordability will vanish once these are constructed. And, the narrative that these are for medical workers at Honor Health and first responders so as they can live and work in Scottsdale is a falsehood.

Why should Scottsdale sacrifice its quality of life and the enjoyment that its residents currently experience for something that will bring traffic, congestion, increased crime and other ill effects for the profit of the developer. The current owners acquired this property as Commercially Zoned Land and it should remain so. Why do we need to cram this project into a corridor that is already a busy east-west thoroughfare?

Furthermore, the recent disclosure of the joint ASU/Scottsdale Study reveals [*and yet the city is not disseminating this information*] that that these large apartment projects significantly contribute the “Heat Island Effect” seems to be ignored. In this time of both drought and “Climate Change” crises it seems counter intuitive to allow these projects to continually be brought forward as if to grind the City Council down until an approval is granted. How many times can the residents say no and the City Council hear that message and take action to deny these applications?

Scottsdale is a community that was touted for its desert vistas and being the “*West’s Most Western Town*”, and until recent years had kept height and urban sprawl to a minimum. We do not need the Shea Blvd corridor to resemble the West side of Scottsdale Road that falls in the boundaries of Phoenix. Just drive Scottsdale Road a short distance north from Cactus Road to FLW Blvd to see how the character of the area changed from Suburban neighborhood to urban canyon sprawl. Apparently, Phoenix has approved yet another huge apartment project adjacent to Kierland Commons. Why can’t Scottsdale stay a residential suburban community as it was intended.

At the very least, this project will significantly contribute to added traffic in an already busy and congested corridor. Please keep Scottsdale the community that its residents elected you maintain. Many of you campaigned on maintaining the character and lifestyle that Scottsdale affords its residents. Please keep your promise to do so.

I do not need to repeat the arguments that many others will offer in opposition to this project. Simply put, this is not congruent with what Scottsdale needs as it plans for the future.

Thank you for the opportunity to have my views on this matter considered.

Sincerely,

Thomas A. Kube
12740 East Sunnyside Drive, Suite 100
Scottsdale, AZ 85259
(480) 227-6025

From: [Kurth, Rebecca](#)
To: [Colleen Kukulski](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, October 14, 2022 10:30:27 AM

Good Morning Ms. Kukulski,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Colleen Kukulski <ck.resolutions@gmail.com>
Sent: Thursday, October 13, 2022 5:37 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

To Whom it May Concern:

I'm writing in support of attainable housing for our first responders near where we need them most.

All current housing and inflation crises aside, after the way they've been treated throughout the pandemic, they deserve this break more than most.

Thanks,

Colleen Kukulski
480.225.5462

HomeSmart

10601 N Hayden Rd

Suite 100-004

Scottsdale, AZ 85260

From: [Erica Labodi](#)
To: [City Council](#)
Subject: Mercado Courtyards
Date: Wednesday, September 14, 2022 9:14:58 AM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in SUPPORT for the Mercado Courtyards on 92nd Street in Scottsdale.

I support the project because I would love Less Traffic! It will produce 24,000 less trips per week than a medical office alternative option.

Please approve this project as it will be good for our community.

Sincerely,
Your name

Thank you!

--
- - - - -

Coach E

Erica Labodi | BHS & CPT
Exercise & Wellness Specialist
602.373.8577

From: [Matt Leonard](#)
To: [City Council](#)
Cc: [Matt Leonard](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 19, 2022 10:39:18 AM
Attachments: [image001.png](#)

External Email: Please use caution if opening links or attachments!

Dear Mayor & Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices.

I shop at this Sprouts center, and think this Mercado Crossing project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water.

Don't let radicals prevent you from voting for a project in the best interest of the City.

This is a fantastic project for Scottsdale, and cleans up 2 Vacant buildings that attract crime.

Sincerely,
Matt Leonard

Matt Leonard | Partner & Associate Broker
Direct: 480.294.6569 | Cell: 602.369.7127
Levrose Commercial Real Estate | TCN Worldwide
4414 N. Civic Center Plaza, Suite 100
Scottsdale, AZ 85251 | <https://levrose.com>

[levroseTCN-emailfooter-black](#)



[LinkedIn](#) | [Vcard](#)

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From: [Kurth, Rebecca](#)
To: [Olivia Lewandowski](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (case #12-ZN-2022 and 6-GP-2022)
Date: Thursday, September 29, 2022 12:00:58 PM

Good Afternoon Ms. Lewandowski,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council
City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Olivia Lewandowski <o.lewandowski18@gmail.com>
Sent: Thursday, September 29, 2022 11:17 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (case #12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council,

I am writing to you because I think it would be great to have affordable living in the area where i grew up. Young generations help to grow and revitalize areas, but they cannot do so if they can't afford to live in the area. It would encourage people to want to stay in the area and eventually begin their families here as well.

Thank you,
Olivia Lewandowski

From: [Christine Lewandowski](#)
To: [City Council](#)
Subject: Zoning
Date: Friday, September 9, 2022 7:06:08 PM
Attachments: [cid5D1A3473-665B-4C13-B7BD-CA6148003309.png](#)

External Email: Please use caution if opening links or attachments!

: Mayor and City Council, City of Scottsdale

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.



Sincerely,

Sent from my iPhone

From: [Kurth, Rebecca](#)
To: [Charlie Lindgren](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 12:29:10 PM

Good Afternoon Mr. Lindgren,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Charlie Lindgren <lindgren.charlie@yahoo.com>
Sent: Friday, September 9, 2022 11:58 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members,

As a long-time resident of the City of Scottsdale and recent resident of McCormick Ranch, I am writing to SUPPORT the zoning case for the Mercado Crossing Project.

I believe a new residential component in that area will be extremely useful not only the surrounding businesses but to the many employees who work in that area desire to give up their car and walk to work.

Please vote to APPROVE this project by Caliber. It is a well designed and well thought out project.

Charlie Lindgren
Cell: (602) 762-6208

From: [NoReply](#)
To: [Barnes, Jeff](#)
Subject: Unconscionable, over development, especially in the face of the impending water crisis!
Date: Friday, September 16, 2022 1:02:12 PM



What is the PLAN? Take the \$\$\$ and run? -- sent by Joseph Long (case# 12-ZN-2022)

[City of Scottsdale](#)



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From: [Kurth, Rebecca](#)
To: [Daniel Lupien](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 19, 2022 8:33:33 AM

Good Morning Mr. Lupien,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Daniel Lupien <dlupien@palmerdevco.com>
Sent: Monday, September 19, 2022 8:30 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. This area desperately needs new residential, and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help

exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let the anti-development radicals prevent you from voting for a project in the best interest of the city. We are carefully watching your voting record for responsible growth. This is a fantastic project for the city and cleans up 2 Vacant buildings which is an eyesore in the community.

Sincerely,

Daniel Lupien
Managing Principal
602-361-6855 | dlupien@palmerdevco.com
8901 E Pima Center Parkway, Suite 100
Scottsdale, AZ 85258



From: [Julian Madison](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 5:32:25 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area. As someone who shops at Sprouts, Fry's, and eats at Chipotle, I would love to have these options near by.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,
Julian Madison

From: [Kurth, Rebecca](#)
To: [Anthony Manahan](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards / case 12-ZN 2022 and 6-GP-2022
Date: Tuesday, September 27, 2022 4:33:11 PM

Good Afternoon Mr. Manahan,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Anthony Manahan <anthony@manahaninc.com>
Sent: Tuesday, September 27, 2022 2:10 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards / case 12-ZN 2022 and 6-GP-2022

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council of Scottsdale Az,

I have lived in Scottsdale for much of my life and fully support this project! My experience is that there will be far less traffic if this area is RE-zoned for luxury multi family apartments.
Less crime and much more aesthetically pleasing as well.
Thanks in advance for your consideration.

Regards,

Anthony

Anthony Manahan
President
Manahan Inc.
16211 N Scottsdale Rd
Scottsdale AZ 85254

Sent from my iPhone

From: [Marcus, Blake](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case # 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:36:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area. Personally, I consistently shop at Sprouts and my primary doctor is in the Ironwood offices. I, along with multiple potential tenants, would love the option to live nearby.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Please don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime. I am confident that you all will use reason and sense, rather than temporary emotion to make the decision that is in the best interest for the entire city.

Sincerely,

Blake Marcus
Associate

Marcus & Millichap
16830 Ventura Boulevard
Suite 100
Encino, CA 91436

(818) 212-2798 direct
(818) 212-2700 main
(650) 888-5706 mobile
Blake.Marcus@marcusmillichap.com

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From: [Kurth, Rebecca](#)
To: [Betsy Marks](#)
Cc: [Barnes, Jeff](#); [City Council](#)
Subject: RE: Mercado Courtyards
Date: Tuesday, September 6, 2022 12:08:31 PM

Good Afternoon Ms. Marks,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Betsy Marks <betsymarks@cox.net>
Sent: Tuesday, September 6, 2022 11:40 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards

External Email: Please use caution if opening links or attachments!

I'm a long term Scottsdale resident and I am in complete disagreement with the plans to build Mercado Courtyards.

We are dealing with a water crisis that is just now beginning to hit and it will do nothing but get worse over the years. We all know that. This is the time to restrict overgrowth so we can find ways to navigate the shortages, not expand them!

To say nothing of the traffic this development will create. Scottsdale residents do NOT want this. So it should be voted down.

Thank you
Betsy Marks
McCormick Ranch

From: [Kurth, Rebecca](#)
To: [Trey Mason](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Tuesday, September 27, 2022 4:33:23 PM

Good Afternoon Mr. Mason,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Trey Mason <trey.mason@troon.com>
Sent: Tuesday, September 27, 2022 1:46 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!
Mayor and City Council Members

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Trey Mason

From: [Kurth, Rebecca](#)
To: cmcdowell7@verizon.net
Cc: [City Council](#); [Barnes, Jeff](#)
Subject: RE: Overdevelopment of Scottsdale
Date: Thursday, September 1, 2022 4:15:01 PM

Good Afternoon Ms. McDowell,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards Pre-Application. Project Coordinator Jeff Barnes is copied on this email and will include your comments in the case file.

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: cmcdowell7@verizon.net <cmcdowell7@verizon.net>

Sent: Thursday, September 1, 2022 4:12 PM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: Overdevelopment of Scottsdale

⚠ External Email: Please use caution if opening links or attachments!

I am writing this email to let you know that I am strongly opposed to the 92 Ironwood project, aka Mercado Courtyards. I am opposed for all the same reasons the majority of people in the area are opposed, but primarily because I use the services of five different health care providers in Ironwood Square. One of these I visit on a weekly basis. I have already changed my route to avoid Shea Blvd due to the traffic congestion and instead use Via Linda and Mountain View Rd. If these apartments are built, I believe that Mountain View will become as congested as Shea, or probably more.

I am asking you to please oppose 92 Ironwood/Mercado Courtyards, as well as, any additional high density housing development in the area.

Thank you,

Charlene McDowell

From: [Kurth, Rebecca](#)
To: [Gail Melone](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards
Date: Tuesday, September 6, 2022 9:26:26 AM

Good Morning Ms. Melone,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Gail Melone <lindagmelone@gmail.com>
Sent: Sunday, September 4, 2022 7:58 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards

⚠ External Email: Please use caution if opening links or attachments!

Hello,

My name is Gail Melone and I live in Heritage Village at Via Linda and Hayden. I didn't know very much about this project when it was first proposed but I have leaned more and want to voice my opposition to it. First, the area is already too congested for those of us who drive around and through it every day. And second I'm concerned about water and how much of it we'll have in the future. Isn't everybody?

We don't need this and I would like to add my name to the growing list of residents who oppose it. Thank you for your consideration.

Gail Melone

Sent from [Mail](#) for Windows

From: [Kyle Messinger](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:57:30 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale. I am a frequent customer of the Chipotle and Sprouts and would love the option to live near by.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

From: [Kurth, Rebecca](#)
To: [Julia michelle](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Tuesday, September 27, 2022 8:35:44 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Julia michelle <juliawr2000@gmail.com>
Sent: Monday, September 26, 2022 11:02 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,
Julia

From: [Kurth, Rebecca](#)
To: sdmills82@yahoo.com
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 12, 2022 1:43:58 PM

Good afternoon Mr. Mills,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: sdmills82@yahoo.com <sdmills82@yahoo.com>
Sent: Monday, September 12, 2022 1:03 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the zoning case # 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

I work nearby and sometimes frequent the local retail stores and restaurants.

I support the project for a number of reasons. It will provide more affordable housing to the large amount of people who work in the area. It will also revitalize the area by building a more modern building with removing an old one that is falling apart and attracting crime.

Please approve this project as it will be good for our community.

Sincerely,

Scott Mills

From: [Davina Morris](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Tuesday, September 20, 2022 12:48:35 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

I live and work nearby and would like to see some positive changes in the area not only for the economy but overall expansion to help with our population growth.





I support the project for the following reasons: This area has become unaffordable and there is a huge housing shortage; we need more options for young professionals, health care workers, and retirees.

Please approve this project as it will be good for our community.

Sincerely,
Davina Morris

DAVINA MORRIS, SPHR
Director of Talent Development

480-295-7600 davina.morris@caliberco.com
 602-529-4825 8901 E Mountain View Rd, Ste 150

This email may contain confidential and/or privileged information for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you have received this email in error, please contact the sender and delete all copies. Opinions, conclusions or other information expressed or contained in this email are not given or endorsed by the sender unless otherwise affirmed independently by the sender.

From: nigel@moment.co
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 5:37:02 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I eat at chompies once a week and would love the chance to live nearby.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

From: [jeff.nunn](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 12, 2022 8:20:16 PM

External Email: Please use caution if opening links or attachments!

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide new options for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. Including a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. This is a fantastic project for the City and creates great residential housing for staff within walking distance.

Sincerely,

Jeff

From: [Carolyn Oberholtzer](#)
To: [Mayor David D. Ortega](#); [City Council](#); [Barnes, Jeff](#)
Subject: Support for Mercado Courtyards 12-ZN-2022 and 6-GP-2022
Date: Thursday, September 15, 2022 6:11:47 AM

External Email: Please use caution if opening links or attachments!

Mayor Ortega and Councilmembers,

I know some of you in my capacity as an attorney working in your City, and I am thankful for the work that you all do on this Council. What you may not know is that I am a 3rd generation native of this state, and for the last 17 years, we have resided in the portion of Scottsdale Ranch at the SEC of Shea and 96th. As a result, we are some of the closest residents to the proposed Mercado Courtyards project. For the last 13.5 of those years, my husband has officed at 9375 E. Shea Blvd. As a result, he is literally within the Mercado Courtyards project every single day. We shop at Sprouts more than weekly, go to doctor's offices on the south side of the project regularly, and both of our kids were born at Shea. We celebrate birthdays and milestones at the restaurants in 9375 E. Shea. Our family is of the most impacted by this project. And we support it.

But when did we become such an unwelcoming community? I am appalled at what I am hearing from my "neighbors" on Next Door and in the public discourse on this case regarding people who can't afford to buy in Scottsdale and renters in general. My first *Scottsdale* residence was an apartment while I attended law school at ASU. During that time my husband was a renter in a Scottsdale home. We were fortunate enough to be able to buy our first home two years later- an old Hallcraft in Old Town. *We couldn't afford that same home as young working professionals today.* As a consequence, we would likely be renters for much longer. And I fear that should our kids want to stay in Scottsdale, they too will be priced out of purchasing for a long while, and possibly forever.

The project site has been long vacant, but entitled for uses that generate traffic- so no matter what comes- daily trips will be a part of it. But if we put residents instead of commercial and offices there, not only will it provide our critical workers with an opportunity to live closer to work- which reduces traffic to the area- it will support the surrounding retail and restaurants. With the internet and gig economy- bringing people in proximity to retail and dining has become critical as it is no longer required to physically produce yourself if you want to get your favorite Chompie's bagel- when Door Dash simply brings it to you. When the pandemic cleared out the offices, this became even more apparent. We need to ensure the longevity of these important commercial components of our community- that provide not just sales tax and employment in our City- but gathering spots to meet the neighbors instead of sitting at home and arguing with them on Next Door. New residents in this location will help that.

An attractive rental community in this location is ideal as it is protected on all sides by quiet commercial neighbors, and is close to the fire station and police substation- some of the reasons we

were attracted to buying in this same area. There is existing multifamily all around Scottsdale Ranch- all along Mountain View between 94th and 96th- just south of this site. But it is many decades old inventory. Even so, the complexes there do not generate any noticeable traffic. I literally pass them multiple times a day and rarely see vehicles coming in or out. I do see people walking dogs, being social, and being part of the community and enjoying the glorious greenbelt. New, modern housing inventory of this type is sorely needed in this dated part of “the Ranch”. There has been no new inventory added to this area in all our time here with the exception of the small townhome complex that was built behind the Ajo Al’s. It’s long overdue.

Please ignore the noise. Please help to ensure that our young people, young professionals, empty nesters that want live in a turn-key community- all can stay here our beautiful neighborhood. It is just a few hundred units- which isn’t going to be enough to address the larger affordability issue we are having. But it’s a start. This area has no supply of new supply and needs it.

Thank you for your time and consideration of our feedback.

Carolyn and Corey Oberholtzer
9788 E. Topaz Drive
Scottsdale, AZ 85258

From: [Kurth, Rebecca](#)
To: [Gerald O'Keefe](#)
Cc: [Barnes, Jeff](#); [City Council](#)
Subject: RE: High Rise project 92nd & Shea
Date: Thursday, September 8, 2022 10:14:28 AM

Good Morning Dr. O'Keefe,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Gerald O'Keefe <gokeefe2@icloud.com>
Sent: Thursday, September 8, 2022 10:02 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: High Rise project 92nd & Shea

External Email: Please use caution if opening links or attachments!

As the mayor and members of city council remember you are employed by the citizens of Scottsdale. You work for us. This obligates you to listen to your constituents. We do not want the above project to proceed...for many reasons: congestion, traffic flow, water availability, safety to name a few. Common sense should allow you to understand that these apartments are an ill-conceived idea and not in the best interest of the city. Just think about it. Do not allow this scheme to advance.

Gerald O'Keefe, DMD

From: [Patrick O](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:29:43 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. I shop at Sprouts and would love the option to live nearby. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Patrick O'Neill

From: [Debbie Orkin](#)
To: [City Council](#)
Subject: Housing complex on 92nd St and Shea
Date: Monday, September 12, 2022 6:45:32 PM

External Email: Please use caution if opening links or attachments!

*Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251*

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

*Sincerely,
Debbie Orkin*

Please support this project as I do.

Sent from my iPad

From: [Kurth, Rebecca](#)
To: [ken orkin](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 12, 2022 2:45:59 PM

Good Afternoon Mr. Orkin,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have forwarded your message to Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: ken orkin <ken.orkin@yahoo.com>
Sent: Monday, September 12, 2022 2:30 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center and believe this new project will strongly support the local businesses in the neighborhood. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Ken Orkin

From: [Kurth, Rebecca](#)
To: [Joan Ostrowski](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Shea, 92nd St, Corridor
Date: Tuesday, September 6, 2022 9:29:44 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Joan Ostrowski <joostrowski2@cox.net>
Sent: Saturday, September 3, 2022 3:23 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Shea, 92nd St, Corridor

⚠ External Email: Please use caution if opening links or attachments!

Scottsdale Counsel Members:

Due to our upcoming water crisis, severe traffic congestion, and loss of quality of life (That is Scottsdale's Highlight), we adamantly oppose urbanization of this area. High density high-rise apartments do not belong here.

Please observe the will of the people and condemn this proposed development!

Sincerely,

Terry and Joan Ostrowski

Sent from [Mail](#) for Windows

From: [Jordan Ouaknine](#)
To: [City Council](#)
Subject: Mercado Courtyards
Date: Tuesday, September 13, 2022 7:32:14 PM

External Email: Please use caution if opening links or attachments!

To whom this may concern,

I hope this email finds you doing well and staying healthy. I am emailing in regards to Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

I am writing in SUPPORT for the Mercado Courtyards on 92nd Street in Scottsdale.

We have over 100,000 refugees moving to Arizona per year. This doesn't account for everyone else who's moving here from other states. We need more housing and we need it fast. I understand some people may not want this building to be built for selfish reasons, but the reality is, the more people we have here, the more our local economy can grow.

Please approve this project as it will be good for our community.

Thank you!!

Jordan Ouaknine

From: [Kurth, Rebecca](#)
To: [FRANK G PAWLOWSKI](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards
Date: Tuesday, September 6, 2022 9:26:07 AM

Good Morning Mr. Pawlowski,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: FRANK G PAWLOWSKI <fpawlowski@sbcglobal.net>
Sent: Sunday, September 4, 2022 10:19 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards

External Email: Please use caution if opening links or attachments!

We hear in Scottsdale do not want any more high density development. We are against the Mercado courtyards. Please vote this project down for the benefit of Scottsdale

Sent from my iPhone

From: [Kurth, Rebecca](#)
To: [Tony Pellegrini](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards
Date: Tuesday, September 6, 2022 9:28:48 AM

Good Morning Mr. Pellegrini,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Tony Pellegrini <tpell211@gmail.com>
Sent: Sunday, September 4, 2022 6:33 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards

External Email: Please use caution if opening links or attachments!

Please vote NO, to Mercado Courtyards!! Thank you!

Regards,
Tony Pellegrini

From: [Kurth, Rebecca](#)
To: [Mary Permoda](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards
Date: Thursday, September 8, 2022 4:01:16 PM

Good Afternoon Ms. Permoda,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Mary Permoda <MPermoda@stpatcc.org>
Sent: Thursday, September 8, 2022 2:25 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards

⚠ External Email: Please use caution if opening links or attachments!

RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

To: Mayor and City Council, City of Scottsdale

What is the Project:

Rezoning of a 7.5 acre parcel currently zoned for office to a new luxury residential project (multi-family)
273 Units
2, 3 and 4 story (only the 2 acres farthest from 92nd Street is 4 story)
Redevelopment of 2, thirty-five year old vacant office buildings that attract crime (one has been vacant for 12 years)

I am writing to SUPPORT the zoning case for the Mercado Crossing Project

just south of the Sprouts Shopping Center on 92nd Street in Scottsdale. Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Mary Permoda

Director of Pastoral Activities
St. Patrick Catholic Community
10815 N. 84th Street
Scottsdale, AZ 85260
(480)998-3843 ext. 120
(480)998-5218 fax

Be Good...Be Love...Be Blessed



From: [Kurth, Rebecca](#)
To: [Connor Phelps](#); [City Council](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Zoning Case for Mercado Crossing Project
Date: Thursday, September 8, 2022 8:59:17 AM

Good Morning Mr. Phelps,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Connor Phelps <connorphelps93@yahoo.com>
Sent: Wednesday, September 7, 2022 11:26 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Zoning Case for Mercado Crossing Project

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Connor Phelps

From: [Lisa Pudewell](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Tuesday, September 20, 2022 2:59:42 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.

I live and work nearby and think the project will bring in needed housing for the area. Many of my coworkers wish they lived closer to our office & this would be a perfect solution. It will also benefit the Hospital across the street.

I support the project as no new apartments near this area have been developed in the past 10 years, there is limited housing. It will also produce LESS traffic, which is the number one complaint of the area - too much traffic off of Shea. If this turns into Commercial, it will produce 3-4 times more traffic, which will be worse for the area. I also shop at the Sprouts & Starbucks and we really need another traffic signal at 92nd St, I've seen a few accidents already.

Please approve this project as it will be good for our community.

Sincerely,

Lisa Pudewell

From: [Kurth, Rebecca](#)
To: [clregier](#)
Cc: [Barnes, Jeff](#)
Subject: RE: 92 Ironwood/Mercado Courtyards
Date: Tuesday, September 6, 2022 9:25:52 AM

Good Morning Ms. Regier,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: clregier <clregier@gmail.com>
Sent: Monday, September 5, 2022 6:54 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: 92 Ironwood/Mercado Courtyards

External Email: Please use caution if opening links or attachments!

Dear Honorable Mayor and Council Members,

Please do not allow the 92 Ironwood/Mercado Courtyards project to be developed. I am a neighbor living at 84th Street and Shea and have lived in Scottsdale since 1988, and the Valley since 1961.

I'm very saddened by the direction Scottsdale has taken due to unbridled development. Please stop filling every space with multifamily housing without any green areas required. I'm stating the obvious, but how long can we keep ignoring our water crisis?

Please look at the heat island effect shown so clearly in ASU's report.

In summary, I oppose the project due to a lack of water and increasing the heat island effect for all citizens. I oppose it personally due to the increase in traffic and decline in quality of life in my own neighborhood.

Respectfully,
Cheryl Regier

Sent from my iPad

From: [Kurth, Rebecca](#)
To: [Lois Reichert](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Stop the Development of more Apartments %- Shea Corridor
Date: Tuesday, September 6, 2022 9:27:11 AM

Good Morning Ms. Reichert,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Lois Reichert <lois.reichert@gmail.com>
Sent: Sunday, September 4, 2022 12:13 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: Dee Holley <djholley9990@icloud.com>; Margo Scott <cscottaz@cox.net>; Chris Scott <cscottaz@cox.net>; Lani & Warren Sambach <wasjrra@cox.net>; Steven Eckert <eckert_steve@yahoo.com>; Diane Weiser <dbweiser@cox.net>; Sandy L Beutler <sandrabeutler@me.com>; Scott Beutler <scott.s.beutler@gmail.com>
Subject: Stop the Development of more Apartments %- Shea Corridor

External Email: Please use caution if opening links or attachments!

If any of you are in support of this project, you will not get my vote or the votes of thousands in Scottsdale. The Shea Corridor is a death trap with all the accidents and heavy traffic now; what are you thinking? You work for ME and your other constituents and this needs to stop now or you will be OUT! Scottsdale was a special place but since Her. drink water passed, you have allowed the urban sprawl to destroy this beautiful town.

Lois Reichert
9750 E. Dreyfus Avenue
Scottsdale, AZ 85260
480-860-0420

Sent from my iPad

From: [Connor Renley](#)
To: [City Council](#)
Subject: Support for Mercado Courtyards - Case# 12-ZN-2022 and 6-GP-2022
Date: Monday, September 12, 2022 3:17:31 PM

External Email: Please use caution if opening links or attachments!



Hello,



I am reaching out to show my support for the Mercado Courtyards residential project in Scottsdale Arizona. I think it is very beneficial to the community to provide additional affordable housing options for young professionals living in the area. This is a much-needed project to better serve the Scottsdale community by limiting traffic in the area, will bring positive support to surrounding businesses and shops in the area, and lower the crime rate by redeveloping 2 thirty-five-year-old vacant office buildings. Overall, I find this is a great project to enhance the overall Scottsdale community and will bring positive growth for years to come. Please move forward with approving this project for our community.

Sincerely,
Connor Renley

CONNOR RENLEY
Investor Care Specialist

480-295-7600 connor.renley@caliberco.com
 480-455-6480 8901 E Mountain View Rd, Ste 150

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From: [Thomas Riggs](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:21:49 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I've lived in the area for 20 years and shop there frequently.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,
Tommy R

From: [Kurth, Rebecca](#)
To: [Peggy Robison](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Concern about building proposed apartments along already congested Shea corridor.
Date: Tuesday, September 6, 2022 9:30:03 AM

Good Morning Ms. Robison,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Peggy Robison <gone2play@icloud.com>
Sent: Friday, September 2, 2022 1:20 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: Peggy Robison <gone2play@icloud.com>
Subject: Re: Concern about building proposed apartments along already congested Shea corridor.

External Email: Please use caution if opening links or attachments!

To Whom It May Concern,

I am a homeowner living just blocks from the proposed building site of “affordable” apartments currently being debated. PLEASE do not allow apartments to be constructed on Shea between 90th and 92nd Streets. The traffic congestion on Shea is horrendous as it is! The increased traffic from additional apartments would make it even worse!

And water is an issue now. What happens when there is even less in the future?

I have seen no information about rents for these proposed apartments. Some claim they would be low to accommodate people working at the hospital but I am skeptical about whether or not this is actually the case. I moved here, and paid a premium price, for a certain way of life and feel this is being taken away. I came for the views, good schools, clean streets, open areas, and lush landscaping. If I wanted to live in a densely populated area with boxy, ugly apts I would live in a big city. I moved to “The West’s Most Western Town,” a place with history and charm, but now it is being overrun with tacky apts.

PLEASE, I implore you, do NOT allow any more building along the already VERY busy and congested Shea corridor!

Regards,
Peggy Robison

Sent from my iPhone

From: [Andrew Rooney](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:47:28 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Lastly, I love Chipotle and Sprouts so it would add a lot of convenience having these closer to my vicinity.

Sincerely,

Andrew Rooney

From: [Kurth, Rebecca](#)
To: [Jon Rosenberg](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Wednesday, September 28, 2022 12:01:23 PM
Attachments: [image001.png](#)
[image002.png](#)

Good Afternoon Mr. Rosenberg,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Jon Rosenberg <JRosenberg@levrose.com>
Sent: Wednesday, September 28, 2022 11:11 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members –

I would like to express my support for the Mercado Crossing Project.

I was actually the property manager and leasing agent for this property many years ago. Thus, I am extremely familiar with the challenges that have and will continue to occur if we deny this positive new use.

Allowing the new residential project will infuse the location with much lower traffic throughout the day (especially compared to the prior and permitted uses). It will also provide an outstanding and much needed housing opportunity for area office, retail and healthcare workers.

Please vote to approve what is clearly a smart project for the area and for Scottsdale.

Thank you,

JONATHAN ROSENBERG | Designated Broker/Managing Partner/Co-Founder
jrosenberg@levrose.com | Direct: 480.294.6011
[4414 N Civic Center Plaza, Suite 100, Scottsdale, AZ 85251](#)



[LinkedIn](#) | [Instagram](#) | [Facebook](#) | [Twitter](#) | [Visit Profile & Listings](#)

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice. If you have received this e-mail in error, please immediately notify me by reply e-mail and destroy the original transmission and its attachments without reading or saving in any manner. If anything in this email references terms of transaction, please note that nothing is binding until a contract is fully signed by all of the required parties. Thank you.

From: dssaff@cox.net
To: [City Council](#)
Subject: Mercado Courtyards/Zoning Case# 12-ZN-2022 and 6-GP-2022
Date: Monday, September 12, 2022 6:50:37 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members:

I am writing to support the zoning case for the Mercado Courtyards project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale. I am a long-time Scottsdale resident and live only a few miles east of the proposed development. I shop regularly at the Sprouts located north of the proposed development and dine at many of the restaurants (Stone & Vine, Salt & Lime) located in the shopping center directly east of Sprouts. The existing vacant building on the development site is an eyesore as is the small parking lot and empty land east of the site. The isolated vehicles parked in this area seem out of context, given that there are other available parking spaces closer to the shops and restaurants in both the Sprouts and 94 Hundred Shopping Center. If I ride my bicycle to the restaurants in the area it is quicker for me to access the shops via these parking lots, but I always avoid these empty spaces (especially in the evening) as it just doesn't feel like a safe place to be.

As a father of a daughter who recently graduated from college and wants to remain in Scottsdale, I know how difficult and expensive it can be to find quality housing. While I don't consider myself an advocate of growth at all costs I do believe that we need more housing options to help meet the needs of new and existing residents. The Mercado Courtyards development seems to be one project that will help to meet those needs.

Thank you.

Doug Safford

From: [Kurth, Rebecca](#)
To: [Lenny Sanicola](#); [City Council](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 8:32:50 AM

Good Morning Ms. Sanicola,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Lenny Sanicola <lmsanicola@aol.com>
Sent: Thursday, September 8, 2022 10:15 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

External Email: Please use caution if opening links or attachments!

Dear Mayor Ortega and City Council Members,

I am writing to OPPOSE the zoning case for the Mercado Crossing Project just south of Sprouts Shopping Center on 92nd Street and Shea.

This is for a new luxury residential multi-family project with 273 units. They state it would offer a discount to Scottsdale teachers, city staff, Firemen, and Nurses/Healthcare workers. Is this forever? If they sell the apartment complex, will the new owners honor the discount? Also, they state that this will not increase traffic. The traffic at this intersection is already quite heavy throughout the day and extends through Shea and the 101 corridor. If you add this complex with the amount of additional residents, there most certainly will be an increase in traffic flow. Also, what about all the water that is being used? Lake Powell is at a record low for water. Lake Powell generates electricity. When Lake Powell becomes dry, we will need electricity. Will the apartment complex have solar panels to help with electricity? Will the developer be required to put in place and pay for the infrastructure? I have seen other developments go up without proper lights, or roads leading into and out of the development. Will the proper infrastructure needed around the area be properly considered? Look at the apartments that were built by Costco, overlooking the gas station and retail stores?

I personally stopped shopping at Sprouts because of the traffic. Adding more than 273 people that live in that vicinity will create gridlock. Plus, how many luxury apartments do we need? Even with a set amount of discounted apartments, they are unaffordable for many workers in this part of town. This area around Shea is already quite congested and is not the proper location for additional apartment units.

Please vote NO on this zoning case. Enough is Enough! I laugh when I see the trolleys pass by with the slogan on

the side of the bus that says, "The West most Western town." Maybe, at one time, but not any more.

Thank you for your time.

Mary Sanicola
9298 E. Pershing Ave.
Scottsdale, AZ. 85260

From: [Kurth, Rebecca](#)
To: [Nathan Schrock](#)
Cc: [Barnes, Jeff](#)
Subject: RE: 90th Street and Shea development
Date: Tuesday, September 6, 2022 9:28:31 AM

Good Morning Mr. Schrock,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Nathan Schrock <bulletins@hotmail.com>
Sent: Sunday, September 4, 2022 6:54 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: 90th Street and Shea development

⚠ External Email: Please use caution if opening links or attachments!

My family and I are against ANY further apartment or condominium development in north Scottsdale, in the strongest terms possible. This is all an obvious money-grab attempt that gives no thought or care for current residents. I didn't scrimp, scrape and save every dollar possible for ten years while living in the west valley, to be able to buy a house here, only for north Scottsdale to turn into the same cesspool of filth, congestion and scarcity, and that is exactly what developers and culpable council members are trying to shove down our throats. ARE MANY OF YOU GETTING ILLEGALLY PAID UNDER THE TABLE BY DEVELOPERS???. In your election campaign materials, you claim and pledge to stand against development, keep Scottsdale beautiful, keep Scottsdale's living standards high, and all the other things YOU KNOW that voters want to hear, and then once in office, you fall like dominos and can't rubber-stamp approval fast enough on view-blocking, resource-draining, congestion nightmare-causing development. As has been protested in your faces ad nauseum, we already have practically no water, and this is one issue among many for which you have no answer to

give. If many of you are not simply getting ILLEGAL FAT CHECKS under the table from developers, then I can't explain your actions. ENOUGH. We all see what is happening and will hold you accountable.

Nathan Schrock

From: [Lindsay C. Schube](#)
To: [Mayor David D. Ortega](#); [City Council](#); [Barnes, Jeff](#)
Cc: [Evan Schube \(eps@tblaw.com\)](mailto:eps@tblaw.com)
Subject: Support for Mercado Courtyards 12-ZN-2022 and 6-GP-2022
Date: Friday, September 16, 2022 5:55:49 PM
Attachments: [image001.png](#)

External Email: Please use caution if opening links or attachments!

Mayor Ortega and Councilmembers,

You may or may not know, I am an attorney and do work with your City. More important, I am a resident of Scottsdale Ranch, specifically 100th and Via Linda, and are some of the closest residents to the proposed Mercado Courtyards project. We drive up 96th street every day as we take our kids to school. We shop at that Sprouts and eat regularly at the restaurants in the shopping center. Chompies is my favorite! We go to doctor's offices on the south side of the project regularly, and all three of our kids were born at Shea Hospital. In sum, our family will be impacted by this project and we support it.

I am concerned at what I am hearing on Next Door and in the public discourse, particularly those negative comments about people who can't afford to buy in Scottsdale and renters in general. My first Scottsdale residence, in 1998, was an apartment while I attended undergrad at ASU. My husband and I have owned condos at McDonald and 78th, as well as at Hayden and Shea. After condo living we were blessed to buy our first house in McCormick Ranch. ***We could not afford those same condos or our first house if we were young working professionals today.*** But since 1998, we have lived in Scottsdale, supported businesses in Scottsdale, and have become homeowners in Scottsdale. Apartment projects, such as the ones proposed, are designed to give our kids the opportunity to have that same experience of growing into and supporting a neighborhood community – it should not be seen as a negative.

The project site has been long vacant but entitled for uses that generate traffic. So no matter what development comes, apartments or otherwise, daily trips will be a part of it. But if we put residents instead of commercial and offices there, not only will it provide our critical workers with an opportunity to live closer to work- which reduces traffic to the area- it will support the surrounding retail and restaurants. We need to ensure the longevity of these important commercial components of our community- that provide not just sales tax and employment in our City- but gathering spots to meet the neighbors instead of sitting at home and arguing with them on Next Door. New residents in this location will help that.

I am supportive of protecting open space in Scottsdale. That said, there is a balance. We need to support the growth of our City, the Hospital and our kids who want to reside in Scottsdale but just starting out. **Please ignore the noise and the criticism from my NIMBY neighbors.** Please help to ensure that our young people, young professionals, empty nesters that want live in a turn-key community- all can stay here our beautiful neighborhood. ***It is just a few hundred units- which isn't going to be enough to address the larger affordability issue we are having. But it's a start.*** This area has no supply of new supply and needs it. Shea and the 101 is the perfect place for this type of density.

Thank you for your time and consideration of our feedback.

Lindsay and Evan Schube
9802 East Caron Street
Scottsdale, AZ 85258
(480) 225-4400

Lindsay C. Schube

602.256.4471 Direct | 480.225.4400 Mobile

lschube@gblaw.com | [Profile](#) | www.gblaw.com

GAMMAGE & BURNHAM

40 North Central Ave., 20th Floor | Phoenix, AZ 85004

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From: [Matthew Schwartz](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:24:52 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area. I also shop at Sprouts multiple times per week and would love the option to live nearby.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Matthew Michael

From: [Matthew Schwartz](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:14:04 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area. I also eat at that chipotle multiple times per week and would love the option to live nearby.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Matthew Schwartz

From: [Kendal Shanks](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Saturday, September 10, 2022 4:08:55 PM

External Email: Please use caution if opening links or attachments!

RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and City Council Members,

I am writing to you in support of the building of the Mercado Courtyards. I live down the street from this location (102nd street and Shea) and frequent this shopping center daily whether it is getting breakfast at Chompies, grocery shopping at Sprouts, seeing my OBGYN doctor at Paradise Valley OBGYN just south of the location of this project, or picking up food from Mcdonalds, Nektar, Chipotle, or Starbucks. It is no secret that Shea has way too much traffic (I try to avoid Shea as much as possible), and so I strongly support this project over putting in another office building. I believe the use of this location for residential versus office will provide the least amount of traffic. I believe this project would have a positive impact for my community and am asking you to approve this project.

Thank you very much.

Sincerely,
Kendal Shanks

From: [Kurth, Rebecca](#)
To: [Sharri](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado/ Ironwood
Date: Tuesday, September 6, 2022 9:28:14 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Sharri <skriva@cox.net>
Sent: Sunday, September 4, 2022 7:46 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado/ Ironwood

External Email: Please use caution if opening links or attachments!

What ever you name it, we don't want these large apartments in our neighborhood. Vote no!
Traffic is already awful, we're facing water problems, noise, pollution and our quality of life is being ruined

Sent from my iPhone

From: [Scott Smith](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Saturday, September 17, 2022 8:34:12 AM

External Email: Please use caution if opening links or attachments!

Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I live in the area and have visited several doctors' offices this past year. I believe the change in zoning to residential will provide needed housing options for many highly valued health care workers. It will result in the least amount of traffic in the vicinity and clean up 2 vacant buildings that attract crime.

Please vote to APPROVE this project by Caliber. It is a win-win for the city, adding to critical housing stock and improving the safety of the surrounding neighborhood.

Sincerely,

Scott Smith
7120 E Kierland Blvd
Apt 708
Scottsdale, AZ 85254

From: [Kurth, Rebecca](#)
To: [ejslc](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 11:50:20 AM
Attachments: [image001.png](#)

Good Morning Mr. Steiner,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: ejslc <ejslc@cox.net>
Sent: Friday, September 9, 2022 11:48 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members,

I am writing to **SUPPORT** the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to **APPROVE** this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Eric Steiner



602.904.5181

From: [Kurth, Rebecca](#)
To: [Jason Steiner](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 12:28:31 PM

Good Afternoon Mr. Steiner,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Jason Steiner <jason.blake.steiner@gmail.com>
Sent: Friday, September 9, 2022 11:54 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members,

I am writing to **SUPPORT** the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to **APPROVE** this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

--

Jason Steiner

jason.blake.steiner@gmail.com

From: [Madelaine Steiner](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:58:13 PM

External Email: Please use caution if opening links or attachments!

Mayor and City Council Members,

I am writing to **SUPPORT** the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to **APPROVE** this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Madelaine Steiner

From: [Kurth, Rebecca](#)
To: [Cameron Ross Steiner](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 11:49:55 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Cameron Ross Steiner <cameron.ross.steiner@gmail.com>

Sent: Friday, September 9, 2022 11:42 AM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Mayor and City Council Members,

I am writing to **SUPPORT** the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to **APPROVE** this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Cameron Ross Steiner

From: [NoReply](#)
To: [Projectinput](#)
Subject: mERCADO COURTYARD
Date: Friday, September 02, 2022 9:28:05 PM



As council members you surely are aware of all the uproar over this indiscriminate building in Scottsdale. You have massive projects already approved and in construction phases with almost daily news reports of a critical water shortage. What are you thinking. God may have multiplied fishes and loaves but it has been a long time since HE pulled a miracle for Scottsdale and provided an abundance of water..(if ever).. Now you want to continue the frenzy of destroying old town . Please...NO -- sent by Stephanie Heitmeyer (case# 10-ZN-2022)

[City of Scottsdale](#)



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From: [NoReply](#)
To: [Projectinput](#)
Subject: mERCADO COURTYARD
Date: Friday, September 02, 2022 9:28:05 PM



As council members you surely are aware of all the uproar over this indiscriminate building in Scottsdale. You have massive projects already approved and in construction phases with almost daily news reports of a critical water shortage. What are you thinking. God may have multiplied fishes and loaves but it has been a long time since HE pulled a miracle for Scottsdale and provided an abundance of water..(if ever).. Now you want to continue the frenzy of destroying old town . Please...NO -- sent by Stephanie Heitmeyer (case# 10-ZN-2022)

[City of Scottsdale](#)



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From: [Kurth, Rebecca](#)
To: [Tonianne Strohkirch](#); [City Council](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)
Date: Thursday, September 8, 2022 10:13:40 AM

Good Morning Ms. Strohkirch,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Tonianne Strohkirch <toniannem@gmail.com>
Sent: Thursday, September 8, 2022 10:02 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

⚠ External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members:

I am writing to **SUPPORT** the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale. I have worked in the North Scottsdale area for the last 10 years. There is very little housing for young professionals in the area and an option like this would have been extremely welcome. There is access to the McCormick ranch bike path and so many community amenities within biking/walking distance.

Best regards,

Tonianne Strohkirch

From: [Kurth, Rebecca](#)
To: jsuliere1@gmail.com
Cc: [Barnes, Jeff](#)
Subject: RE: 9200 Village and 9400 Mercado Courtyard proposed apartments
Date: Tuesday, October 18, 2022 9:07:34 AM

Good Morning Ms. Suliere,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: jsuliere1@gmail.com <jsuliere1@gmail.com>
Sent: Tuesday, October 18, 2022 8:32 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: 9200 Village and 9400 Mercado Courtyard proposed apartments

⚠ External Email: Please use caution if opening links or attachments!

Dear City Council: Please reject these two apartment complexes. Our city cannot have the level of developer greed for these buildings in our city. It is saturated already. We do NOT want a highly congested urban setting in Scottsdale.

We have water shortage issues and traffic issues, not to mention the residential communities throughout Scottsdale are being squeezed it by these MONSTROUS buildings.

Please vote NO.

Jeanne Suliere

A concerned citizen and homeowner

Sent from App for Gmail

From: [Mike Sullivan](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:45:37 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Mike

From: [Braxton Swann](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:22:01 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

I also shop at sprouts and would love the option to live nearby.

Sincerely,

Braxton

From: [Megan Taplin](#)
To: [City Council](#)
Subject: Mercado Courtyards Zoning case 12-ZN-2022 and 6-GP-2023
Date: Saturday, September 10, 2022 12:17:33 PM

External Email: Please use caution if opening links or attachments!

RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

*To: Mayor and City Council, City of Scottsdale
Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)
Dear Mayor and Council Members:*

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale. I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely, Megan Taplin

Sent from my iPhone

From: [Kurth, Rebecca](#)
To: [Carol Terracciano](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Building
Date: Friday, October 14, 2022 10:29:05 AM

Good Morning Ms. Terracciano,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council
City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

-----Original Message-----

From: Carol Terracciano <carolt1946@gmail.com>
Sent: Thursday, October 13, 2022 8:23 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Building

External Email: Please use caution if opening links or attachments!

I'm appalled at how you all can vote to ruin our beautiful city. I know that the condos at Gold Dust is number one on your agenda. Can you answer these questions?? Where is the water coming from, what about the infrastructure?? What about traffic?? The accident rate is outrageous. The plan for more building at 92nd Street and south of Shea is a disaster. I worked at the Piper Cancer Center for many years and I cannot even count all the accidents I saw at the cross street of 92nd Street and the entrance to the Cancer. What are you all thinking?? Carol Terracciano, resident, home owner, tax payer and most importantly voter!!

Sent from my iPad

From: [Kurth, Rebecca](#)
To: [Nina Tobias](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Opposition to development 90th and Shea
Date: Tuesday, September 6, 2022 9:29:20 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Nina Tobias <ninotchka13@gmail.com>
Sent: Saturday, September 3, 2022 4:58 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Opposition to development 90th and Shea

External Email: Please use caution if opening links or attachments!

To the Mayor and members of the Scottsdale City Council:

As year-round residents of Scottsdale, we are in firm opposition to the proposed development on Shea between 90th and 92nd.

The traffic in the area is already beyond congested and accidents are frequent.

It is horrifying that a project such as this one is even being considered given our ongoing and ever-more pressing concerns about water in our community.

We urge you to stop this development before it starts.

Yours truly,

Nina Tobias & Brent McKesson
14029 E Becker Ln
Scottsdale 85259

From: [Jeff Tricco](#)
To: [City Council](#)
Subject: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 19, 2022 10:40:53 AM
Attachments: [image001.png](#)
[image002.png](#)

External Email: Please use caution if opening links or attachments!

*Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251*

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby (Scottsdale Ranch) and frequent this center often during the week. A traffic signal would be helpful to exit the shopping center/hospital and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Jeff Tricco

JEFF TRICCO | Vice President
jtricco@levrose.com | Direct: 480.294.6001 | Cell: 480.772.6939
4414 N Civic Center Plaza, Suite 100, Scottsdale, AZ 85251



[LinkedIn](#) | [Instagram](#) | [Facebook](#) | [Twitter](#) | [Visit Profile](#)

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice. If you have received this e-mail in error, please immediately notify me by reply e-mail and destroy the original transmission and its attachments without reading or saving in any manner. If anything in this email references terms of transaction, please note that nothing is binding until a contract is fully signed by all of the required parties. Thank you.

From: [Kurth, Rebecca](#)
To: sturner1948@gmail.com
Cc: [Barnes, Jeff](#)
Subject: RE: Shea Blvd
Date: Tuesday, September 6, 2022 9:30:43 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: sturner1948@gmail.com <sturner1948@gmail.com>
Sent: Thursday, September 1, 2022 2:29 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Shea Blvd

External Email: Please use caution if opening links or attachments!

Please honor the concerns of Shea corridor residents about the high traffic volume.

I stopped using Shea several years ago - instead am using detours through neighborhoods.

Sincerely,
Susan Turner

Sent from my iPhone

From: [Kurth, Rebecca](#)
To: [Paige Waslewski](#)
Cc: [Barnes, Jeff](#)
Subject: RE: development at 90th and Shea
Date: Tuesday, September 6, 2022 9:27:59 AM

Good Morning Ms. Waslewski,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

From: Paige Waslewski <waslewskip@gmail.com>
Sent: Sunday, September 4, 2022 8:46 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: development at 90th and Shea

⚠ External Email: Please use caution if opening links or attachments!

Council Members,

The Shea corridor and particularly the Shea/90th Street area are congested and the traffic situation is already dangerous. Development in this area would make it even more difficult for Scottsdale residents to access medical facilities and the 101 freeway.

Traffic congestion, urbanization, water resources....there are so many reasons this development should not proceed.

Do what is ethical and right for the citizens you serve.

Paige Waslewski
124th and Shea

From: [Kurth, Rebecca](#)
To: [Ruth Welbourn](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Shea project
Date: Tuesday, September 6, 2022 9:29:09 AM

Good Morning,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. Senior Planner Jeff Barnes is copied on this email and will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

-----Original Message-----

From: Ruth Welbourn <ruthwelbourn10@gmail.com>
Sent: Saturday, September 3, 2022 7:56 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Shea project

External Email: Please use caution if opening links or attachments!

Shea is too congested already! Lets keep Scottsdale nice!

From: [Monica Weller](#)
To: [City Council](#)
Subject: RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Monday, September 12, 2022 2:59:41 PM

External Email: Please use caution if opening links or attachments!

*To: Mayor and City Council, City of Scottsdale
Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)*

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Truly,

A non selfish neighbor who supports growth in our town

From: [Zach Weller](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:46:10 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. I eat at the Chipotle and Chompies all the time. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

Sincerely,

Zachary Weller

From: [Lisa White](#)
To: [City Council](#)
Subject: Zoning Case Support
Date: Monday, September 12, 2022 5:36:32 PM

External Email: Please use caution if opening links or attachments!

*Mayor and City Council Members
City of Scottsdale
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251*

Re: Zoning Case: (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

*Sincerely,
Lisa White
7120 East Kierland Blvd #917
Scottsdale, Az 85254*

From: [Torri Winn](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Saturday, September 10, 2022 10:00:02 AM

External Email: Please use caution if opening links or attachments!

Assistant and you are forwarding this letter on my behalf and contact me if they wish

To Whom It May Concern,

My name is Torri Winn and I am the administrative assistant for Fr. Eric Tellez, pastor of St. Patrick Catholic Community in Scottsdale, and I am forwarding this email to you on behalf of Fr. Tellez. Please feel free to contact us if you have any questions.

Torri Winn

Assistant to the Pastor and Director of Pastoral Activities

St. Patrick Catholic Community

10815 N. 84th St., Scottsdale AZ 85260

480-998-3843, ext. 110

RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

To: Mayor and City Council, City of Scottsdale

What is the Project:

Rezoning of a 7.5-acre parcel currently zoned for office to a new luxury residential project (multi-family)

273 Units

2, 3, and 4 story (only the 2 acres farthest from 92nd Street is 4 story)

Redevelopment of 2, thirty-five-year-old vacant office buildings that attract crime (one has been vacant for 12 years)

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale. Please contact me if you have any questions.

Sincerely,

Rev. Eric Tellez

Pastor

St. Patrick Catholic Community

10815 N. 84th St.

Scottsdale, AZ 85260



From: [Brenna Winters](#)
To: [City Council](#)
Subject: I support Mercado Courtyard!
Date: Tuesday, September 20, 2022 6:42:58 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members:

I am writing in support of the zoning case# 12-ZN-2022 and 6-GP-2022 for the Mercado Courtyards on 92nd Street in Scottsdale.




I live and work nearby, and shop in this area.


I support the project because this area has become unaffordable and there is a huge housing shortage; we need more options for young professionals, health care workers, and retirees.

Please approve this project as it will be good for our community.

Sincerely,
Brenna Winters

BRENNA WINTERS
Jr. Sales Specialist
 480-295-7600 brenna.winters@caliberco.com
 480-455-6480 8901 E Mountain View Rd, Ste 150



This email may contain confidential and/or privileged information for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you have received this email in error, please contact the sender and delete all copies. Opinions, conclusions or other information expressed or contained in this email are not given or endorsed by the sender unless otherwise affirmed independently by the sender.

From: [Kurth, Rebecca](#)
To: [Jenny Wong](#)
Cc: [Barnes, Jeff](#)
Subject: Re: Mercado Courtyards (Case #12-ZN-2022 and 6-GP-2022)
Date: Friday, September 30, 2022 3:48:25 PM

Good Afternoon Ms. Wong,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case 12-ZN-2022 and 6-GP-2022. I have copied Senior Planner Jeff Barnes and he will include your comments in the case file.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

Respectfully,

Rebecca Kurth



Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega

480.312.7977 | rkurth@scottsdaleaz.gov

From: Jenny Wong <jennywong.4x@gmail.com>
Sent: Friday, September 30, 2022 3:11 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mercado Courtyards (Case #12-ZN-2022 and 6-GP-2022)

External Email: Please use caution if opening links or attachments!

Dear Mayor and City Council Members,

I am writing to support the zoning case for the Mercado Crossing Project, just south of the Sprouts Shopping Center on 92nd Street in Scottsdale, Arizona.

I grew up in Scottsdale and am currently living in Tempe as I finish up my Masters of Science in Biomedical Engineering. I would love to move back to Scottsdale, but there aren't many options for apartments.

There are not many new residential communities in the surrounding area. I think this project would provide a great, new option for many workers near the hospital and surrounding offices.

Please vote to APPROVE this project by Caliber!

Best regards,
Jenny Wong

--

Jennifer Wong, (she/her)

M.S. Biomedical Engineering Candidate, Class of 2023

Management Intern

Ira A. Fulton Schools of Engineering

Arizona State University

Tempe, AZ 85281

email: jcwong8@asu.edu

ASU #1 in the U.S. for global impact

—Times Higher Education

From: [Marc Woolf](#)
To: [City Council](#)
Subject: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)
Date: Friday, September 9, 2022 4:42:30 PM

External Email: Please use caution if opening links or attachments!

Dear Mayor and Council Members,

I am writing to SUPPORT the zoning case for the Mercado Crossing Project just south of the Sprouts Shopping Center on 92nd Street in Scottsdale.

I believe the change in use to residential will provide the least amount of traffic and is the best use for this site. There is no new residential for many miles and this project will provide a new option for many workers near the hospital and surrounding offices. I live nearby and often shop at this center. We need a traffic signal to help exit the shopping center and this project will be a true benefit to this area.

Please vote to APPROVE this project by Caliber. The opposition is falsely claiming this project will negatively impact traffic and will use too much water. Don't let radicals prevent you from voting for a project in the best interest of the City. This is a fantastic project for the City and cleans up 2 Vacant buildings that attract crime.

I eat at that chipotle all the time and would love the option to live nearby one.

Best Regards,

Marc Woolf
(561) 926-7337

From: [Andre Yruretagoyena](#)
To: [City Council](#)
Subject: Mercado Courtyards
Date: Friday, September 9, 2022 4:16:53 PM

External Email: Please use caution if opening links or attachments!

RE: Mercado Courtyards (Case# 12-ZN-2022 and 6-GP-2022)

Dear Mayor and City Council Members:

I am writing in SUPPORT for the Mercado Courtyards on 92nd Street in Scottsdale.

I support the project for the following reasons...

- It provides jobs to the community
- It provides homes to our community
- It further stimulates our booming economy
- It will provide an influx of needed renovation to the area

And much, much more.

Please approve this project as it will strengthen the area and city of Scottsdale as a whole.

Sincerely,

Andre Yruretagoyena
(480) 297-1574

From: [Kurth, Rebecca](#)
To: [David R Bornemann](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Scottsdale is under attack by developers
Date: Wednesday, October 19, 2022 1:28:54 PM

Good Afternoon Mr and Mrs. Bornemann,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: David R Bornemann <dbornemann@earthlink.net>
Sent: Wednesday, October 19, 2022 11:31 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Scottsdale is under attack by developers

⚠ External Email: Please use caution if opening links or attachments!

We are writing because we **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shea corridor and for the following reason:

- The increased demand for water that is already in short supply for the current residents of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?

- The increased traffic on Shea Blvd, especially the 101/Shea. The increase in traffic will increase the risk of car accidents, increase the cost for road maintenance and ultimately tax increases for Scottsdale residents.
- Cramming so many apartment units into one small area, is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.
- Scottsdale is known for its open space and low-rise buildings. Having multi-story apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.
- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungle's" will only add to the already scorching summer heat temperatures.

We ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever and allowing it to become another Los Angeles.

--

Sincerely, Vita and David Bornemann, 5555 E McDonald Drive 85253

From: [Kurth, Rebecca](#)
To: [Juli Feinberg](#)
Cc: [Barnes, Jeff](#); [Cluff, Bryan](#)
Subject: RE: Gold Dust Apartments, 9400 Village, 92 Mercado Courtyard
Date: Wednesday, October 19, 2022 2:46:15 PM

Good Afternoon Ms. Feinberg,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Juli Feinberg <julif@jclam.com>
Sent: Wednesday, October 19, 2022 2:29 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Gold Dust Apartments, 9400 Village, 92 Mercado Courtyard

⚠ External Email: Please use caution if opening links or attachments!

Dear City Council,

I am writing you to make sure you vote a resounding NO for these projects

Gold Dust apartments
9400 Village
92 Mercado Courtyards

They will only increase the already impacted traffic that is very evident and will only increase traffic

accidents. Right now the Shea corridor is like a freeway as no one pays attention and drives to fast. This additional traffic and cars will impact the streets and we will have serious backups on Shea, Mountainview, 92nd, 90th st . Residents are against this additional and unnecessary traffic that would be deriving from these units.

Water is a very serious issue and I am surprised that a city council would even think of approving additional units when we are in a serious 20 year drought and one that is only going to get worse in terms of water usage by residents in Scottsdale. We are in a level 2 and the water department is speaking we could be at level 3 which would cause major restrictions in water usage. We certainly do not need over 700 + new users added to the already endangered water issue.

The residents of Scottsdale want the Shea corridor to remain with the suburban character we moved here for and love. We do not want this area turned into a cement city and will also increase the level of heat generated off of these buildings and cause additional high temps

You were voted in by the residents to protect the residents of Scottsdale and NOT support the developers. The developers only have one thing in mind, developers, get their money and move on . The residents will be left with the mess.

You are very aware that the residents do not want these developments. As elected by us you should do your job and vote no for these units. Anyone who votes for these units we will insure you are not re-elected.

Juli Feinberg
PC Dist 3
concerned resident

From: [Kurth, Rebecca](#)
To: Gailgolecusa@gmail.com
Cc: [Barnes, Jeff](#); [Cluff, Bryan](#)
Subject: RE: :Please do not approve the zoning applications for these 3 projects (Gold Dust, Mercado Courtyards and Village at 9400).
Date: Wednesday, October 19, 2022 1:44:12 PM

Good Afternoon Ms. Golec,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, The Village case, 8-ZN-2022 and 3-GP-2022, and The High Street Residential case, 4-ZN-2022 and 2-GP-2022. I have copied Jeff Barnes and Bryan Cluff the staff project coordinators on these projects and they will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

For more information on The High Street Residential case, 4-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53367>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega

480.312.7977 | rkurth@scottsdaleaz.gov

From: gailgolecusa@gmail.com <gailgolecusa@gmail.com>

Sent: Wednesday, October 19, 2022 1:40 PM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: :Please do not approve the zoning applications for these 3 projects (Gold Dust, Mercado Courtyards and Village at 9400).

⚠ External Email: Please use caution if opening links or attachments!

Dear City Council members,

I am asking you to reject the zoning applications for the 3 proposed apartment projects (Gold Dust apts, Mercado Courtyards, Village 9400) along the Shea corridor. If they are approved, this will set a dangerous precedent and will lead to the ruining of our suburban lifestyle.

Shea Blvd and Scottsdale Road are already over crowded and what about the looming water shortage.

Please listen to the residents and stop adding high density apartments along the Shea corridor.

Thank you,

Gail Golec
Precinct Committeewoman

From: [Kurth, Rebecca](#)
To: [sheri lopez](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Gold Dust Apts, 9400 Village, and Mercado Courtyards.
Date: Wednesday, October 19, 2022 1:24:55 PM

Good Afternoon,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: sheri lopez <phxlasden@yahoo.com>
Sent: Wednesday, October 19, 2022 8:44 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Gold Dust Apts, 9400 Village, and Mercado Courtyards.

⚠ External Email: Please use caution if opening links or attachments!

I am writing because I **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shae corridor and for the following reason:

- The increased demand for water that is already in short supply for the current residents of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?
- The increased traffic on Shae Blvd, especially the 101/Shae. The increase in traffic will increase the risk of car accidents, increase the cost for road maintenance and ultimately tax increases for Scottsdale residents.
- Cramming so many apartment units into one small area is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.

- Scottsdale is known for its open space and low-rise buildings. Having multi-story apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.
- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungle's" will only add to the already scorching summer heat temperatures.

I ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever and allowing it to become another Los Angeles.

From: [Kurth, Rebecca](#)
To: [carol rose](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Apartments in the Shea corridor
Date: Wednesday, October 19, 2022 1:25:14 PM

Good Afternoon,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council
City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

-----Original Message-----

From: carol rose <desertrose8891@yahoo.com>
Sent: Tuesday, October 18, 2022 7:38 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Apartments in the Shea corridor

External Email: Please use caution if opening links or attachments!

I am sending this email as my opposition to the construction of a 715 unit apartment complex in the Shea corridor. The area is already overly congested with traffic and it will only get worse. I am also concerned about the infrastructure and water supply. There is way too much building going on in Scottsdale. I don't understand why running out of water isn't a concern. I believe if there was a vote on this project residents of this area would vote it down. You need to listen to us.

This needs to stop

Sent from my iPad

From: [Kurth, Rebecca](#)
To: [Dena Rugel](#)
Cc: [Barnes, Jeff](#)
Subject: RE: NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards.
Date: Wednesday, October 19, 2022 1:26:29 PM

Good Afternoon Mr. and Mrs. Rugel,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Dena Rugel <dmrugel@aol.com>
Sent: Wednesday, October 19, 2022 10:06 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards.

⚠ External Email: Please use caution if opening links or attachments!

Scottsdale City Council,

I am writing because I **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shea corridor for the following reasons:

- The increased demand for water that is already in short supply for the current residents of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?
- The increased traffic on Shea Blvd, especially the 101/Shea. The increase in traffic will increase the risk of car accidents, increase the cost for road

maintenance and ultimately tax increases for Scottsdale residents.

- Cramming so many apartment units into one small area, is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.
- Scottsdale is known for its open space and low-rise buildings. Having multi-story apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.
- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungles" will only add to the already scorching summer heat temperatures.

I ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever and allowing it to become another Los Angeles.

Sincerely,
Gary & Dena Rugel
32649 N. 68th Pl.

Sent from my iPad

From: [Kurth, Rebecca](#)
To: [tami smith](#)
Cc: [Barnes, Jeff](#)
Subject: RE: Proposal for 715 Apts along the Shea Corridor
Date: Wednesday, October 19, 2022 1:36:59 PM

Good Afternoon Ms. Smith,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: tami smith <tamiangelsmith@gmail.com>
Sent: Wednesday, October 19, 2022 10:34 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Proposal for 715 Apts along the Shea Corridor

⚠ External Email: Please use caution if opening links or attachments!

Mayor, Council Members and Staff, first -- thank you for your service to our city.

We are at a critical point that must be attended to. We need to manage our current resources before we allow thousands of new residents in new apartments.

For several reasons, we do not want 715 more apartments in my neighborhood to the north.

Our Police Dept is seriously understaffed, putting us all at risk. Unacceptable.

The children are underperforming in our schools. Unacceptable.

Our social service departments are not yet fully open, apparently due to covid concerns (?).
Unacceptable.

We need to conserve our water.

There is already too much traffic on Shea Blvd.

And more.....

Please stop this high density agenda.

Thank you.

Tami Smith

Scottsdale Resident

From: [Kurth, Rebecca](#)
To: [Carol Smith Henry](#)
Cc: [Barnes, Jeff](#)
Subject: RE: NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards.
Date: Wednesday, October 19, 2022 1:25:53 PM

Good Afternoon Ms. Smith Henry,

Thank you for emailing Mayor Ortega and City Council with your input on the Mercado Courtyards case, 12-ZN-2022 and 6-GP-2022, and The Village case, 8-ZN-2022 and 3-GP-2022. I have copied Jeff Barnes the staff project coordinator on both projects and he will include your comments in the case files.

For more information on the Mercado Courtyards case, 12-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53893>

For more information on The Village case, 8-ZN-2022, the case info sheet can be found here: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53744>

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council

City of Scottsdale | Office of Mayor David D. Ortega
480.312.7977 | rkurth@scottsdaleaz.gov

From: Carol Smith Henry <carolsmithhenry@cox.net>
Sent: Wednesday, October 19, 2022 10:30 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: NO to the Gold Dust Apts, 9400 Village, and Mercado Courtyards.

⚠ External Email: Please use caution if opening links or attachments!

I am writing because I **DO NOT SUPPORT** the proposed apartments slated in Scottsdale, especially along the Shae corridor and for the following reason:

- The increased demand for water that is already in short supply for the current residents of Scottsdale. Why should current Scottsdale residents be forced to face water rations, just so developers can make money?
- The increased traffic on Shae Blvd, especially the 101/Shae. The increase in traffic will increase the risk of car accidents, increase the cost for road maintenance and ultimately tax increases for Scottsdale residents.
- Cramming so many apartment units into one small area, is dangerous, irresponsible and shows lack of respect for the homeowners in the affected Scottsdale neighborhoods.
- Scottsdale is known for its open space and low-rise buildings. Having multi-story

apartment units will obscure homeowner views, some of which paid premium prices for and will increase the risk for low flying aircraft that fly in/out of the Scottsdale Airpark.

- Scottsdale's charm will be forever changed with tall and dense "concrete jungles" amongst the single-family homes and quiet neighborhoods.
- "Concrete Jungle's" will only add to the already scorching summer heat temperatures.

I ask that the Scottsdale City Council listen to the residents of Scottsdale and **STOP** the developers from changing the charm of Scottsdale forever and allowing it to become another Los Angeles.