

Supplemental Public Comment

The following pages are public comment that was received after the Planning Commission report was published on August 18, 2021.

The Planning Commission Staff Report begins after the comment.

Support

From: [George Pasquel](#)
To: [City Council](#); [Planning Commission](#)
Cc: [Cluff, Bryan](#)
Subject: Greenbelt88 - Citizen Support Surveys
Date: Wednesday, August 18, 2021 4:51:54 PM
Attachments: [image002.png](#)
[Surveys of Project Support - Greenbelt88.pdf](#)

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

Dear Mayor, City Council and Planning Commissioners

Please see attached surveys representing support from over 200+ residents and business owners regarding the Greenbelt88 project at Hayden & Osborn Roads (Case 15-ZN-2020)!!! The vast majority of these supporters are residents who live in the immediate vicinity of the shopping center. The surveys also includes support from business owners in the immediate area including, but not limited to:

- The Mountain View Presbyterian Church - (located at the same intersection)
- The 3 commercial properties within the Center - (these properties would be most affected by the redevelopment)
- Carlsbad Tavern – (located immediately across Hayden Rd from the center)
- Petwin Center – (located immediately south of the center)

Additional support surveys from residents and business owners continue to roll in and we will continue to provide to you for your consideration.

Thank you!

George A. Pasquel III

Withey Morris, PLC
2525 East Arizona Biltmore Circle
Suite A-212
Phoenix, Arizona 85016
Office: 602-230-0600
Fax: 602-212-1787
george@witheymorris.com

WM_Logo_1615U_K



[\[witheymorris.com\]](http://witheymorris.com)



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HAYDEN / OSBORN CORNER

NEEDS OUR HELP

please do one or all of the following:

**ATTEND THE PLANNING COMMISSION
MEETING ON 8/25 AT 5:00pm at CITYHALL**

Help us tell the Council **-NO REZONE**

No Apartments
No Density
No Height
No Extra Traffic

FILL OUT THE ONLINE PETITION

**[HTTPS://WWW.IPETITIONS.COM/PETITION/
GREENBELT88-HAYDENOSBORN](https://www.ipetitions.com/petition/greenbelt88-haydenosborn)**

Jan Vuicich ▸ Scottsdale

19h · 🌐

We are a TRUE GRASSROOTS TEAM ..

If you see these young men Young Boy Scouts that are in your neighborhood, they are bringing you flyers about the 8/25 Planning and Zoning Commission notice.

[#NoREZONE](#)

We don't have some fancy Developer-formed letters for you to fill out.

We don't have the ability to hire an outreach commissioner,

We don't have the funds to pay into campaign contributions.

What we DO have is HEART, COMPASSION FOR OUR NEIGHBORS, And a TOTAL
OPPOSITION TO MORE APARTMENTS in the neighborhood.

Don't be fooled by the "pretty" new development they say will make our neighborhood better. There are 7000 + more apartments to be built that you can pick from..

Please Help us reach our community members. Share, Repost, Fill out the petition,
show up on 8/25, Let the PNZ know that this is NOT a good project for our
neighborhood.



2

🔗 Share



Save Scottsdale

Yesterday at 9:18 AM · 🌐

...

From: [Schilling, Bethany](#)
To: [ROJANN ALPERS](#)
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: Hayden-Osborn Corner
Date: Tuesday, August 24, 2021 8:53:30 AM

Good Morning Ms. Alpers,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing tomorrow, August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](#)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: ROJANN ALPERS <rojannalpers@cox.net>
Sent: Tuesday, August 24, 2021 8:44 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Hayden-Osborn Corner
Importance: High

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

Esteemed City Council Members-

I am writing in SUPPORT of allowing growth, new homes, and revitalizing the corner of Hayden and Osborn Roads! My family has lived in the same home in this area since 1966 and we LOVE our neighborhood and this area of central/historic Scottsdale. And, we also recognize and embrace the need for updating, growth and change...and rezoning the Hayden-Osborn corridor would be a positive, growth-oriented and welcoming change.

I am aware of the plans for housing in this area. The idea that any small additional height to the buildings would result in an egregious loss of view or that our community would be plagued with 'urban' traffic is extreme, bordering on the f to this community would serve us all well and enhance our beloved neighborhood.

PLEASE! PLEASE! PLEASE! do not be swayed by the loud but minority voices fearful of positive change. I urge you to support the rezoning of the Hayden-Osborn corner and be part of our future!

Thank you for the opportunity to share my thoughts and support for the rezoning of the Hayden-Osborn corner!

Rojann Alpers

Rojann R. Alpers, Ph.D., R.N.

Professor Emerita

From: [Schilling, Bethany](#)
To: [Ari Spiro](#)
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: Greenbelt 88 - Citizen Response
Date: Tuesday, August 24, 2021 11:25:22 AM

Good Morning Mr. Spiro,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing this Wednesday, August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](#)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Ari Spiro <ari.spiro@orionprop.com>
Sent: Tuesday, August 24, 2021 10:56 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: Todd Silver <todd888@gmail.com>
Subject: Greenbelt 88 - Citizen Response

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

Dear Members of the Scottsdale City Council,

I am a citizen of Scottsdale and have been for over 25 years (since October 1995) and have been an operator of a Scottsdale Business for over 12 years (since May 2009). I am strongly in favor of Greenbelt88 as progress and beautification of our community. Bringing more residents and upgraded and successful businesses to our community is of paramount importance to me and our

city.

I operate a commercial real estate business adjacent to The Scottsdale Fashion Square Mall and am an expert in retail and commercial properties. This property, in its current configuration, is functionally obsolete. It is unattractive and the Big Box Retailers are not successful here and will never be successful. Big Box retail, aside from being generally unsightly, brings little to the community or other businesses in the surrounding community. In fact, Big Box retail is struggling nationwide and once a second generation sporting goods store and an office supply store vacate, vacant big boxes will negatively impact the center and will lead to blight for the nearby community.

Perhaps, more importantly, as a resident, this dated architecture is unappealing from both Hayden and Osborn and more so from the green belt and golf course where one views the back of a shopping center, delivery trucks, dumpsters and truck wells. When I first moved to Scottsdale in October 1995, I lived at Denim Scottsdale (then Scottsdale Greens) less than one-half mile from the Office Max Plaza. It was not a vibrant center then and was even dated and uninspired in appearance a quarter century ago.

This intersection is a gateway to Old Town. It is less than a mile from Scottsdale Stadium and its hundreds of thousands of annual visitors. The benefit of attracting additional residents to the area, who will spend money, support businesses and pay tax dollars in addition to some more exciting shopping and dining options in a far more attractive development should be a path of progress that any city should support. The alternative will be a half vacant deteriorating property within the next 3-5 years with a signature Camelback Mountain as its backdrop. I would rather our residents and visitors see a prideful, Class A development than this alternative.

Respectfully,

Ari Spiro
Scottsdale Business Owner since 2009
Scottsdale Resident since 1995

ARI SPIRO, Founding Principal
ORION Investment Real Estate
D: 480.634.8596 | M: 480.292.3697
ari.spiro@orionprop.com | [ORION Website](#)

Scottsdale Fashion Square Offices
7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251
P: 480.634.6934

From: [Schilling, Bethany](#)
To: [Robert Cote](#)
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: Approve re-zoning for Greenbelt88 at Hayden & Osborn
Date: Wednesday, August 18, 2021 4:16:40 PM

Good Afternoon Mr. Cote,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](http://cityofscottsdaleaz.gov/caseinfo)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Robert Cote <bemusedbob.cote@gmail.com>
Sent: Wednesday, August 18, 2021 4:14 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: Todd888@gmail.com
Subject: Approve re-zoning for Greenbelt88 at Hayden & Osborn

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

Dear City of Scottsdale Council Members and Planning Commission:

I live and work in south Scottsdale and I'm writing to request that Council Members approve Greenbelt88 mixed use re-zoning at Hayden and Osborn- project 15-ZN-2020.

Thanks for your consideration,
and continued endeavors to improve the local environment

Bob C.

From: [Schilling, Bethany](#)
To: [Heather Eyerman](#)
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: Approve re-zoning for Greenbelt88 at Hayden & Osborn
Date: Monday, August 23, 2021 11:31:52 AM

Good Morning Mrs. Eyerman,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing this Wednesday, August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](http://scottsdaleaz.gov/cityofscottsdale/caseinfo)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Heather Eyerman <heather.wright09@gmail.com>
Sent: Monday, August 23, 2021 11:22 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Approve re-zoning for Greenbelt88 at Hayden & Osborn

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

Dear City of Scottsdale Council Members and Planning Commission:

I live (and/or work) in Scottsdale and writing to request that you all Approve Greenbelt88 mixed use re-zoning at Hayden and Osborn- project 15-ZN-2020.

I grew up in Scottsdale (85250) and now reside in (85251) near Pima Elementary School. I am so fortunate to live here with my husband and raise our daughter in this neighborhood. We purchased our home in February 2020 after spending a few years in Washington, D.C. Accessibility and walkability is very important to us. I believe this project will allow for a better walkability score and for us to frequent new establishments.

I would like to suggest that if there could be improvements to the crossing from the Pima corridor to the new center, that would be great. The traffic would likely increase, so the more safety measures that can be created, the better (specifically for walking and bikes).

Thank you for your time and consideration.

--

Warm regards,
Heather Eyerman

From: [Schilling, Bethany](#)
To: [Debbie Stuart](#)
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: Approve Re-zoning for Greenbelt88 at Hayden & Osborn
Date: Thursday, August 19, 2021 8:03:30 AM

Good Morning Ms. Stuart,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](http://cityofscottsdaleaz.gov/caseinfo)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Debbie Stuart <debbie.r.stuart@gmail.com>
Sent: Wednesday, August 18, 2021 5:09 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Approve Re-zoning for Greenbelt88 at Hayden & Osborn

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

Dear Council Members and Planning Commission:

I respectfully request you **APPROVE** the Greenbelt 88 mixed use rezoning at Hayden and Osborn - Project 15-ZN-2020. I am currently (and have been for many years) a resident of Scottsdale.

Sincerely,
Deborah Stuart

From: [Schilling, Bethany](#)
To: [YYL](#)
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: Approve re-zoning
Date: Thursday, August 19, 2021 8:04:24 AM

Good Morning Mr. Levertov,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: City of Scottsdale - Case Info Sheet (scottsdaleaz.gov)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: YYL <yylevertov@gmail.com>
Sent: Wednesday, August 18, 2021 5:31 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Approve re-zoning

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

Subject: Approve re-zoning for Greenbelt88 at Hayden & Osborn

Dear Council Members and Planning Commission:

I live in Scottsdale since 1992 I am writing to request that you Approve Greenbelt88 mixed use re-zoning at Hayden and Osborn- project 15-ZN-2020.

I know that area and shop nearby, this project will certainly be an asset to the community and to the city.

Joseph Levertov

From: [Schilling, Bethany](#)
To: [Craig Caggiano](#)
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: In support of Greenbelt88 at Hayden and Osborn project 15-ZN-202
Date: Thursday, August 19, 2021 8:05:12 AM

Good Morning Mr. Caggiano,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](#)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Craig Caggiano <craigcaggiano@gmail.com>
Sent: Wednesday, August 18, 2021 6:12 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: tod888@gmail.com
Subject: In support of Greenbelt88 at Hayden and Osborn project 15-ZN-202

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

Dear City of Scottsdale Council Members and Planning Commission:

I have lived in the home I own in Old Town Scottsdale (in the Peaceful Valley Neighborhood) for more than 20 years, and I am writing you tonight to request that you approve the Greenbelt88 mixed use re-zoning at Hayden and Osborn- project 15-ZN-2020.

When appropriate redevelopment projects like this seek to revitalize dated, and frankly dilapidated strip malls around Scottsdale, I've watched time and again as the vocal minority of change-fearing citizens break out their "no to everything!" Picket signs.

Sometimes, unfortunately, they succeed by bullying the quiet majority and reasonable

members of City government into compliance with their "fear of all change" perspective. They spread half truths and fear, and attempt to bury government officials with their false narratives. This has to stop. There are a great many more citizens of Scottsdale in our community, busy going to work each day, patronizing Scottsdale business and adding positively to our community who are largely unafraid of change, and tired of the "no to anything new" narrative.

I believe the Greenbelt88 developers have gone above and beyond in showing good faith that this project will be a benefit to the community and provide much needed housing so others seeking all the great things Scottsdale has to offer can join us here and enjoy it as well.

Please, approve this, and any similar project that creates a vibrant community unafraid of appropriate redevelopment that aligns with the City's General Plan - as I believe this project does.

Thank you for your time and the work you do to keep our community great.

From: [Schilling, Bethany](#)
To: [Tyler Waller](#)
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: Approve Re-zoning for Greenbelt88 at Hayden & Osborn
Date: Monday, August 23, 2021 9:28:16 AM

Good Morning Mr. Waller,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing this Wednesday, August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](#)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Tyler Waller <tywaller7@gmail.com>
Sent: Sunday, August 22, 2021 5:44 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: Todd Silver <todd888@gmail.com>
Subject: Approve Re-zoning for Greenbelt88 at Hayden & Osborn

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

Dear City of Scottsdale Council Members and Planning Commission:

By way of introduction, my name is Tyler Waller and I have been a proud resident of Scottsdale, Arizona all of my life. I am writing to you in hopes that you will approve the Greenbelt88 mixed-use re-zoning at Hayden and Osborn ("Project 15-ZN-2020"). Approving this project would not only revitalize this tired center but supplement the rapidly growing area. I believe this development would push the community in a direction aligned with the city of Scottsdale. The neighboring

residents, green-belt walkers, and park-goers would welcome the facelift; inviting surrounding people to visit the center and further revenues.

I strongly believe in this project and urge you to approve the proposed re-zoning.

Thank you,

Tyler Waller

From: [Schilling, Bethany](#)
To: [Hallie Cohen](#)
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: Approve re-zoning for Greenbelt88 at Hayden & Osborn
Date: Monday, August 23, 2021 9:28:55 AM

Good Morning Ms. Cohen,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing this Wednesday, August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](#)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Hallie Cohen <hallie.cohen2@gmail.com>
Sent: Sunday, August 22, 2021 6:08 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Approve re-zoning for Greenbelt88 at Hayden & Osborn

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

Dear City of Scottsdale Council Members and Planning Commission:

I live in Scottsdale and writing to request that you all Approve Greenbelt88 mixed use re-zoning at Hayden and Osborn- project 15-ZN-2020.

Thank you,
Hallie Cohen

Opposition

From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #274)
Date: Wednesday, August 18, 2021 4:59:59 PM

Planning Commission Public Comment (response #274)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	8/18/2021 4:59:48 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	15-ZN-2020
COMMENT	
Comment:	<p>Dear Commissioners, I will not be able to attend the meeting next week regarding Greenbelt 88. But I was involved as an interested neighbor when this first started, spoke to the applicant directly, provided written feedback and asked to be kept informed of the project. I listened to each hearing and provided public input. In both cases the DRB and P&Z continued this item for lack of sufficient information and concerns from residents. The last hearing you asked the applicant to meet with neighbors; they did not invite everyone who was interested, they invited a select few and held the meeting in an unairconditioned suite with 6 chairs (there were about 30 people who came once we found out about the meeting). I wanted to support this project, it has some good merits to it, however, it is in the wrong place. While we have approved AIRE, a 36' tall 12 du/ac owner occupied product at 68th and McDowell (in a redevelopment area), we should NOT be approving 58' tall (with mechanical screening) and 41 du/ac apartments along the greenbelt (not in a redevelopment area). They are not</p>

<p>bringing significant public benefit. We need trees along the street front, not the transformers and trash enclosures they moved for their benefit. Keep the density and height increases where they were intended; do not set precedence with this encroachment into the neighborhoods. Traffic has gotten bad enough with the new units already added, and I've heard there are 6,000 new units entitled and under construction in south Scottsdale. Please WAIT 4 years to let the dust settle on what has already been approved, and reevaluate our quality of life and long range vision before allowing triple the density to set precedence for all future cases! We are happy with the current mix of tenants and can wait for the right mix of uses to fit this site. Please listen to the residents who live with these decisions, vote no on Greenbelt 88.</p>	
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Diana
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	dmdmkamin@gmail.com
Phone:	(480) 947-0299
Address:	8306 E Oak St
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #275)
Date: Thursday, August 19, 2021 3:33:26 PM

Planning Commission Public Comment (response #275)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	8/19/2021 3:33:08 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Greenbelt 88
COMMENT	
Comment:	Given the neighborhood opposition to the Greenbelt 88 project, I would hope that the Planning commission would seriously consider a NO vote on this proposed developement. Residents of Scottsdale, especially south Scottsdale, have had enough of seeing their neighborhoods impacted by higher density, and it's time to draw the line. Greenbelt 88 seems like a good line to draw. Thanks Dan Troop 6619 E. Vernon Ave Scottsdale, AZ
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Dan Troop
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	dantroop1@msn.com
Phone:	(480) 941-5952
Address:	6619 E. Vernon Ave
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	



From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #276)
Date: Sunday, August 22, 2021 5:18:44 PM

Planning Commission Public Comment (response #276)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	8/22/2021 5:18:06 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Greenbelt 88 15zn2020
COMMENT	
	<p>Madam Chairwomen, members of the Planning Commission my name is John Faramelli I live at Granite Reef and Osborn. I would like the PC to recommend denial of this rezoning. When this project went through DRB it was met with favorable comments. In my career I have worked with many architects and the very first step is how their project fit with the surrounding architectural design. This building will be approximately 30 feet higher than anything in that area. It will look like a sore thumb. It is also incompatible with the surrounding densities it is twice as dense as the other multi-use projects. The development team of this project continues to talk about access ingress and egress out of the project, yes they do have 5 access point but I would tell you they are not correctly located to serve their new design. They were ask to redo some of the access points but they refused. They tell the neighborhood that the tenants do not want to be there, however I have never seen any documentation of that. I also have never seen any documentation on the</p>

<p>Comment:</p>	<p>support of the golf course. I spoke to the Vice President of Arcis that manages the Golf course and never heard from anyone except me. I have heard from Planning Commissioners and City Council justifying support based on a lack of multi-family in our city I do not believe this is happening in the southern part of the city. However if this is what you believe than I would strongly recommend you direct the city staff to investigate the inventory of multifamily in each Character Area and make a recommendation on how deficient we are in Scottsdale rather than hearing it from a developer or an article in the paper. I have many technical issues that I have such as Public Outreach/ like ignoring the grater neighborhood. Has the police looked at this project to make sure the design is architecturally design to minimize any potential crime. The final issue is how they are going to determine the height of these buildings, according to the ordinance, also they must make sure that they are 2 one half feet above the 100 year water surface elevation final they must screen the mech. equipment. With all these unknowns that this body will not see the final height on this project. Please listen to the Neighborhood and the 500 plus folks that signed out petition.</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
<p>First & Last Name:</p>	<p>John Faramelli</p>
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
<p>Email:</p>	<p>jfaramelli@cox.net</p>
<p>Phone:</p>	<p>(602) 206-9391</p>
<p>Address:</p>	<p>3327 North Granite Reef Road</p>
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #277)
Date: Tuesday, August 24, 2021 10:56:14 AM

Planning Commission Public Comment (response #277)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	8/24/2021 10:55:30 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	3. Greenbelt 88
COMMENT	
Comment:	<p>My family have lived on Osborn Rd, in Peaceful Valley, for the past 35 years. We are very familiar with the current development at Hayden and Osborn. The existing center is in need of re-development. BUT the proposal before you this evening is too dense. Four stories will dominate the surrounding area. The orientation of the main buildings towards the Indian Bend Wash is a major enhancement to the project and the pedestrian treatment is a benefit to the area. The provision of minor retail to the project does not justify the change in zoning that is being requested. A three story building would complement the area. The buildings can still be architecturally meaningful and not simply a "walk up" block of apartments. Apparently the developer has not wanted to make any major changes to the project in cooperation with the neighbors. Any changes have been minor. I believe it is incumbent on the Planning Commission and City Council to only agree to Zoning changes that provide benefits citywide.</p>

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Alex McLaren

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

Alexmclaren9@gmail.com

Phone:

(480) 322-8404

Address:

7624 E Osborn Rd. , Scottsdale, 85251

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Schilling, Bethany](#)
To: pb415linker@cox.net; [City Council](#)
Cc: [McClay, Doris](#); [Cluff, Bryan](#)
Subject: RE: District at 9400 Shea
Date: Tuesday, August 24, 2021 9:48:31 AM

Good Morning Mr. & Mrs. Linker ,

Thank you for reaching out to Mayor Ortega and City Council to express your concerns for the District at 9400 Shea and Greenbelt 88 proposals.

The District at 9400 proposal is currently on the agenda for the City Council meeting tonight. However, the applicant has requested a continuance. City Council will vote tonight on whether to grant the continuance or vote on the proposal at the City Council meeting tonight. If you are not already, please consider following the link below for up to date information on the proposal and public hearing dates.

District at 9400 Shea Case Information:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/50424>

The Greenbelt88 proposal is currently scheduled to be heard by the Planning Commission tomorrow, August 25th, 2021. Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting Mayor Ortega and City Council. We will make certain your input is included with all public comment.

Bethany Schilling
Management Assistant to the Mayor and City Council
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: bschilling@scottsdaleaz.gov

From: pb415linker@cox.net <pb415linker@cox.net>
Sent: Monday, August 23, 2021 5:28 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: District at 9400 Shea

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

To all Council Members and Mayor,

PLEASE VOTE NO ON BOTH THE District at 9400 Shea AND The Greenbelt 88 projects.

Since we moved to Scottsdale in 1997, we have seen an outbreak of multiple housing projects. Yes, indeed some of them do look like inner city housing projects, like the one adjacent to Costco on Hayden do indeed look like a project. Now we come to the encroachment on Hayden: a series of units housing studio and 1 bedroom apartments. These are not exactly suburban housing units.

Now we come to the housing project appropriately called District at 9400 Shea. What exactly is your opinion between a housing project and what is being called District at 9400 Shea? Seems like a New York or Chicago inner city housing project. This seems like OVER DEVELOPMENT, probably a good tax grab and a boon for developers. Has anyone in City Government considered the increased strain on fire / police / safety = personnel, equipment, sanitation, water, school capacity. Shouldn't the developer be the one to pay for these infrastructure requirements?

The courtesy of a response is requested. Thank you.

Mr. & Mrs. Bruce / Paula Linker
7959 E. Desert Cove Ave
Scottsdale, AZ 85260

From: [Schilling, Bethany](#)
To: [HJ](#)
Cc: [Cluff, Bryan](#)
Subject: RE: No Zoning Change - 15-ZN-2020
Date: Tuesday, August 24, 2021 10:19:11 AM

Good Morning Ms. Johnson,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal.

We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: HJ <HJ2009@protonmail.com>
Sent: Monday, August 23, 2021 7:53 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: No Zoning Change - 15-ZN-2020

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

Dear City of Scottsdale Council Members:

On 8/25 the Scottsdale Planning Commission will consider a rezone request at the corner of Greenbelt/Hayden, project 15-ZN-2020.

Per the DRB report on 4/22/21, the proposed building height should be justified by public benefits. For starters, this will reduce the commercial uses available to the local community. Commercial uses provide jobs to residents and revenue to the city. I've rarely experienced a situation where a city puts residential needs over commercial. We need to maintain the commercial use on the corner.

Secondly, there are already 7,000 new apartments ready and approved in Scottsdale. I understand that you do not live in south Scottsdale, but that's no excuse to allow this density fever to persist.

Lastly, cities should provide something for everybody when they are created by everybody. This rezone is not being created by everybody, it's at the benefit of the developer so they can make MORE money. Let's be honest, the people who will be living in these apartments are not long term residents who will care about the future and wellbeing of our community.

I respectfully ask for a NO to this rezone proposal.

Thank you,
Hilary Johnson

Sent with [ProtonMail](#) Secure Email.

From: [Schilling, Bethany](#)
To: [PaulM](#)
Cc: [Smetana, Rachel](#); [McClay, Doris](#); [Cluff, Bryan](#)
Subject: RE: Rezoning
Date: Tuesday, August 24, 2021 1:01:18 PM

Good Afternoon,

Thank you for reaching out to Mayor Ortega and City Council to express your concerns for the 92nd Street Rezoning, District at 9400, and Greenbelt 88 proposals.

The District at 9400 proposal is currently on the agenda for the City Council meeting tonight. However, the applicant has requested a continuance. City Council will vote tonight on whether to grant the continuance or vote on the proposal at the City Council meeting tonight. If you are not already, please consider following the link below for up to date information on the proposal and public hearing dates.

District at 9400 Shea Case Information:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/50424>

The 92nd Street Rezoning is scheduled to be heard at the Development Review Board public hearing on September 2nd, 2021. The link below provides information on the proposal and public hearing information.

92nd Street Rezoning: City of Scottsdale -

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/52217>

The Greenbelt88 proposal is currently scheduled to be heard by the Planning Commission tomorrow, August 25th, 2021. Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting Mayor Ortega and City Council. We will make certain your input is included with all public comment.

Bethany Schilling
Management Assistant to the Mayor and City Council
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: bschilling@scottsdaleaz.gov

From: PaulM <pmurko@cox.net>
Sent: Tuesday, August 24, 2021 12:26 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Rezoning

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

Baaad. Please stop the incessant upzoning that only benefits developers. Start with a BIG NO to the greenbelt desecration and the traffic overload at 92/94th and Shea if the rezoning is approved. The residents will remember the voting.

Sent from my Verizon 4G LTE smartphone

From: [Schilling, Bethany](#)
To: clustfeldt@gmail.com
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: Redone of shopping mall at Osborn and Hayden
Date: Tuesday, August 24, 2021 3:30:14 PM

Good Afternoon Ms. Lustfeldt,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again tomorrow, August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: clustfeldt@gmail.com <clustfeldt@gmail.com>
Sent: Tuesday, August 24, 2021 3:23 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Redone of shopping mall at Osborn and Hayden

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

I am against the rezoninh of this property. Project is too tall and too many units. Will increase traffic even more on Hayden. Tall buildings in way of helicopter flights to Trauma Center. Where are you getting water for this number of people. Need to control the use of water supply. We don't need apartments that are too expensive for people to rent. Need people to invest in homes, not rentals. Please reconsider. Thank you.
Carol Lustfeldt. 7411 E Edgemont Ave, Scottsdale.

Sent from my iPhone

From: [Schilling, Bethany](#)
To: [Linda H](#)
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#); [McClay, Doris](#)
Subject: RE: 9400 Shea development
Date: Monday, August 23, 2021 10:08:16 AM

Good Morning Ms. Hunstad,

Thank you for reaching out to City Council to express your concerns for the District at 9400 Shea and the Greenbelt 88 proposals.

The first proposal, the District at 9400 Shea, is currently on the agenda for the City Council meeting tomorrow, August 24th, 2021. The link below provides information on the proposal and public hearing information.

District at 9400 Shea Case Information: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/50424>

The second proposal, Greenbelt 88, was issued a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again this Wednesday, August 25th, 2021.

Greenbelt 88 Case Information: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting City Council. We will make certain your input is included with all public comment.

Bethany Schilling
Management Assistant to the Mayor and City Council
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: bschilling@scottsdaleaz.gov

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

From: Linda H <lhunstad@icloud.com>
Sent: Monday, August 23, 2021 9:29 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: 9400 Shea development

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

It's quite disheartening to discover that our new city council members...and mayor...have forgotten the platform they ran on. Listening to and being responsive to your constituents should be priority number 1. Big development was not what we wanted and what's up for voting is shocking.

There are more citizens who vote than developers.....if they even live here.

Please reassess your commitment to the people who got you elected. We do not want the 9400 Shea project (have any of you even driven down Shea lately?) or the Hayden/Osborn project.

Quality of life is important. Please don't destroy it.

Thank you.

Linda Hunstad
Registered voter

Sent from my iPad

From: [Schilling, Bethany](#)
To: [Kit and Michele Russell](#)
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: Greenbelt 88
Date: Monday, August 23, 2021 10:42:32 AM

Good Morning Mr. and Mrs. Russell,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again this Wednesday, August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Kit and Michele Russell <kitandmimi@gmail.com>
Sent: Monday, August 23, 2021 10:34 AM
To: City Council <CityCouncil@scottsdaleaz.gov>; Kit and Michele Russell <kitandmimi@gmail.com>
Subject: Greenbelt 88

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

My wife and I are 62 years old and have lived in South Scottsdale our entire life. We still live about 1/2 mile from this project. Although I agree something should be done to update this corner, putting a 4 story apartment complex here is just not the answer. Maybe 2 stories high with commercial retail being more emphasized than it has so far. Too many tall buildings going in Scottsdale, both north and south! Yes, modernize and update this area, but don't overdo it.

Lane is no longer Mayor, so let's get back to normal and keep Scottsdale beautiful. The people should have more of a say than a builder who is getting tax credits etc.

Thank you!

From: [Schilling, Bethany](#)
To: azreddog37@gmail.com
Cc: [Smetana, Rachel](#); [Cluff, Bryan](#)
Subject: RE: Greenbelt 88
Date: Monday, August 23, 2021 8:21:14 AM

Good Morning Mr. Huston,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again this Wednesday, August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: azreddog37@gmail.com <azreddog37@gmail.com>
Sent: Saturday, August 21, 2021 12:20 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt 88

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

Honorable Mayor and City Council,

My name is Robert Huston and I live at 8156 E. Whitton Ave. My parents brought me out here from Lincoln Nebraska when I was a little less than 2 years old. I grew up in South Scottsdale off of Wilshire and went to Hohokam school through the 4th grade. My parents moved to Phoenix for about 10 years before returning to Scottsdale, where I have lived for the last 44 years. If my math is correct I have lived in Scottsdale for over 50 years now. I worked for the City of Scottsdale for over 25 years. Between my wife and I we have dedicated over 50 years to the City of Scottsdale as an organization in service to the citizens of this community.

I have a problem with the Greenbelt 88 project for two main reasons – Hypocrisy and Traffic

Hypocrisy – In March of 2020 I replaced an 8 X 20 shed that had been on the side of my house for 20 years and with another 8 X 20 shed in the same location, behind a 6 foot block wall. I was immediately told by Randy Grant and his minions that the shed violated City setbacks, even though no building permit was required. During the process of trying to work with City staff (I use the term work extremely loosely), I was told the east wall of my house (built in 1959) was also in violation of City setbacks my approximately 12 inches, the front on my carport (also built in 1959) was in violation of City setbacks. The 6 foot block wall on the east side of my house was also in violation of setbacks by 6 to 12 inches even though it is one of the few fences setback from the sidewalk (over three feet) along 82nd street and in line with the other fences set back from the sidewalk. Randy Grants department did not want to talk (emails and voicemails were ignored), compromise or discuss any work arounds – they just wanted the shed torn down – no ifs, ands or buts. My wife and I work through the kangaroo court of the Board of Adjustment with nothing but frustration and aggravation. In the end the \$5000 shed was removed, even though over 35% of the corner lots like mine within a 500 foot radius of my home have a shed on the side of their house just like I had. I find it very hypocritical that Randy Grant bends over backwards to accommodate any developer that wants to put a 3, 4 or 5 story building on a postage stamp lot in South Scottsdale. Setbacks and zoning are constantly changed and modified by Randy Grant in order to accommodate Developer's needs so they can make money on their investment. But heaven help your backside if you dare to replace a 160 square foot shed in your backyard – down comes the zoning hammer. It would be nice if Randy Grant and his department was as attentive and accommodating to the citizens as he is to genuflecting to the developers. Maybe if my shed was 3 stories high Mr. Grant would have been more helpful.

Traffic - The City of Scottsdale for years has been in the express lane toward higher density in downtown and now South Scottsdale. Unfortunately the current and previous Mayors and Councils, have done nothing in regards to increasing capacity on the Streets. One of the major issues is Indian School Road, it is the major way in and out of downtown Scottsdale to the freeway. The next closer thoroughway to the freeway is North to McDonald because the City refused to widen Chaparral when they had the chance years ago, so there is a bottle neck through the townhomes. So the traffic backs up along Indian School due to the amount of cars and lack of capacity. It is even worse during Spring Training or when there is an event downtown. When that happens savvy Westbound drivers have learned they can make a left at 82nd street and go South on 82nd Street 40 to 50 miles per hour down to Osborn, make a right at Osborn and go West to Hayden. It is just the opposite for those going Eastbound that need to get to the freeway and want to avoid the Hayden/Indian School intersection. I know the developer has done a traffic study and the study shows “there will be no impact to the neighborhood”. But the study from my driveway has different results. I don't need an alphabet soup of letters behind my name to know adding almost 300 units and almost 600 cars isn't going to greatly increase traffic along 82nd street, compared to a “Dead Strip Mall”.

I know I am just wasting my time with this email. At the last open house by the developer, The Mayor and three Council members were standing over by the developer and his paid cheerleaders. So, the developer has the four votes they need to pass whatever change they need to make, so they

can make millions on their investment. But at least let me make this one suggestion change the City motto from the “West’s Most Western Town” to “Just like Phoenix only Smaller”. At least you would get points from me for honesty.

Robert Huston

From: [Schilling, Bethany](#)
To: [Vanessa Goldeen](#)
Cc: [Cluff, Bryan](#)
Subject: RE: Hayden/Osborn Project
Date: Thursday, August 19, 2021 8:22:31 AM

Good Morning Ms. Goldeen,

I copied Bryan Cluff, the Principal Planner assigned to the Greenbelt 88 proposal. He will ensure your emails are included with the supplemental packet for public comment.

Very Respectfully,

Bethany Schilling
Management Assistant to the Mayor and City Council
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: bschilling@scottsdaleaz.gov

From: Vanessa Goldeen <vgoldeen@gmail.com>
Sent: Thursday, August 19, 2021 6:38 AM
To: Schilling, Bethany <BSchilling@Scottsdaleaz.gov>
Subject: Re: Hayden/Osborn Project

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

Thank you for getting back to me.

My husband and myself will be unable to attend the upcoming hearing on the 25th, August. But we do want to make our concerned known.

The idea of this project going through just makes us sick....knowing it will impact our area in the worse way. Reconsideration of a smaller scale project seems so much better.

As a citizen of the USA we have come to think that the big guy is always going to win, that is the one with the most power/money.

We are hoping the city of Scottsdale will understand why we choose to live here....it's a big city that doesn't feel like a big city and we hope it will stay that way. If this project goes through we will likely flee the area and we love our neighborhood.

V Goldeen

On Aug 18, 2021, at 8:26 AM, Schilling, Bethany <BSchilling@Scottsdaleaz.gov> wrote:

Good Morning Ms. Goldeen,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale

- <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling

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: bschilling@scottsdaleaz.gov

From: Vanessa Goldeen <vgoldeen@gmail.com>

Sent: Wednesday, August 18, 2021 6:49 AM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: Hayden/Osborn Project

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

City Council Members.

We have been deeply concerned about the proposed redevelopment at the corner of Hayden and Osborn.

This is pure greed on the part of the city if they allow this development. Scottsdale charm and ambiance is at stake, but more importantly the impact of this level of residents will disrupt the neighborhood.

The amount of residents this development would add would make our properties values drop and contest and already impacted location especially when spring training is underway and games are going on

the stadium.

A smaller scale development would be more reasonable and appropriate for this area.

There are many locations on the east side of PIMA for such a development.

From: [Safeguard Scottsdale Run by Jan Vuicich](#)
To: [Planning Commission](#)
Cc: [City Council](#)
Subject: re: 15-ZN-2020
Date: Wednesday, August 18, 2021 1:06:46 PM
Attachments: [2021-08-18-13-55-01-greenbelt88-haydenosborn.pdf](#)
[Petition Greenbelt88 - Hayden_Osborn.pdf](#)

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

Hello City Commissioners and City Council

I want to thank you for the 4-hour Planning & Zoning meeting **on June 9, 2021**. We appreciate the continuance to work with the Developer / Legal team on this project.

A quick recap on the activities that occurred on our continuance between the Legal team and our Safeguard Scottsdale Community:

1. An open house was scheduled by the Developer / Legal team on 7/15/2021 and sent out to some community members. Our Safeguard team was not a recipient of the notices, the flyers, or even directly invited to participate. We learned about the meeting on 7/12/2021, as a courtesy to let our community know about this onsite open house, the Safeguard Scottsdale Community Team scrambled to get notices out, social media, and phone calls to get more community involvement in the onsite meeting.
2. The day after 7/16, The Safeguard Scottsdale team had scheduled with George Pasquel and Jason Morris at the Morris, Withey offices to review a list of considerations that we were asking for a compromise. The meeting was attended by 5 of our community members. The legal team invited the following people, Tammy Caputi, Solange Whitehead, Paula Sturgeon, and Andrea Alley.

After we met with the legal team, we Safeguard Scottsdale, determined based on our meeting, that we would be unable to come to a community agreement with the legal team on creating a product on the corner of Hayden / Osborn that would be an overall benefit for the general immediate community.

With that, we have decided to take a **No - Rezone stance on the project**. Therefore, we ask you, the Planning & Zoning Commission, and the City Council to vote NO on rezoning and development on the project 15-ZN-2020.

I want to submit the Safeguard Scottsdale IPetition, an online petition with 517 signatures and 268 Comments for the Planning Commission and the City Council Members. Safeguard Scottsdale generated the petition on 8/10/2021.

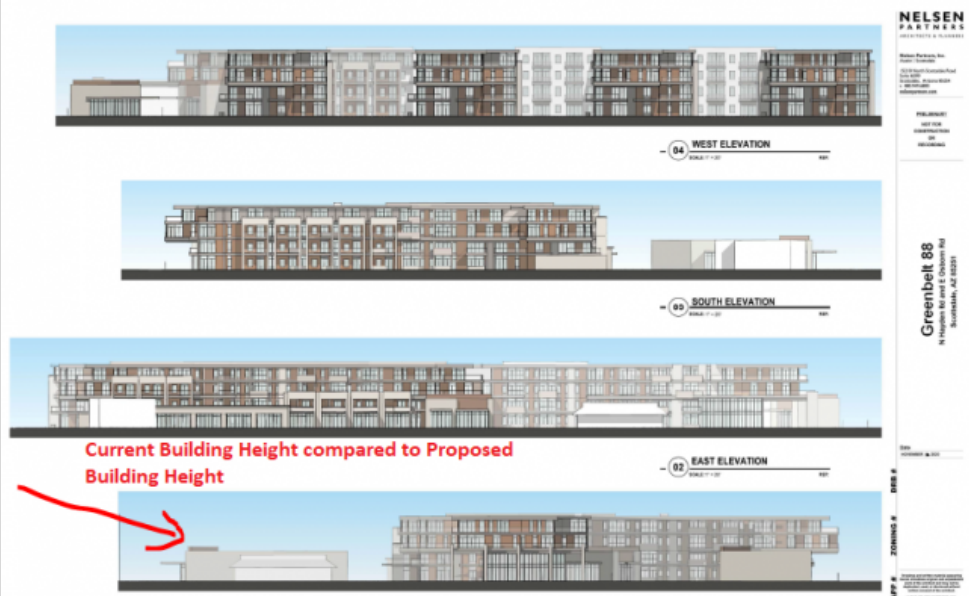
We are opposed to this project because the project does not meet the nexus of this being a benefit for our community. The project is too dense for this area and the

height of the building is too tall for the area.

I appreciate you reviewing our community members' comments and considering the significant number of signatures given the time period.

Thank you so much for being so consideration and your time.

Jan Vuicich and the Safeguard Scottsdale Community Team

JAN VUICICH  268

Greenbelt88 - Hayden/Osborn

516 people have signed this petition. [Add your name now!](#) 

516 people have signed.

35%

 Deb Barden signed 1 day ago

Dear City of Scottsdale Council Members

Mayor David Ortega, City Councilmembers – Tammy Caputi, Tom Durham, Betty Janik
– Vice Mayor, Kathy Littlefield, Linda Milhaven, Solange Whitehead,

Dear Planning Commission

Renee Higgs - Chair, Joe Young – Vice-Chair, Christian Serena, Barney Gonzales,
William Scarbrough, Barry Graham, George Ertel

We, the citizens of Scottsdale, are deeply concerned about the Re-Zoning request at the corner of Greenbelt / Hayden, project 15-ZN-2020.

After two years of trying to work with the developer, we are requesting denial of this project that fails to meet the nexus of benefit versus detriment to the community.

The following are the reasons we are requesting a No - Zoning Change and do not

SIGN PETITION

The average density is 20-24 units per acre in the local area. The project would more than double the density compared to the surrounding area at a density of 41 units per acre. The project is introducing 288 apartments. **THE PROJECT IS TOO DENSE FOR THE AREA.**

UNSUSTAINABLE UNIT MIX

There are approximately 7,000 new apartments already approved in Scottsdale and waiting to be built. The mix of units is Studio, 1 BDR, and 2 BDR with the average unit size being 778 sq feet are more in line with extended stay hotels than homes. These apartments are not intended to attract long-term residents: The target tenant will be more transient members with little investment in the community.

TRAFFIC

The project adds 394 spaces for residential parking and in addition to the commercial parking requirements, for a total of 509 vehicles. The corner will become congested with traffic. Peak traffic currently results in difficulty exiting this site and has higher accidents than other intersections. The additional tenants will cause more significant congestion. The community is concerned about the traffic at the corner with vehicles exiting onto Hayden. The community is also concerned with exiting the project headed west towards Scottsdale Road, as there is only one exit way on the Northside of the project.

PEDESTRIAN CIRCULATION HAZARDS

A roundabout is planned for the intersection of Miller and Osborn. Traffic will feed into the Osborn Hayden corner; the community is concerned about the safety of pedestrians with increased traffic. If citizens walk to the Greenbelt or access the property, the additional vehicles and parking are a hazard for both citizens and cars. The walking areas surround the outside of the building requiring pedestrians to walk across the parking lot to access the West side of the property. The project increases the potential to have more pedestrians in the parking lot and vehicle circulation of the property. We are concerned for the safety of the pedestrians trying to access the Greenbelt if they are not using a city-designated sidewalk..

BUILDING HEIGHT

We request that the project maintains the allowed height of 36' based on current zoning. However, the community's character must be protected from precedence setting changes that pave the way for future densification and destruction of our quality of life.

Greenbelt 88 does not add public value to this area.

Per the DRB report on 4/22/2021 - *"The proposed building height should be justified/offset by public benefits. More attention needs to be provided to the building massing in an effort to reduce bulk/height".* While the DRB recommended the approval. **The community will not realize more benefits to substantiate the additional height of 48' + 10' ft mechanical screen for a total of 54' in height.**

REDUCED COMMERCIAL

The retail reduction from 65,000 sq ft is limited to the 25,000 retail designed in shallow store frontage that limits potential tenants, including the current businesses on site. The community is concerned that not all of the 25,000 sq ft are designed for

SIGN PETITION

zoned properties for a sustainable economic portfolio. Commercial uses provide jobs to residents and revenue to the city.

LACK OF LAND USE BALANCE

The PUD would change the retail mix from 100% down to an insignificant 8% retail and 92% residential combination.

The public has spoken out repeatedly on the uses of the retail center; the shopping and restaurants are supported considerably by the local community.

The restaurant Uncle Sal's confirmation on staying has not been secured for the new location. Neither have any of the current tenants such as The UPS Store, The Blind Big, The Copy Max, The Dance Studio, and several others on the list. The community is concerned at the loss of all of the retail that, based on the structure of the new building, will not secure tenants that are significant to the community.

PRECEDENT

The Greenbelt is one of the crown jewels of Scottsdale. Per the City of Scottsdale Indian Bend Wash Master Plan, the community creates urban "green spaces". The height and the building along the Greenbelt will diminish the city's current project already set in place. The height will allow for additional precedence to be developed and will reduce the ability for the City Council to negate other sizes and densities along the Greenbelt

The change will have a significant impact on our neighborhoods and compromise the spirit and intent of the surrounding community that is predominantly a single-family home neighborhood.

Please sign the petition to vote **NO CHANGE IN ZONING**. Keep our retail and reduce the density and apartments in our area.

PLEASE EMAIL the City Council.. citycouncil@scottsdaleaz.gov

Share for Success

268 COMMENTS

Randall Wolff
Aug 18, 2021

Aug 18, 2021
upvote reply show



I spent several years working for Urban Development and Housing. During that time if I learned anything it was people create the environment. Those of use who have spent decades to work towards living in a nice family type neighborhood are being ignored in this community. We are living next to an AirB&B or feeling the effects of multi housing, which I do not understand how a single family home can be used as a motel short tern rental in a residential zoned neighborhood. The added traffic, transient people and neighborhood crime are all closing in on us. Loosing this shopping center will be nothing less than a great inconvenience for me as I shop at most of the stores and eat at the restaurants in there.

SIGN PETITION



This petition has collected
516 signatures
using the online tools at www.ipetitions.com

Printed on 2021-08-18

Greenbelt88 - Hayden/Osborn

About this petition

Dear City of Scottsdale Council Members

Mayor David Ortega, City Councilmembers – Tammy Caputi, Tom Durham, Betty Janik – Vice Mayor, Kathy Littlefield, Linda Milhaven, Solange Whitehead,

Dear Planning Commission

Renee Higgs - Chair, Joe Young – Vice-Chair, Christian Serena, Barney Gonzales, William Scarbrough, Barry Graham, George Ertel

We, the citizens of Scottsdale, are deeply concerned about the Re-Zoning request at the corner of Greenbelt / Hayden, project 15-ZN-2020.

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The retail reduction from 65,000 sq ft is limited to the 25,000 retail designed in shallow store frontage that limits potential tenants, including the current businesses on site. The community is concerned that not all of the 25,000 sq ft are designed for public commercial uses and may be allocated for tenant uses such as a "pet spa" and the leasing office for the building tenants. Scottsdale needs to retain its commercially zoned properties for a sustainable economic portfolio. Commercial uses provide jobs to residents and revenue to the city.

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PLEASE EMAIL the City Council.. citycouncil@scottsdaleaz.gov

Signatures

1. Name: JAN VUICICH on 2021-08-08 21:54:35
Comments:

2. Name: Emily Austin on 2021-08-09 01:43:09
Comments: The same old zoning attorneys are trying to push through yet another project that the neighbors don't want. It's too tall, too dense and cuts into much-needed retail in the already established shopping center. The owner of the property wouldn't budge and work with the neighbors.

3. Name: Robert Harris on 2021-08-09 02:00:34
Comments: Dont New York our Scottsdale...No law says we need to create affordable housing in scottsdale. We loved here because of the family community and grewt place to raise kids and not overcrowded but now you want to add 50-100k people with all the apartments you are zoning for? There is a reason all the wealthy people are moving way north to get away from old town and central scottsdale. Its very similar to the terd hole mesa has become now that they all moved to Gilbert/Chandler.

4. Name: JACQUE MEDRANO on 2021-08-09 02:06:59
Comments:

5. Name: Christina Eoff on 2021-08-09 02:09:34
Comments: This is absurd. Along with the points mentioned in the petition, the streets in this area cannot handle another 300-400 residents and their vehicles. The streets are not wide enough and there are not enough lanes. We need our local stores to stay open in their current, convenient location. Stop building up. We are running out of water as it is. No more apartments. Our economy, environment, and roads need time to adjust to the current influx of residents we've received the past 2 years. Build somewhere else.

6. Name: Paul Murkowicz on 2021-08-09 02:54:34
Comments: The City Council should respect the zoning and the rights if the citizens. Keep the high density junk off the Greenbelt. 700 ft2 does not attract a long term residents.

7. Name: Gail Sikes on 2021-08-09 05:25:48
Comments:

8. Name: Tina Schiller on 2021-08-09 05:48:41
Comments:

9. Name: Linda on 2021-08-09 05:52:19
Comments: No change in zoning stop this ugly growth

10. Name: Bob Humphrey on 2021-08-09 05:56:53

Comments:

-
11. Name: M Tumbarello on 2021-08-09 05:57:50
Comments: Too many apartments already being built in south Scottsdale. Density of this one too much. It will cause too much extra traffic in the area.
-
12. Name: Peter Petrinovic on 2021-08-09 06:01:45
Comments: The Greenbelt88 proposal is terrible! Please DENY the requested zoning change, and leave things as they are.
-
13. Name: Brian Teraoka on 2021-08-09 06:23:49
Comments: I want smart development.
-
14. Name: Christine Fiore-Velez on 2021-08-09 07:56:43
Comments: We have a planning commission for a reason. Please stop making citizens beg you to follow your own zoning laws.
-
15. Name: Krea Feters on 2021-08-09 08:29:46
Comments:
-
16. Name: Diane Ryan on 2021-08-09 08:53:50
Comments:
-
17. Name: RObin lippincott on 2021-08-09 09:03:45
Comments: There are enough apartments
-
18. Name: Elizabeth Enright on 2021-08-09 09:32:02
Comments:
-
19. Name: Nancy Cantor on 2021-08-09 10:31:22
Comments: The density, the unsustainable unit mix as exhibited elsewhere in the area is lending to short term rentals along the lines of short term stay hotels a factor not missed by the industry and the state legislature.
Preservation and Conservation elements are very weak.
-
20. Name: Maria Leyva on 2021-08-09 12:07:14
Comments:
-
21. Name: Michael Torrey on 2021-08-09 12:19:00
Comments: Please enforcement current zoning laws. Please stop bowing to commercial developers over wishes of the community. We had enough apartments in south Scottsdale!
-

22. Name: Anthony Leavy on 2021-08-09 12:21:18
Comments: We need permanent residents in Scottsdale that care about our city not temporary residence which apartments bring. The PUD system in Scottsdale has already failed of the ones completed so far only 3 % are actually retail just another way for big money to make more money. Finely the intersection at Hayden & Osborn will become one of most dangerous areas in the city please stop the apartment maddness that has taken over our city, state and nation.
-
23. Name: Terri Brandow on 2021-08-09 12:51:55
Comments:
-
24. Name: Iris on 2021-08-09 12:52:10
Comments: Our neighborhood is being overran with short term rentals, and to many apartments without any added retail space to support the current population. Grocery stores are overwhelmed with the amount of people in the area. Streets are overrun with traffic and it's only getting more congested.
-
25. Name: Keri Kirby on 2021-08-09 12:55:34
Comments: Do not allow rezoning. Do NOT want the height
-
26. Name: Michele Russell on 2021-08-09 13:11:19
Comments:
-
27. Name: Diana on 2021-08-09 13:14:59
Comments: Too much time has been spent trying to get this developer to listen to residents, stop wasting our time, vote no and end this, please. We don't want this project at this location.
-
28. Name: Josh Friedman on 2021-08-09 13:23:25
Comments: There is nothing positive about this project for the neighborhood. The only benefit is to the developer. We want to keep our little bit of commercial retail space especially the ones at this center.
-
29. Name: Christina Monti on 2021-08-09 13:31:28
Comments:
-
30. Name: Meghan ACER on 2021-08-09 13:33:51
Comments:
-
31. Name: Thomas W George on 2021-08-09 13:50:44
Comments: This is a no. Scottsdale has pandered to developers too many times and vertical building limits have been a problem since Scottsdale Shadows was snuck in.
-
32. Name: Patricia Malley on 2021-08-09 13:52:57

Comments: Strongly agree with this petition.

-
33. Name: Edmond Richard on 2021-08-09 13:54:21
Comments: Deny the request. Too dense and not a proper fit for the community.
-
34. Name: Sharon Cini on 2021-08-09 14:19:13
Comments:
-
35. Name: Jamie Mitchell on 2021-08-09 14:19:15
Comments:
-
36. Name: Charles delaney on 2021-08-09 14:20:32
Comments:
-
37. Name: Amanda Marenghi on 2021-08-09 14:25:06
Comments:
-
38. Name: Lisa Bayer on 2021-08-09 14:25:18
Comments: No Rezone!! No more appts! No more tall buildings!! Scottsdale used to be a desirable place, you are turning it into Phx. In 10-15 years, you will have turned this area into ghettos with all these apartments! Area too dense already! The local citizens enjoy the retail that is there. Too many appts in that area already. Need single family homes, not apartments. Need citizens who care about community, not more transient population. Crime has already sky rocketed in out neighborhoods, PLEASE stop the apartment building!! So tired of the city selling out to developers who make their buck then leave the citizens to live in the chaos they created.
-
39. Name: Annette Hartsock on 2021-08-09 14:27:53
Comments:
-
40. Name: Ashley Davis on 2021-08-09 14:33:49
Comments:
-
41. Name: Shane Blair on 2021-08-09 14:35:17
Comments: It's terrible build: not best for community
-
42. Name: Paula Rudnick on 2021-08-09 14:44:02
Comments: NO-NO-NO do not give in to developers--they have to follow the rules and no more height---no more density
-
43. Name: Leslie R Rudnick on 2021-08-09 14:47:35
Comments: Deny this project for thee good of Scottsdale.
-

44. Name: Jennifer Adams on 2021-08-09 14:49:25
Comments:
-
45. Name: Cindy Miller on 2021-08-09 14:49:43
Comments:
-
46. Name: Tonya Bentel on 2021-08-09 14:51:29
Comments:
-
47. Name: Amanda Winslow on 2021-08-09 14:54:30
Comments:
-
48. Name: Jacob Lazar on 2021-08-09 15:04:43
Comments: We already have too many empty apartments on Hayden between McDowell and Chaparral and definitely don't need more traffic which is bad now. Besides we need that shopping center with wide variety of stores. Stop the congestion of Scottsdale. We are not Phoenix and do not want to become one
-
49. Name: Katherine E Herrick on 2021-08-09 15:07:30
Comments:
-
50. Name: Dan Vuicich on 2021-08-09 15:09:05
Comments: This project does not belong here.
-
51. Name: Cannon Couch on 2021-08-09 15:12:33
Comments:
-
52. Name: Kimberly Clancy on 2021-08-09 15:15:02
Comments:
-
53. Name: Steven Brecken on 2021-08-09 15:21:34
Comments:
-
54. Name: David Schafranka on 2021-08-09 15:23:13
Comments: Don't need even small high rises to disrupt the beauty of our green belt area or the increase in congestion.
-
55. Name: Carole Ann Corcoran-Ancona on 2021-08-09 15:25:06
Comments:
-
56. Name: Elvio Scaramella on 2021-08-09 15:29:58
Comments: Please stop at building apartments. And if you do no more high rise. Thank

you

-
57. Name: Kathy-Brie Tompkins Ramirez on 2021-08-09 15:44:21
Comments: We don't need any more overpriced luxury apartments in this area. It's an eyesore, makes for more car accidents because there are so many cars on the road, will make kids who walk to/from Pima Elementary more at risk of getting hit by a car, and will be more of a detriment than it would be a service to our community. 'The world's most western town' is less and less every day.
-
58. Name: Jennifer Dosier on 2021-08-09 15:53:06
Comments:
-
59. Name: Alison Rao-Valdes on 2021-08-09 16:02:56
Comments: Please! Don't allow this! We will be the next LA in less than 15 years. Thank you.
-
60. Name: Jonathan DeMent on 2021-08-09 16:03:15
Comments:
-
61. Name: Allison Powell on 2021-08-09 16:03:52
Comments:
-
62. Name: Kathleen Glover on 2021-08-09 16:05:13
Comments: Please don't make this change. It is not consistent with the Scottsdale's best livable city.
-
63. Name: Kendall Davis on 2021-08-09 16:05:46
Comments:
-
64. Name: Craig Malley on 2021-08-09 16:16:01
Comments: There is also the issue that all these new apartments will put a much greater strain on public safety which is already understaffed.
-
65. Name: Thomas Rowland on 2021-08-09 16:22:52
Comments: No more apartments
We do not have the roads or infrastructure for the increased population in south Scottsdale
-
66. Name: Lynn Aldrich on 2021-08-09 16:29:45
Comments:
-
67. Name: Ruth Anne Lefkowitz on 2021-08-09 16:36:47
Comments: We have lived and raised our family here in Scottsdale for 30 years. Our city is becoming too crowded and too expensive. Increasing the building height will only

make Scottsdale worse and a less desirable place to live and raise a family.

-
68. Name: Linda McNelis on 2021-08-09 16:38:23
Comments:
-
69. Name: Jennifer Burrell on 2021-08-09 16:47:22
Comments:
-
70. Name: Patricia Shaler on 2021-08-09 16:48:46
Comments: City Council Members - do you recall why you were elected?
-
71. Name: Lisa Braidech on 2021-08-09 16:52:15
Comments:
-
72. Name: James Roper on 2021-08-09 16:53:05
Comments:
-
73. Name: John Reynolds on 2021-08-09 16:59:33
Comments:
-
74. Name: Matthew Czuzak on 2021-08-09 17:13:56
Comments:
-
75. Name: Margie Creedon on 2021-08-09 17:28:35
Comments: I agree with the comments already expressed here. Want to add this tragic reminder of what could very likely happen as the apartment population increases and residents crossing Hayden mid-point (attractive retail will be across street on east side and more available parking). How many more lives could be lost?
<https://www.statepress.com/article/2011/09/asu-alumnus-killed-in-hit-and-run>
-
76. Name: Emilio Estrada on 2021-08-09 17:40:28
Comments:
-
77. Name: Saria Johnson on 2021-08-09 17:46:39
Comments:
-
78. Name: Alvina Molina on 2021-08-09 17:49:33
Comments:
-
79. Name: JOHN FARAMELLI on 2021-08-09 17:56:56
Comments: This development has not worked with the neighbors in good faith. If you look at what they are proposing the building it self will stand out like a sore thumb it will tower of the entire area. (that is not good design) Please support the neighborhood that has

been living this nightmare of a project for two years. Help us put it to rest.

-
80. Name: Justin Choy on 2021-08-09 18:02:59
Comments: We don't need another luxury apt complex.
-
81. Name: Ram Shembekar on 2021-08-09 18:18:55
Comments: Any further apartment complexes should be disallowed for at least next 10 years to avoid overbuilt and related issues
-
82. Name: Vanessa Goldberg on 2021-08-09 18:37:29
Comments: I am appalled by what is happening to the Hayden corridor in South Scottsdale: One huge apartment/condo complex after another. This is turning a living neighborhood into a BEDROOM STRIP!
The Greenbelt88 project falls right into all of the negatives: Too much density of small living spaces, too many cars, elimination of neighborhood character with loss of shopping and service, monster buildings replacing spacious construction...
NO! This project IS MAKING THE WHOLE TREND WORSE!
City council and mayor, we elected you to STOP the destruction of Scottsdale's character! Now do it, for goodness sake!!
-
83. Name: CARROLL ANN BALLOR on 2021-08-09 18:52:00
Comments:
-
84. Name: Mark Marchetta on 2021-08-09 19:02:33
Comments:
-
85. Name: Raina Sainz on 2021-08-09 19:04:14
Comments: This Developer's request is way too much for the area. Please ask them to move further north, WAAAAAY North.
No more high rise crazy requests.
-
86. Name: REBEKKA GOODMAN on 2021-08-09 19:04:32
Comments:
-
87. Name: Jeff Straine on 2021-08-09 19:12:37
Comments:
-
88. Name: james bushlow on 2021-08-09 19:16:45
Comments:
-
89. Name: Bob Pejman on 2021-08-09 19:17:14
Comments: Is it the Council's duty to upzone properties to enrich land owners who hire top notch zoning attorneys, OR to represent the interests of the Scottsdale citizens?
-

90.	Name: Eva Castillo	on 2021-08-09 19:19:45	Comments:
91.	Name: Melissa Bagley	on 2021-08-09 19:21:08	Comments: Please vote no.
92.	Name: Ernesto Suarez	on 2021-08-09 19:28:48	Comments: Long time Scottsdale resident and voter
93.	Name: Jeffrey Lambson	on 2021-08-09 19:29:26	Comments: Enough stack and pack ...
94.	Name: Douglas Peterson	on 2021-08-09 19:36:59	Comments:
95.	Name: Camelia Gross	on 2021-08-09 19:45:58	Comments:
96.	Name: Darrin Sabin	on 2021-08-09 19:47:30	Comments: This is too tall, and will not attract families, or new neighbors with moderate means.
97.	Name: Assunta Misseri	on 2021-08-09 19:50:47	Comments: Please vote no
98.	Name: Pat Lankowitz	on 2021-08-09 19:50:51	Comments:
99.	Name: Curtis Frank	on 2021-08-09 20:01:22	Comments:
100.	Name: Debra	on 2021-08-09 20:05:13	Comments:
101.	Name: Sharon Barone	on 2021-08-09 20:11:29	Comments:
102.	Name: AMANDA THOMAS	on 2021-08-09 20:14:51	Comments:
103.	Name: Debra Marinshaw	on 2021-08-09 20:24:28	Comments: Too many apartments, up zoning, and traffic which is a detriment to our

neighborhoods. Not to mention we are in a 20 year drought.

-
104. Name: Julia Pitula on 2021-08-09 20:28:43
Comments: Say no to upzoning!
-
105. Name: Anna M Zappia on 2021-08-09 20:28:46
Comments:
-
106. Name: Anthony Spaltro on 2021-08-09 20:28:52
Comments: Traffic and real estate market being ignored. Height restrictions being ignored. Get city council to abide by general plan they can't be bothered to update.
-
107. Name: Shalegh Silkey on 2021-08-09 20:32:57
Comments:
-
108. Name: Lori Jo Yock on 2021-08-09 20:38:34
Comments:
-
109. Name: Terri Myers on 2021-08-09 20:41:58
Comments:
-
110. Name: Jessica Kallinen on 2021-08-09 20:58:43
Comments: Stop building without planning. South Scottsdale deserves better.
-
111. Name: Laura Weaver on 2021-08-09 21:01:13
Comments: I oppose this project for all of the reasons presented herewith!!
-
112. Name: Laura Vreeland on 2021-08-09 21:01:37
Comments:
-
113. Name: Frank Perez on 2021-08-09 21:02:37
Comments:
-
114. Name: Ed bedwell on 2021-08-09 21:09:41
Comments: Cmon council. This project is too tall and way too big for the area. Let's get the general plan amended and then start approving more projects.
-
115. Name: Lynda Helmstadter Barber on 2021-08-09 21:33:07
Comments: Zoning limitations are there for a reason. We have no infrastructure to support this density and we do not want more short term rental units that are unconfirming to city guidelines. Period.
-

116. Name: Greg Weisman on 2021-08-09 21:39:08
Comments:
-
117. Name: J Hanratty on 2021-08-09 22:18:39
Comments: NO CHANGE IN ZONING! The detriment and loss of commercial businesses and jobs to this community is far greater than the benefit of even more elevated high-density apartments. Please save our local business - NO RE-ZONING
-
118. Name: paula hanratty on 2021-08-09 22:25:31
Comments: save our local businesses and the beauty of the greenbelt vote no on rezoning.
-
119. Name: Howard Myers on 2021-08-09 22:33:16
Comments: Apartments lose the city money (cost more than any income they provide), they increase traffic congestion, and in this case are taking away commercial that contributes to the city's income. Also we have way too many already, with more approved and not yet built. Where is the public benefit? Not only is there NONE this project would be a huge detriment to the city, the community and the city's fiscal sustainability.
-
120. Name: Jason Aderhold on 2021-08-09 22:52:36
Comments:
-
121. Name: David Gordon on 2021-08-09 22:55:57
Comments: I urge the Council to act in the best interests of the existing residents to preserve current zoning and ambiance of Scottsdale. Please vote no on this proposed change.
-
122. Name: Michael Marinshaw on 2021-08-09 22:57:41
Comments: Please no more rezoning to please the big developers. The city needs to develop a plan that meets the needs of residents and developers AND STICK TO IT!
-
123. Name: Jocelyn White on 2021-08-09 23:07:18
Comments:
-
124. Name: Theresa on 2021-08-09 23:10:25
Comments:
-
125. Name: Barbara Swift on 2021-08-09 23:15:49
Comments:
-
126. Name: Copper Phillips on 2021-08-09 23:20:20
Comments: The height and density of this project is absolutely incompatible with the neighborhood and inappropriate next to the Greenbelt. There is a paucity of retail space and an inordinate number of very small units (under 800 sq. ft.). There is no community

benefit in this project, no dedicated senior housing or low income housing. It is not worthy of approval.

-
127. Name: Thomas Pelka on 2021-08-09 23:25:39
Comments: No more traffic on Osborn
-
128. Name: Christie Lee Kinchen on 2021-08-09 23:28:03
Comments:
-
129. Name: Mary Genualdi on 2021-08-09 23:29:42
Comments:
-
130. Name: Kristin Maloney on 2021-08-09 23:31:46
Comments: As a local neighbor and homeowner, I'm opposed the rezoning of Hayden/Osborn to be for a high rise apartment building. I'm seeing this getting built all around Old Town already and I'm concerned about traffic and congestion, as well as density of people living in our area. I agree with the petition to request denial of this project and that it will be at the detriment of our community.
-
131. Name: Susan Kauffman on 2021-08-09 23:34:10
Comments: The greenbelt - an outstanding feature of Scottsdale's outside activities. A structure of the height and density that is proposed will blight the appearance of the greenbelt and golf course.
-
132. Name: Ted Keller on 2021-08-09 23:35:19
Comments: Agree that height increase is out of place and the extremely small apartments are inconsistent with the general area home and apartment environment. Retail is so little as to encourage high business turnover.
Parking and layout were very good but it is not a fit four our community.
-
133. Name: Lindsey Pontari on 2021-08-09 23:35:44
Comments:
-
134. Name: Janet Brusca on 2021-08-09 23:46:15
Comments: Do not rezone this property. Thank you.
-
135. Name: Ann Brown on 2021-08-09 23:49:51
Comments: The neighbors in the area should have a say in what transpires in their neighborhood, the infrastructure and new structures should fit in with the current design of the neighborhood. A four-story and heavily inhabited building does not enhance the neighborhood. Listen to the people, please!
-
136. Name: Cheri Martens on 2021-08-09 23:51:15
Comments: Too much development and it not enough for the density that are asking for!

I'm sick at heart to see the way old town and SCOTTSDALE is turning into you. Greed
greed greed

-
137. Name: Jenna Esterson on 2021-08-09 23:51:26
Comments:
-
138. Name: Paulette Morganstern on 2021-08-09 23:52:37
Comments: Please do not let this development go forward. It is inappropriate for the area.
It could set a terrible precedent for future potential land use.
-
139. Name: Michele Kocour on 2021-08-09 23:55:26
Comments: I am opposed to the rezoning request for the corner of Greenbelt and Hayden
project. Please deny this request. This project is too dense.
-
140. Name: Laura Hoffman on 2021-08-10 00:00:18
Comments:
-
141. Name: Lauren G on 2021-08-10 00:01:55
Comments: The Greenbelt is well zoned as it stands today. Please do not rezone this
Scottsdale treasure or let a project masquerade as "mixed use" when in fact it is just
apartments with 1 Chipotle.
-
142. Name: Jan Perozeni Corbus on 2021-08-10 00:03:41
Comments: No zoning change to allow for this project!
-
143. Name: Courtney Milewski on 2021-08-10 00:07:25
Comments:
-
144. Name: John Rodwick on 2021-08-10 00:07:31
Comments: No rezoning at Hayden and Osborne.
-
145. Name: Marisa Murray on 2021-08-10 00:08:22
Comments: Too. Many. Apartments. & Condos.

This is *like* criminal to the residents who love our area. You guys are ruining it for
\$\$\$\$\$.

The love of money is the root
-
146. Name: Andrea J Baumer on 2021-08-10 00:15:41
Comments:
-
147. Name: Kris Tull on 2021-08-10 00:33:19
Comments: Too dense and if we keep this up will have zero Mountain View's left. I can

see camelback and McDowell mountains from my home along the greenbelt and would like to keep it that way.

-
148. Name: Jeanne Peters on 2021-08-10 00:41:54
Comments: Please keep the current zoning in place.
-
149. Name: Gary Wincott on 2021-08-10 00:48:20
Comments: I agree with all of the comments and concerns expressed in the petition. Scottsdale has continually ignored the established zoning, density and height requirements strictly to satisfy the profits of the developers. The City of Scottsdale is becoming another San Francisco and Los Angeles nightmare of congestion . I strongly support not approving any change from the current zoning rules and regulations. Thank you for your consideration.
-
150. Name: Anita Marie Shaw on 2021-08-10 00:49:02
Comments: Allowing zoning changes for this development is not good for the neighborhood and should not be allowed
-
151. Name: Kali Martinez on 2021-08-10 00:59:10
Comments:
-
152. Name: Fred Corbus on 2021-08-10 01:00:31
Comments:
-
153. Name: Anita M Zastrow on 2021-08-10 01:01:10
Comments:
-
154. Name: Robin Macdougall on 2021-08-10 01:02:21
Comments:
-
155. Name: Molly Brass on 2021-08-10 01:05:01
Comments: I am opposed to the development as proposed. Going vertical is not beneficial to the city, especially when there is minimal to no retail to create sale tax.
-
156. Name: Teri Huston on 2021-08-10 01:08:00
Comments: Do not rezone this property. It will be a detriment to the neighborhood and add absolutely no value. The proposed commercial space will never be leased out as is currently the case in all the other apartments already built.
-
157. Name: Glenyss Lim on 2021-08-10 01:15:03
Comments: This development is not in accordance with the desired tone and environment of the neighborhood, as indicated in the points addressed in this petition.
-
158. Name: Lori Swaney on 2021-08-10 01:16:52

Comments: I am totally against this and have voiced my opinion to the City Council previously along with many others as well. No on this project it will have a tremendous negative impact on the community!

159. Name: Jim Haxby on 2021-08-10 01:18:22
Comments: Please do not approve this, is has no benefit to Scottsdale

160. Name: Geraldine Tinnin on 2021-08-10 01:36:11
Comments:

161. Name: Frederick McAninch on 2021-08-10 01:43:25
Comments:

162. Name: Mark Tebeau on 2021-08-10 01:43:52
Comments:

163. Name: Dee Bloom on 2021-08-10 01:52:21
Comments: I strongly oppose this

164. Name: Jim Davis on 2021-08-10 01:52:42
Comments: I support the citizens who oppose this rezoning. This project is not deserving of approval.

165. Name: Jess on 2021-08-10 01:53:13
Comments:

166. Name: Debbie Dunlavey on 2021-08-10 02:02:07
Comments:

167. Name: Michele Glasscock on 2021-08-10 02:07:41
Comments:

168. Name: Mary Hislop on 2021-08-10 02:13:51
Comments: Please try to retain the desirability of Scottsdale. I understand the difficulty, but re-zoning for the sake of a developer's pocket and not for an improvement reason is a mistake.

169. Name: Kimmie Kulbeth on 2021-08-10 02:20:32
Comments:

170. Name: Douglas Freedman on 2021-08-10 02:21:57
Comments:

171.	Name: Milena Arceo on 2021-08-10 02:23:43 Comments:
172.	Name: Dan Oien on 2021-08-10 02:36:41 Comments: Do not change zoning
173.	Name: Renee Lukan on 2021-08-10 02:44:29 Comments:
174.	Name: Samantha Ruben on 2021-08-10 02:48:26 Comments:
175.	Name: Ryan Bitikofer on 2021-08-10 02:49:36 Comments: No on overcrowding our city.
176.	Name: Michelle Bitikofer on 2021-08-10 02:51:00 Comments:
177.	Name: Debi McIntire on 2021-08-10 02:55:18 Comments:
178.	Name: Janet Marie Nedved on 2021-08-10 02:55:24 Comments:
179.	Name: Cindy Byers on 2021-08-10 02:59:44 Comments: No more apartments!
180.	Name: Mason on 2021-08-10 03:03:55 Comments:
181.	Name: Anthony Everts on 2021-08-10 03:12:28 Comments:
182.	Name: Brian Cash on 2021-08-10 03:18:15 Comments:
183.	Name: JAMES FOLEY on 2021-08-10 03:40:21 Comments: I am a long time resident and request DENIAL OF 15-2N-2020. The small amount of retail space does not support a 54' high rezoning. Keep the 36' high present zoning. LISTEN TO THE PEOPLE, NOT DEVELOPERS.

184. Name: Brian Guerrero on 2021-08-10 03:46:03
Comments: I oppose this rezoning request
-
185. Name: Vickie Bulkowski on 2021-08-10 03:48:36
Comments:
-
186. Name: Linda Tucker on 2021-08-10 03:48:58
Comments: I vote NO CHANGE IN ZONING. Keep our retail and reduce the density and apartments in our area. This change that you are proposing will have a significant impact on our neighborhoods and compromise the spirit and intent of the surrounding community that is predominantly a single-family home neighborhood.
- I vote NO CHANGE IN ZONING.
-
187. Name: Lawrence Tucker on 2021-08-10 03:50:07
Comments: I vote NO CHANGE IN ZONING. Keep our retail and reduce the density and apartments in our area. This change that you are proposing will have a significant impact on our neighborhoods and compromise the spirit and intent of the surrounding community that is predominantly a single-family home neighborhood.
- I vote NO CHANGE IN ZONING.
-
188. Name: Pamela Wheeler on 2021-08-10 03:59:15
Comments: Please don't destroy this corner. A high rise destroys our view & will add significantly more congestion to a corner that is already congested. Even the construction will make the corner very difficult for current residents.
-
189. Name: Brenda Bush on 2021-08-10 03:59:19
Comments:
-
190. Name: Roland Kueffner on 2021-08-10 04:02:08
Comments: We have enough new apartments in the area!
-
191. Name: Mary Seiler on 2021-08-10 04:04:38
Comments:
-
192. Name: Lisa Young on 2021-08-10 04:06:04
Comments: While I am for the growth of our beautiful Scottsdale I am not in support of this particular project And feel that it does not benefit the homeowners, businesses, and adds nothing to the culture of our wonderful city. Please vote no.
-
193. Name: Marge Truocchio on 2021-08-10 04:07:46
Comments:
-

194.	Name: Victoria J Billing on 2021-08-10 04:19:44 Comments:
195.	Name: Christine Frank on 2021-08-10 04:24:38 Comments: The four story bonus height does not exist north to south adjacent to the Greenbelt and should not be allowed,
196.	Name: Margaret Henning on 2021-08-10 04:25:12 Comments: I do not want this change to proceed
197.	Name: Mary Pientka on 2021-08-10 04:29:04 Comments: No Change In Zoning! No More Apartments Period--These Are College Dorm Size. These Are
198.	Name: Rebecca Artz on 2021-08-10 04:30:07 Comments:
199.	Name: Alyxx Lee on 2021-08-10 04:32:22 Comments:
200.	Name: John Vintzel on 2021-08-10 04:41:47 Comments:
201.	Name: Megan Helfenbein on 2021-08-10 04:43:36 Comments:
202.	Name: Emilie Duncan on 2021-08-10 04:48:14 Comments: I am against every aspect of this project!! We don't need height restrictions changed, we don't need the tremendous amount of traffic it will bring, and their " retail" concession is a joke! Don't approve any more of these projects!!
203.	Name: Leila Micklos on 2021-08-10 05:04:27 Comments:
204.	Name: Cheryl Maher on 2021-08-10 05:08:16 Comments: Scottsdale needs affordable housing, not more tacky monstrosities where the cost is beyond belief.
205.	Name: Phyllis Fortuin on 2021-08-10 05:10:56 Comments:

206. Name: Donna Fracaro on 2021-08-10 05:12:59
Comments:
-
207. Name: Charles Stanley on 2021-08-10 05:13:02
Comments: I agree. The density is too high in general in south Scottsdale. Indian School Rd, Osborne, and Thomas Rd are very congested in the mornings.
-
208. Name: Trisha Hammer on 2021-08-10 05:14:14
Comments: Please DO NOT do this to our community, our neighborhood...where we live! This intersection cannot handle this kind of traffic, not matter what kind of zoning is in place.
-
209. Name: Donna Muller on 2021-08-10 05:23:47
Comments: We have way too many apartments. Stop this multi housing project
-
210. Name: Michaeline Grandinetti on 2021-08-10 05:31:54
Comments:
-
211. Name: Steve Scatino on 2021-08-10 05:39:57
Comments: Vote no
-
212. Name: Blayke Hammer on 2021-08-10 05:41:12
Comments:
-
213. Name: Bari Turner on 2021-08-10 05:47:52
Comments: Keep our precious greenbelt, please

Thank you
-
214. Name: Shane Clayton on 2021-08-10 06:05:41
Comments: Way too many apartments being built in the area. This causes way too much congestion on the already overcrowded streets
-
215. Name: Elizabeth Wisdom on 2021-08-10 06:07:38
Comments:
-
216. Name: Christine Bass on 2021-08-10 06:45:58
Comments:
-
217. Name: Mary Williams on 2021-08-10 07:10:41
Comments:
-
218. Name: Terri Shepard on 2021-08-10 08:16:34

Comments: No soliciting

-
219. Name: Michelle Shepp on 2021-08-10 09:55:48
Comments:
-
220. Name: Denny Frankenfield on 2021-08-10 10:29:37
Comments: Have them build within current zoning laws. The developers knew the zoning before they purchased
-
221. Name: Amber Calhoun Kern on 2021-08-10 10:50:17
Comments:
-
222. Name: Kevin Gitter on 2021-08-10 11:30:37
Comments:
-
223. Name: Mary Patterson on 2021-08-10 11:52:46
Comments: There has already been too many changes and ugly condos newly built in Old Town Scottsdale! STOP ruining this city!
-
224. Name: Leslie A Harman on 2021-08-10 11:57:08
Comments:
-
225. Name: Christina on 2021-08-10 12:20:03
Comments:
-
226. Name: Douglas Reef on 2021-08-10 12:29:02
Comments:
-
227. Name: Chris Layman on 2021-08-10 13:11:02
Comments: No more apartments ! More people = more crime.
-
228. Name: Juli Doyle on 2021-08-10 13:34:48
Comments: Redevelopment is important but it must benefit the community as a whole.
-
229. Name: Michael Alexander on 2021-08-10 13:39:15
Comments: No more building apartments/condos!!
-
230. Name: Carol Thomas on 2021-08-10 13:44:54
Comments: I am a long time resident of Scottsdale. I love our city but I absolutely can't stand what is happening to it. No more condos or apartment buildings! Please!
-
231. Name: Maxim on 2021-08-10 13:54:09

Comments: I love the center, we go to Big 5, and copy max all the time and without them, we would have to drive much farther.

232. Name: Joseph Chaplik on 2021-08-10 14:11:26
Comments:

233. Name: Sasha Mantle on 2021-08-10 15:00:44
Comments:

234. Name: Ashley Ridge on 2021-08-10 15:08:31
Comments:

235. Name: Howard Rush on 2021-08-10 15:15:26
Comments:

236. Name: Lisa Spragens on 2021-08-10 15:19:30
Comments:

237. Name: Betsey Prevost Ricciardi on 2021-08-10 15:26:07
Comments: Scottsdale is being ruined.

238. Name: John Rizzuto on 2021-08-10 15:34:31
Comments:

239. Name: Rose Rimsnider on 2021-08-10 15:43:27
Comments: I am very opposed to a rezoning of this area as cited in this petition. Let the developer build on this site with the current zoning law.

240. Name: Jeremy Hammer on 2021-08-10 15:47:39
Comments: South Scottsdale does not need anymore Condos

241. Name: Ed Stewart on 2021-08-10 15:52:06
Comments:

242. Name: Cynthia Welt on 2021-08-10 15:54:08
Comments: Lived in this neighborhood my entire life and am so disappointed in the changes that are both happening being proposed!

243. Name: Mark Fenton on 2021-08-10 16:02:00
Comments: The city is so over built already, we ruining the goose that laid the golden egg

244. Name: Janette LoBianco on 2021-08-10 16:03:39

Comments: No more apartments/condos!

245. Name: Henry Schulte Marjorie schulte on 2021-08-10 16:20:56
Comments:

246. Name: Nancy Kronenberg on 2021-08-10 16:26:49
Comments:

247. Name: Kari on 2021-08-10 16:27:16
Comments:

248. Name: William Fritsch on 2021-08-10 16:29:10
Comments:

249. Name: Lorilai Headlee on 2021-08-10 16:32:45
Comments: Please do not move forward this is not in the best interest of the community and seeks to diminish what us supposed to be preserved.

250. Name: Carla Oddy on 2021-08-10 16:39:38
Comments:

251. Name: Eloise Mohr on 2021-08-10 16:44:07
Comments: Please put residents concerns first.

252. Name: William Brinkman on 2021-08-10 16:50:50
Comments: Another monstrosity in south Scottsdale

253. Name: Patricia Louise Van Meter on 2021-08-10 17:00:03
Comments: No rezoning

254. Name: Deb Knackstedt on 2021-08-10 17:12:19
Comments:

255. Name: Kathryn S Pohl on 2021-08-10 17:13:45
Comments: Keep this under control

256. Name: Baron B Benham on 2021-08-10 17:22:00
Comments:

257. Name: elvira ashmun on 2021-08-10 17:29:27
Comments:

-
258. Name: Barbara Berry on 2021-08-10 17:40:57
Comments: I do not want to see Greenbelt 88 apartments/condos go forward. It is too big and would be an eyesore. Also, I use the stores & restaurants in that shopping center frequently and feel their loss would be bad for our neighborhood.
-
259. Name: Karen L Miller on 2021-08-10 17:41:54
Comments: Scottsdale is more of a concrete jungle than it ever was. I am against this project.
-
260. Name: Robin Jarboe on 2021-08-10 17:46:25
Comments:
-
261. Name: Karyl Kelly on 2021-08-10 17:54:24
Comments:
-
262. Name: Alice Seger on 2021-08-10 18:06:37
Comments: There's too much congestion now add that many apartments and when Spring Training rolls around WOW just WOW to be able to get around in that area. Please rethink all this density.
-
263. Name: Doreen Hollowell on 2021-08-10 18:11:56
Comments: Please say NO to this rezoning request! We've had enough of the destruction that was the cache and charm of Scottsdale!
-
264. Name: Marianne Manner on 2021-08-10 18:27:28
Comments:
-
265. Name: DR ROBERT SAEGER on 2021-08-10 18:58:31
Comments: There is no sane reason to re-zone the SW corner of Hayden & Osborn. This exact area is not indicated for apartments, yet alone 4 or more story buildings. Please firmly reject this re-zone and this crazy developer.
-
266. Name: Lee Smeaton on 2021-08-10 19:06:26
Comments:
-
267. Name: Sue Thomas on 2021-08-10 19:09:34
Comments:
-
268. Name: Roberta Klodt on 2021-08-10 19:17:51
Comments: No reasoning for more apartments. There are enough now. There will be too much traffic, a water shortage and more air pollution. Please save our beloved Scottsdale from over development.

-
269. Name: Heidi Coates on 2021-08-10 19:18:38
Comments:
-
270. Name: Susan Wood on 2021-08-10 19:26:22
Comments: The council must stop up zoning. We don't want any more apartments.
-
271. Name: Richard marquez on 2021-08-10 19:31:38
Comments:
-
272. Name: Anthony Coates on 2021-08-10 19:33:20
Comments: Totally agree with this petition - this project should be DENIED.
Thank you.
-
273. Name: janet Kay Myers Helberg on 2021-08-10 19:39:50
Comments: NO to Zoning Change
-
274. Name: Sterling Flynn on 2021-08-10 19:41:38
Comments:
-
275. Name: Edward M Tolf Jr on 2021-08-10 19:45:25
Comments: Please enforce our laws and preserve our green belts; and our atmosphere in our town.
-
276. Name: Diane W Gray on 2021-08-10 19:48:46
Comments: Absolutely NO benefit to the area at all. No Rezone.
-
277. Name: Stanley Horowitz on 2021-08-10 19:56:40
Comments:
-
278. Name: CAROLINE BISSELL on 2021-08-10 19:57:16
Comments: there are enough apartments. there is too much density there is too much traffic. stop selling out to the developers. you are destroying our quality of life.
-
279. Name: Jose Velarde on 2021-08-10 20:00:02
Comments:
-
280. Name: Angela Acerno on 2021-08-10 20:21:37
Comments: The reason Scottsdale has always been an ideal location for so many is it's bedroom community. We had our downtown, shopping, entertainment and less traffic. With the amount of building, especially apartment buildings has caused more traffic, taken away too much of our open spaces and put in concrete. Crime is on the rise which comes with more people. Apartments turn into condos. Condos turn into Vacation rentals.

Vacation rentals turn into trashed neighborhoods. No to rezoning.

-
281. Name: Kevin Seeker on 2021-08-10 20:23:55
Comments: There are more than enough apartments, and the concern about this project appealing to more short term residents versus long term is valid. The traffic at that intersection is already a major concern
-
282. Name: Barbara Winters on 2021-08-10 20:35:19
Comments:
-
283. Name: David Ashmun on 2021-08-10 20:40:10
Comments:
-
284. Name: Foster Tracy on 2021-08-10 20:43:18
Comments:
-
285. Name: Deborah L Wallace on 2021-08-10 20:51:34
Comments: To tall and too dense!
-
286. Name: Joyce Dobler on 2021-08-10 21:02:32
Comments:
-
287. Name: Kurt Lukan on 2021-08-10 21:21:45
Comments:
-
288. Name: Susan Soltis on 2021-08-10 21:38:39
Comments: Scottsdale is building so fast that we're losing the very things people enjoy and move here for: the open space and mountain views. IT NEEDS TO STOP!!!
-
289. Name: Joseph M Rahm on 2021-08-10 21:39:44
Comments: I'm a citizen and neighbor of this scottsdale project and I reject/deny the Re-Zoning request at the corner of Greenbelt / Hayden, project 15-ZN-2020. I say NO to rezone.
-
290. Name: Hank Schwenckert on 2021-08-10 21:50:45
Comments: This density increase has to cease if our community is to remain the place we love.
-
291. Name: Stanley L Schloz on 2021-08-10 21:59:46
Comments:
-
292. Name: Randy Becker on 2021-08-10 22:08:10
Comments: No To rezone

-
293. Name: Sharon O on 2021-08-10 22:11:34
Comments: This project and the crazy decision to put a roundabout on Miller and Osborn is outrageous.
-
294. Name: Sharon O on 2021-08-10 22:11:34
Comments: This project and the crazy decision to put a roundabout on Miller and Osborn is outrageous.
-
295. Name: Michael Dale Baker on 2021-08-10 22:12:44
Comments: Project is simply too dense for the area and you continue to make a traffic problem worse.
-
296. Name: Carol Chapman on 2021-08-10 22:13:30
Comments:
-
297. Name: Terie Roubos on 2021-08-10 22:33:17
Comments: Totally too dense and unnecessary. There are thousands of condos in South Scottsdale already.
-
298. Name: Nukaia AhPo on 2021-08-10 22:38:52
Comments:
-
299. Name: Stephanie Nestlerode on 2021-08-10 22:44:17
Comments: The area's infrastructure already struggles to support the traffic & the population density, especially with the onslaught of unregulated Airbnb's and explosion of unregulated businesses in residential areas. The city needs to handle the problems we are currently facing before continuing to pack residents like sardines in neighborhoods without the appropriate space or resources to accommodate the increase in population. Regulating the problem vacation rentals would allow for some kind of market stabilization in the area and actually provide opportunities for affordable housing that these corporations are robbing young families of
-
300. Name: Martin Simonetti on 2021-08-10 22:46:00
Comments: This is exactly the type of project our community doesn't need.
-
301. Name: Cynthia Kelly on 2021-08-10 22:55:09
Comments:
-
302. Name: James Bloch on 2021-08-10 22:57:41
Comments: Reject 88, it is time that our city council listen to the citizens, more particularly the neighbors of this proposed development.
-
303. Name: Cara House on 2021-08-10 22:58:29

Comments:

-
304. Name: Cindy Leyns on 2021-08-10 23:19:30
Comments: No to rezone!
-
305. Name: Marie Finamore on 2021-08-10 23:36:26
Comments: the height, density, and loss of current retail are not acceptable. asking you to deny this project. thank you!
-
306. Name: Hilde Nielson on 2021-08-10 23:41:11
Comments: Don't destroy our Greenbelt!
-
307. Name: Barbara Friedman on 2021-08-10 23:47:59
Comments:
-
308. Name: Carolyn B Riske on 2021-08-11 00:02:35
Comments:
-
309. Name: Janet Wilson on 2021-08-11 00:09:43
Comments: The citizens of Scottsdale need to get more involved in City politics. If we don't get involved we are going to have to fight this battle on every project. We can only stop "up zoning" if we get the right people on the Planning Commission and City Council.
-
310. Name: Katharine Merucci on 2021-08-11 00:25:39
Comments: Please quit adding apartments to our city!!!!
-
311. Name: Don Dombroski on 2021-08-11 00:40:47
Comments: stop it
-
312. Name: Maureen Prombo on 2021-08-11 00:46:26
Comments:
-
313. Name: Susan A Baze on 2021-08-11 00:57:27
Comments: NO way getting too crowded by the day!
-
314. Name: Joel W Peterson on 2021-08-11 01:09:33
Comments:
-
315. Name: Gregory Paul Thorne on 2021-08-11 01:29:00
Comments:
-
316. Name: Holmes Martin Dillian on 2021-08-11 01:43:51

Comments: Hasn't enough damage already been done to our quality of life. You're not satisfied?

317. Name: Katherine Hall on 2021-08-11 01:55:35
Comments:

318. Name: Marcy Sanchez on 2021-08-11 02:01:56
Comments:

319. Name: Andrew Greenberg on 2021-08-11 02:32:45
Comments:

320. Name: Jane Kiefhaber on 2021-08-11 02:32:50
Comments:

321. Name: Jean Iriart on 2021-08-11 02:41:36
Comments: Traffic in that area is already overly busy, additional apartments would make the area undriveable.

322. Name: Mila Clift on 2021-08-11 02:51:56
Comments: Please stop building apartment complexes.

323. Name: Megan Aboud on 2021-08-11 02:56:21
Comments:

324. Name: Patti Donnelly on 2021-08-11 03:01:53
Comments: Enough already! We have way too much traffic in this area as it is!

325. Name: Paul Cavanaugh on 2021-08-11 03:02:23
Comments: I am opposed to the continual development of high density housing through our neighborhood. Enough is enough

326. Name: Maureen Ray on 2021-08-11 03:03:57
Comments: PLEASE stop the overbuilding of apartments and condos in South Scottsdale. Traffic here is horrible.

327. Name: Joan Luethe on 2021-08-11 03:04:33
Comments: I think we need less condos and should concentrate on where we are going to get our water in the coming Years

328. Name: ROSE CLAYTON on 2021-08-11 03:12:06
Comments:

329. Name: Wendy Henderson on 2021-08-11 03:32:34
Comments: Stop all these apartments and condos!! They are intrusive!
-
330. Name: Kristeen Ouellette on 2021-08-11 03:34:56
Comments: Please, no more apartment buildings in South Scottsdale. We need to keep local businesses not more residents and traffic
-
331. Name: Joseph Juillet on 2021-08-11 03:35:54
Comments:
-
332. Name: Candace CBloch on 2021-08-11 03:39:30
Comments: Please stop the high density building. There are more apartments than residents in this area. The culture and charm is being developed right out of Scottsdale. Please listen to the people that live and work in the area.
Thank you.
-
333. Name: Patricia Marie Bogacz on 2021-08-11 04:20:14
Comments: This is unconscionable.
-
334. Name: Patricia Marie Bogacz on 2021-08-11 04:20:13
Comments: This is unconscionable.
-
335. Name: Sean Bridges on 2021-08-11 04:33:16
Comments:
-
336. Name: Gary Mehy on 2021-08-11 05:39:33
Comments: Would like seeing the outcome from these petitions during the last 50 years since we moved here. It's a waiting game. Time goes by. A few minor things change. Then the plan goes through. Please sprinkle some magic powder on this petition
-
337. Name: Kathy Bartruff on 2021-08-11 05:51:27
Comments:
-
338. Name: Kim Karlsson on 2021-08-11 08:38:04
Comments:
-
339. Name: Jamie on 2021-08-11 11:08:16
Comments:
-
340. Name: Charles Peters on 2021-08-11 12:27:03
Comments:
-
341. Name: Charlie Pass on 2021-08-11 13:00:12

Comments:

-
342. Name: Bryan Husband on 2021-08-11 13:03:37
Comments:
-
343. Name: Joseph Kisler on 2021-08-11 13:21:30
Comments: Please reject Greenbelt88, it is not a good match for the surrounding community.
-
344. Name: Deborah Mitchell on 2021-08-11 13:21:29
Comments: Already cannot make a left (southward) turn onto Hayden from my neighborhood (block away) as it is too hazardous. There are too many high-density apartments going up that alternative routes need to be taken is just one of many reasons this project should be abandoned.
-
345. Name: Swanson Elaine on 2021-08-11 13:32:08
Comments: Scottsdale is no longer a great place to live. Too crowded, short on water and long on pollution - yet you keep approving building.
-
346. Name: Jon Simanson on 2021-08-11 14:20:10
Comments: THIS SHOULD BE APPROVED AFTER THE BUILDER WALKED AWAY FROM THE HOMEOWNERS TALKS. THEY ARE COUNTING ON THE COUNCIL TO DO THE WRONG THING.
-
347. Name: Shelly Lemonds on 2021-08-11 14:24:22
Comments:
-
348. Name: Stacey Mosbrucker on 2021-08-11 14:26:14
Comments: too many high-density apartments being built in south Scottsdale.
-
349. Name: J Nicholas Prestera on 2021-08-11 14:40:16
Comments: We don't need these apartments under the circumstances we currently have. Re-zoning for this purpose is foolish. We already have too many units approved without really understanding the impact occupancy will have. We need time to "digest" what is in progress before we add more apartment dwellings.
-
350. Name: Curtis Bennington on 2021-08-11 15:53:24
Comments: This is unsustainable development period.
-
351. Name: Joseph P Reilly on 2021-08-11 16:04:09
Comments: The proposed project should be rejected, as it clearly lurches our city in the direction of a high density, non green environment.
-
352. Name: tim kelly on 2021-08-11 16:04:25

Comments: NO to this project. it should not even be under consideration.

353. Name: daniel c monroe on 2021-08-11 16:17:05
Comments:

354. Name: Teri on 2021-08-11 16:24:55
Comments:

355. Name: Elena Samfilippo on 2021-08-11 17:08:42
Comments: Please stop with the height and density! From where is all that water supposed to come? Don't turn our city into Tempe!

356. Name: Gail Prestera on 2021-08-11 17:18:28
Comments: I disapprove of this project. There are too many units already under construction. I don't see any benefit to the city to approve this project.

357. Name: Mary OHara on 2021-08-11 17:34:49
Comments:

358. Name: Steve Masear on 2021-08-11 17:39:08
Comments:

359. Name: Joan Beverstock on 2021-08-11 17:49:40
Comments: This is not a benefit for the community. We already can see there are way too many apartment complexes that are already here and are being added to.

360. Name: patricia owens on 2021-08-11 17:55:59
Comments: we have enough buildings already

361. Name: Lillian Schade on 2021-08-11 18:14:43
Comments: Old Scottsdale is losing its core sustainable neighborhood. Residents are now being forced to drive farther for daily needs, groceries, retail shopping and services. Putting multi-story buildings along our greenbelt is destroying our open spaces. I vote against Greenbelt 88 and 15-ZN-2020.

362. Name: Barbara Carpenter on 2021-08-11 18:57:05
Comments: This project does nothing to add to the charm of Scottsdale. It will only harm this neighborhood and continue the slow slide of Scottsdale into banality. Please have the courage to finally say NO to developers.

363. Name: Bill Dehn on 2021-08-11 19:18:24
Comments: This project sets a bad precedent for height adjacent to the Greenbelt.

364. Name: Diane Kitlica on 2021-08-11 19:37:39
Comments:
-
365. Name: Diana Seward on 2021-08-11 20:19:58
Comments:
-
366. Name: Ron Borino on 2021-08-11 20:45:28
Comments: This type of high density must stop. Enough already! We need cultural venues, arts, museums, etc. NO MORE REZONING TO ACCOMMODATE THESE DEVELOPERS.
-
367. Name: Darcey Galaviz on 2021-08-11 21:09:02
Comments:
-
368. Name: Linda Gordon on 2021-08-11 21:22:08
Comments:
-
369. Name: Geneth eveland on 2021-08-11 21:41:13
Comments:
-
370. Name: Gale Ingram on 2021-08-11 21:44:07
Comments:
-
371. Name: Janice Ertl on 2021-08-11 22:37:41
Comments:
-
372. Name: Billie Young on 2021-08-11 23:07:24
Comments: I live in Sherwood Heights located between Thomas Rd. to the North and McDowell to the South just east of 56th Street. Right now there is a massive project at 64th St. and McDowell as well as east on McDowell to Scottsdale Road. It's overwhelming! There are so many apartments and Condos on McDowell Rd. Once these new units have residents we will have thousands more people in cars on the road in a highly concentrated area. It will really affect traffic at Scottsdale Road and McDowell, as well as 64th Street and McDowell. Then cars will spin off and cut through to the neighborhood streets and invade our quiet neighborhoods! With more people comes more crime. I feel for the people on Hayden and Osborn. Its an invasion of people, big tall buildings and cars. Not to mention it will create less breeze and less light and more heat in the summer. I would deny the request for project 15-ZN-2020 on the corner of Greenbelt/Hayden. Developers build to make money and walk away leaving everyone else to live with what they left behind. Thank you.
-
373. Name: Ruth Ann Showalter on 2021-08-11 23:51:06
Comments: Please stop selling out our city to high density, greedy developers who add NO VALUABLE DESIGN AESTHETICS to our once beautiful community.
-

374. Name: Graciela Conner on 2021-08-11 23:57:30
Comments: The Impact of this project to our city and it's residents has not been properly considered . I see this new build as unnecessary and as a negative impact to its existing neighbors.
-
375. Name: Jaime Crawford on 2021-08-11 23:58:36
Comments: No More Apartments!!!!
-
376. Name: Patricia Hladek on 2021-08-12 00:11:00
Comments:
-
377. Name: Michael smith on 2021-08-12 00:21:48
Comments: No more apartments in Old Town. Move them up north
-
378. Name: Joseph Janik on 2021-08-12 00:23:06
Comments:
-
379. Name: Deborah Schuermann on 2021-08-12 00:23:42
Comments: Our roads are so crowded now! No to this! Way too many folks moving from other states that are used to living and driving in high density areas. Please no more apartments and condos in old town Scottsdale! Buy, tear down existing structures and build mid and up north Scottsdale if they want to continue to gut our small area with more high density over crowded living conditions and more traffic issues. The developers are not the families whom are suffering....we all know even with all their it's going to be wonderful amenities for "our" community! I call B.S.!
-
380. Name: Christopher Darling on 2021-08-12 00:25:12
Comments:
-
381. Name: Jon Mann on 2021-08-12 00:25:39
Comments: As a South Scottsdale resident enough is enough
-
382. Name: Gretchen Williams on 2021-08-12 01:47:06
Comments:
-
383. Name: Nancy Mattis on 2021-08-12 02:08:31
Comments:
-
384. Name: DANIEL K DAVIS on 2021-08-12 02:21:53
Comments: The character of areas such as the McDowell Rd corridor and the Downtown Scottsdale Rd corridor have changed so dramatically in such a short time frame. This is no longer the Scottsdale that was once admired for its well managed growth/development and neighborhoods that were highly regarded examples of places to call home. My family returned to Scottsdale in 1968, I have lived here ever since. I have seen the change and

it saddens me that my children, and now my Grandchildren, all living in Scottsdale, have to experience this detrimental transformation to being just another town in Arizona. Some change is certainly to be expected, and necessary. I get that. But the proliferation of boxy apartment complexes rising out of the ground to create unappealing canyon walls along our already busy roadways, destroying views of skylines for hundreds and hundreds of Scottsdale residents living in once admired neighborhoods, well, it sickens me. The development scourge along Scottsdale Rd is now expanding to the east to Hayden road, including the project at Hayden and Osborn Rds. Another stacking of excess shoe boxes with stucco slapped to the exterior, reaching high into the sky to heights that are only necessary for the developer without regard to the communities that have to live with the long term destruction of their livelihoods. This project is a continuation of business as usual for Scottsdale government and developers, without care or consideration for the Scottsdale communities that made Scottsdale the Scottsdale that was once desired. Please, just stop it!

385. Name: Patricia Herr on 2021-08-12 02:23:51
Comments:

386. Name: Jennifer Hayes on 2021-08-12 03:08:24
Comments: Do not build this!

387. Name: Ellen on 2021-08-12 03:27:21
Comments:

388. Name: Britney matz on 2021-08-12 03:41:55
Comments: Stop distorting Scottsdale for families.

389. Name: Constance Kenney on 2021-08-12 04:10:32
Comments:

390. Name: Angela Lucero on 2021-08-12 04:14:20
Comments: Please reconsider your plans and listen to all of us residents who have invested roots in this area. We do not need more apartments! We need land, space, retail, and places for people to feel welcomed and to enjoy the beauty that is South Scottsdale. You will be just another bad name in people's mouth if this goes through, please be the reason we want to support you and not despise it! There is too much traffic, they are not going to be affordable, and it will be a huge eye sore with very little to offer the community outside of the residents.

391. Name: Stephanie Sapp on 2021-08-12 04:49:21
Comments:

392. Name: Julia Churan on 2021-08-12 04:59:32
Comments:

393. Name: Carrie Marie on 2021-08-12 05:33:09
Comments: Please keep the green belt area a hidden gem for locals. Oldtown is a getting trashed and growing waaaaay 2 fast. It's frustrating & disappointing!
-
394. Name: Michele King on 2021-08-12 06:08:29
Comments:
-
395. Name: Denise Sanchez on 2021-08-12 06:22:42
Comments: Enough is enough this is ridiculous how our city is becoming apt ally
-
396. Name: Brandon LaVallee on 2021-08-12 07:27:18
Comments: This is not the spot for a building of this size. It will cause more disruption than good. This does not bring value to our community. We have enough apartments in South Scottsdale.
-
397. Name: Julie Piontkowski on 2021-08-12 07:30:05
Comments:
-
398. Name: Bill Kouchis on 2021-08-12 08:01:28
Comments:
-
399. Name: Shannon Aiton on 2021-08-12 08:01:47
Comments: We have too many apartments/condos.
-
400. Name: Nancy Bishop on 2021-08-12 12:41:04
Comments: No to Re-Zoning the area of Osborne and Hayden..We have weay too many apartments! High Rise , massive apatments in condensed area...all of which brings traffic congestion, overcrowded tensions and increase crime...and anxiety and taxes the living conditons of the community....
-
401. Name: Eugene on 2021-08-12 12:54:14
Comments:
-
402. Name: Robin Putnam on 2021-08-12 13:43:05
Comments:
-
403. Name: Laura Schuster on 2021-08-12 13:48:32
Comments:
-
404. Name: Christina Ihrig on 2021-08-12 14:08:36
Comments:
-
405. Name: Jenifer Ribich on 2021-08-12 14:12:59

Comments: Old town/South Scottsdale is really losing all the charm I fell in love with 12 years ago.

406. Name: Tori Weeks on 2021-08-12 14:46:28
Comments:

407. Name: Susan Lafferty on 2021-08-12 15:12:07
Comments: we dont need more traffic in this area its bad enough, they built a huge apartment complex next to my small one but they did not provide enough parking for the tenants so now their over flow of cars come to our complex and park which leaves no room for our guest parking its a nightmare!! and traffic already a nightmare in this area. NO MORE!!!

408. Name: SHAWN LAFFERTY on 2021-08-12 15:13:13
Comments: The traffic is already a nightmare around here. Listen to the people !!

409. Name: Daniel Hollowell on 2021-08-12 15:30:54
Comments: Absolutely NO high-density housing.

410. Name: P O'Donnell on 2021-08-12 15:40:38
Comments:

411. Name: Timothy Marquardt on 2021-08-12 15:49:00
Comments: Enough of the high-density apartments in south scottsdale!

412. Name: George Reamer on 2021-08-12 16:11:21
Comments:

413. Name: Laurie Staalberg on 2021-08-12 16:56:50
Comments: What are the City Council members thinking by allowing this? Adding to our heat island, traffic congestion, and rents that no one can even afford. Wrong, wrong, and more wrong.

414. Name: Ruby r on 2021-08-12 17:42:22
Comments:

415. Name: Amber Draina on 2021-08-12 18:11:38
Comments:

416. Name: Kathleen Blendenhill on 2021-08-12 18:51:03
Comments:

417. Name: Sara Martinez on 2021-08-12 18:52:56

Comments: Enough with the tall buildings and condos!

418. Name: Colette Ackerlind on 2021-08-12 18:58:14
Comments:

419. Name: Jodi Crouse on 2021-08-12 18:59:09
Comments:

420. Name: Natasha Martin on 2021-08-12 19:04:25
Comments:

421. Name: Valerie Knepper on 2021-08-12 19:11:30
Comments:

422. Name: Jeffrey Sadow on 2021-08-12 19:15:07
Comments: Having sat in on the preliminary meetings(on Zoom) regarding this project, it seems that much more residential has been proposed over retail/restaurant space than originally discussed.

423. Name: Elizabeth Halverson on 2021-08-12 19:37:10
Comments: I live within walking distance of the proposed project and do not want to see this project. My family and I use the retail spaces in that complex and do not want to see them go away. Our neighborhood does not need more traffic or more apartments and/or condos.

424. Name: Abbie Merrick on 2021-08-12 19:43:38
Comments: Build for Long term residents and families, not investor properties. Airbnb will be using these units

425. Name: Ryan deere on 2021-08-12 19:53:12
Comments:

426. Name: Paula Milner on 2021-08-12 19:55:52
Comments: We are in a terrible drought yet "planners" are approving huge multi person building projects. Not good!

427. Name: Shannon Nicholson on 2021-08-12 20:03:53
Comments:

428. Name: Jorja Leslie on 2021-08-12 20:31:57
Comments: I vote no. This has always been a housing community not a place for short time residents. There are lots of families there and a nice community

429.	Name: Ashley Rosales	on 2021-08-12 20:51:22	Comments:
430.	Name: Kassandra Caldwell	on 2021-08-12 22:07:05	Comments:
431.	Name: Ann Ciernoczolowski	on 2021-08-12 22:58:25	Comments:
432.	Name: Angela schafroth	on 2021-08-13 00:12:00	Comments: Enough is enough let's start thinking about the families of Scottsdale not deep pockets
433.	Name: Jason Silkey	on 2021-08-13 00:19:14	Comments:
434.	Name: Alexander Rosales	on 2021-08-13 00:22:24	Comments:
435.	Name: Bruce Weber	on 2021-08-13 00:51:47	Comments:
436.	Name: Karen Wacker	on 2021-08-13 02:32:49	Comments: Enough is enough! I do not live in LA!
437.	Name: Patricia Wolff	on 2021-08-13 04:08:26	Comments: Not only do we not want Hayden/Osborn rezones, we don't want any apartment there at all. Keep it the way it is. We don't need anymore apartment in the neighborhood.
438.	Name: Heather Kaufmann	on 2021-08-13 04:18:49	Comments:
439.	Name: Christina	on 2021-08-13 05:16:55	Comments:
440.	Name: Shauna Mckallor-Mcneal	on 2021-08-13 06:36:16	Comments:
441.	Name: Brittney Strumer	on 2021-08-13 07:22:27	Comments: ENOUGH TALL BUILDINGS AND OVER POPULATING SCOTTSDALE! IT'S TURNING INTO LA. STOP !

442. Name: Krista Hartrick on 2021-08-13 07:30:54
Comments:
-
443. Name: Joseph Ferro on 2021-08-13 10:55:31
Comments: Water???
-
444. Name: Suzi Lucero on 2021-08-13 13:52:06
Comments: No big huge buildings!! It will block our view!!
-
445. Name: Jessica Hanson on 2021-08-13 15:04:25
Comments:
-
446. Name: Brittany Quintel on 2021-08-13 15:28:02
Comments:
-
447. Name: Karen Ingersoll on 2021-08-13 16:12:00
Comments:
-
448. Name: Gary New on 2021-08-13 20:33:43
Comments: We love the stores/restaurants that are already there. We do not need any more condo's or apartments.
-
449. Name: Maria Isakson on 2021-08-13 21:07:42
Comments:
-
450. Name: NatalieWasile on 2021-08-14 02:47:18
Comments: Im generally not opposed to development, but this particular area, is already very congested. The current tenants are small south Scottsdale businesses that have contributed a lot to the community. My daughter is a student at Paula Carr Dance Studio, and she fought tooth and nail to keep the studio open for the kids during Covid. It would be a shame to see her get pushed out after all she has done to keep her studio afloat.
-
451. Name: Veronica on 2021-08-14 03:35:54
Comments: Don't you dare to radicalize my Arizona. Keep the progress organic and refuse any globalist / CCP Michael Crow agenda. It's criminal and unconstitutional .
-
452. Name: Alisa McMahon on 2021-08-14 05:26:32
Comments: Too tall, too dense, too wrong for this location.
-
453. Name: Michael Fiflis on 2021-08-14 05:37:40
Comments: This project is not wanted by the community. I hope that our city staff, elected officials and appointed board and commission members understand that they work for and represent the people of Scottsdale. At least that's the way it's supposed to function.

-
454. Name: Hunter DiTallo on 2021-08-14 05:45:21
Comments:
-
455. Name: Joyce Laux on 2021-08-14 05:48:59
Comments: Do not change the zoning. The height of the apartments is too high. The traffic that will increase on Indian School which is already a problem. There will be too little retail.
-
456. Name: Ashley Haugo on 2021-08-14 08:30:09
Comments:
-
457. Name: HR Brown on 2021-08-14 16:42:04
Comments: Anyone who knows this area when it rains knows how badly it floods on Osborn. Why are you inviting more traffic on this congested road to begin with? Who commanded this need for more high rise housing? No one! Stop with the greed! You're being voted out, city council, when you make these stupid decisions. We are paying attention to who and what, Betty. No more large condo structures.
-
458. Name: Michelle Schulte on 2021-08-14 16:50:26
Comments:
-
459. Name: Sharri Riva on 2021-08-14 17:43:05
Comments:
-
460. Name: Jo Ann Faramelli on 2021-08-14 21:58:26
Comments:
-
461. Name: Andrei Polukhtin on 2021-08-14 22:26:45
Comments:
-
462. Name: Stephen Murkowicz on 2021-08-15 00:28:25
Comments: Property is bought with a particular zoning and that property owner should NOT be susceptible to any rezoning without everyone's approval .
Still no General Plan approved. The responsible city officials should be sued for dereliction of duty!
-
463. Name: Tasha Watkins on 2021-08-15 00:44:50
Comments:
-
464. Name: Dan Jones on 2021-08-15 03:18:31
Comments:
-

465. Name: Novi Milicevic on 2021-08-15 04:08:27
Comments:
-
466. Name: Dennis Brown on 2021-08-15 14:48:36
Comments: Wow, this is warm and fuzzy. Can we make Scottsdale any more sterile?
When does it end?
-
467. Name: Nanette Jasan on 2021-08-15 15:13:54
Comments: Stop ! NO REZONE
-
468. Name: Kelly Cronin on 2021-08-15 16:00:02
Comments: This is horrible how many more showers a day and they cry about the water shortage
-
469. Name: Noelle Smetana on 2021-08-15 16:08:42
Comments:
-
470. Name: Marian Krasevic on 2021-08-15 17:51:11
Comments: no!
-
471. Name: dewey harman on 2021-08-15 17:51:52
Comments: not enough infustructure to accommid this type of development
-
472. Name: Carol Banegas-Stankus on 2021-08-15 18:03:53
Comments:
-
473. Name: Justin a Kuffel on 2021-08-15 18:26:16
Comments: Lets look to have higher end projects for this part of town. With homes at the price per SF it makes no sense to have a high density project in such a valuable area. Lets not damage the green belt with a sloppy project.
-
474. Name: martha B CORNELISON on 2021-08-15 18:38:14
Comments: We are congested ENOUGH in this area. Mayor Ortega, my husband I voted for you because you grew up here. You have seen our city turned into downtown LA or NY. You wanted to keep a handle on growth. This area can NOT handle such a large project. Look at Scottsdale Rd. south of Thomas. It is not a community it is apartment after apartment. No business. This is TOO big for this area. How many apartments do we need on Hayden road. The complex where Harpers is still is filled up nor is the one at Oak and Hayden. ENOUGH IS ENOUGH.
-
475. Name: BABETTE MORGAN on 2021-08-15 19:07:07
Comments: Overbuild is a concern. so many units going up in scottsdale. stress on the grid. Quality of life to families being threatened. The loss of character to the area. too many ticky tacky boxes. Loss of views! Greenbelt needs to be developed for public

access, not private residences! Get creative and stop with the generic apartments/condos.

476. Name: Margaret A Black on 2021-08-15 19:21:06
Comments: Please do not add more traffic and density to this area or any area of Old Scottsdale. The traffic is awful now and the roadwork is constant because as soon as the road is repaired it is worn out because of the high volume of traffic. All of the beautiful views are being taken away from citizens who have lived here for decades. The high rise boxes being built are painful to the eye. Scottsdale is no longer the "West's Most Western Town" it is a crowded parking lot.

477. Name: Jennifer Busenkell on 2021-08-15 20:05:23
Comments: As an Arizona native, home owner, and full time resident of Scottsdale Estates, I ask you to not approve this build. The recent surge in residential construction is a burden on the roads, police, fire, water supply and other residents. These new 'homes' are not built to attract long term residents and they cause over congestion.

The only motivation I see is financial, for both the developer and the city, but what good are increased tax dollars when the quality of life in the area declines instead of improves?

I've seen what development has done to northern Tempe and its not enjoyable for most people that have been there a long time. As the petition says, there are already jobs like this in the queue. PLEASE HIT THE PAUSE BUTTON on the residential development that is destroying the town we love.

478. Name: James Nicoll on 2021-08-15 20:08:47
Comments: There is no room for the people or the traffic that this would incur. There is no benefit to this build.

479. Name: Renee Tavani on 2021-08-15 20:51:46
Comments: This will be too large of a development for this neighborhood.

480. Name: Susan Fenton on 2021-08-15 21:24:52
Comments:

481. Name: Linda Montag on 2021-08-15 21:31:20
Comments: There have been so many apartments and other high density complexes built in the southern Scottsdale area lately. McDowell looks like a canyon with all the buildings. I don't feel that the area around Hayden and Osborn is suitable for similar buildings. There are already so many apartments in the general area and the loss of the available commercial sites is not acceptable.

482. Name: Deanna Ritz on 2021-08-15 21:55:09
Comments:

483. Name: Francine Moyer on 2021-08-15 22:53:07
Comments: A roundabout is a hazard for the number of n/s lanes on a major city artery. Vehicular traffic on and off the property is too restricted for the number of vehicles expected for the population of a complex of the proposed density.
-
484. Name: Lauren McGaffin on 2021-08-15 22:57:41
Comments:
-
485. Name: Lauren Trapp on 2021-08-15 23:03:54
Comments: Approving this project will reflect that the current City Council and the Planning Commission will rubber stamp yet another developer's project with no regard for the residents of Scottsdale. This project benefits the developers and investors, not the community. The proposed doubling of the density and building height, increased traffic and decreased commercial resources in the Greenbelt opens the door for additional projects that continue to diminish the unique character of our precious city. PLEASE think of the neighborhood and long term impact of approving this proposal and vote NO to change the zoning of this property for the developers and investors. Thank you for your consideration.
Lauren Trapp
-
486. Name: Paul Trapp on 2021-08-15 23:20:11
Comments: Dear Decision Makers:
Please don't approve this project. This is the wrong project for the wrong area.

The greenbelt is what we should be protecting - not making the surrounding area denser!
Paul Trapp
-
487. Name: Bruce Roeser on 2021-08-15 23:31:08
Comments:
-
488. Name: Alyssa Paulus on 2021-08-16 00:47:44
Comments:
-
489. Name: Jared Paulus on 2021-08-16 01:49:58
Comments:
-
490. Name: Michael Mantle on 2021-08-16 01:53:30
Comments:
-
491. Name: Michelle Halverstadt on 2021-08-16 03:46:51
Comments:
-
492. Name: Emily Soltesz on 2021-08-16 13:14:15
Comments: I am a neighbor. We don't need more apartments

-
493. Name: Leigh Ann Weston on 2021-08-16 14:37:40
Comments: Don't do it!!!!
-
494. Name: Neil Montag on 2021-08-16 18:07:22
Comments: Let's save our businesses in South Scottsdale. The over building of apartments is going to ruin our community.
-
495. Name: Natalie T Hinckley on 2021-08-16 18:21:11
Comments:
-
496. Name: Kyle Newquist on 2021-08-16 18:23:36
Comments: Enough with the apartments in zip codes 85251 & 85257
-
497. Name: Robin Weber on 2021-08-16 21:21:50
Comments:
-
498. Name: Joan LUETHE on 2021-08-17 00:53:06
Comments: You need to reconsider the effect of the water situation created by this increase of units, the traffic it has on the area and the loss of another quality area in Scottsdale!
-
499. Name: Judith Rosenthal on 2021-08-17 01:03:08
Comments:
-
500. Name: Ursula on 2021-08-17 01:15:28
Comments:
-
501. Name: Lynn Albers on 2021-08-17 01:16:59
Comments: There is too much traffic in this area, please do not approve this and make it worse. Vote NO!!!
-
502. Name: Elvin Albers on 2021-08-17 02:35:30
Comments: There are already too many apartments in the area, too much traffic congestion. It's already difficult to get onto Hayden from Osborn, if you need to make a left hand turn. If we were to lose Uncle Sals restaurant, we would be losing a neighborhood treasure. Please vote NO
-
503. Name: Lucille Niblett on 2021-08-17 02:36:50
Comments: Please Vote No!!!
-
504. Name: Geraldine Payne on 2021-08-17 03:00:09
Comments:

-
505. Name: Deb Pardee on 2021-08-17 03:27:54
Comments: South Scottsdale is being ruined with ugly box units and destroying the Skyline. You should reverse the "South of McDowell," high rise zone change. Traffic, traffic, traffic.
-
506. Name: Matt on 2021-08-17 16:21:08
Comments:
-
507. Name: Gaye Davis on 2021-08-17 16:52:59
Comments:
-
508. Name: Arrin Larson on 2021-08-17 17:31:38
Comments:
-
509. Name: Jen Bryant on 2021-08-17 18:31:29
Comments:
-
510. Name: Vanessa Goldeen on 2021-08-17 20:16:26
Comments:
-
511. Name: andrew greaves on 2021-08-17 23:16:00
Comments:
-
512. Name: Danielle Poch on 2021-08-18 02:34:42
Comments: We have enough apartments and to much traffic
-
513. Name: Maureen Poch on 2021-08-18 02:35:40
Comments:
-
514. Name: Michael B on 2021-08-18 14:18:22
Comments:
-
515. Name: Lewis Moyer on 2021-08-18 14:24:55
Comments: If the intersection is made into a roundabout how are pedestrians supposed to cross the streets. And how do you fit six lanes of traffic into a roundabout in a neighborhood arterial street.
-
516. Name: Randall Wolff on 2021-08-18 17:33:26
Comments: I spent several years working for Urban Development and Housing. During that time if I learned anything it was people create the environment. Those of use who have spent decades to work towards living in a nice family type neighborhood are being ignored in this community. We are living next to an AirB&B or feeling the effects of multi

housing, which I do not understand how a single family home can be used as a motel short term rental in a residential zoned neighborhood. The added traffic, transient people and neighborhood crime are all closing in on us. Loosing this shopping center will be nothing less than a great inconvenience for me as I shop at most of the stores and eat at the restaurants in there.

PLANNING COMMISSION REPORT



Meeting Date: August 25, 2021
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Greenbelt 88 15-ZN-2020

Request to consider the following:

1. A recommendation to City Council regarding a Request by owner for a zoning district map amendment from Planned Neighborhood Center Planned Community District (PNC PCD) to Planned Unit Development (PUD), including a development plan for a mixed-use center with 278 dwelling units, approximately 25,000 square feet of commercial floor area, and amended development standards on a +/- 7-acre site located at 3308 - 3370, 3388 N. Hayden Road.

Goal/Purpose of Request

The applicant's request is to redevelop the existing retail shopping center into a new a mixed-use center including 278 multi-family dwelling units and approximately 25,000 square feet of commercial floor area.

Key Items for Consideration

- Substantial neighborhood opposition with concerns regarding the proposed building height (48 feet) and density (+/- 40 du/ac).
- Significant reinvestment in a shopping center.
- Significant amount of existing retail space being retained.
- On-site traffic concerns regarding southern driveway/garage entrance.
- The Development Review Board forwarded a recommendation of approval on May 6, 2021 with a vote of 4-0 (as required for a PUD development).

OWNER

Village Property Management LLC-Todd Silver
(480) 291-0743

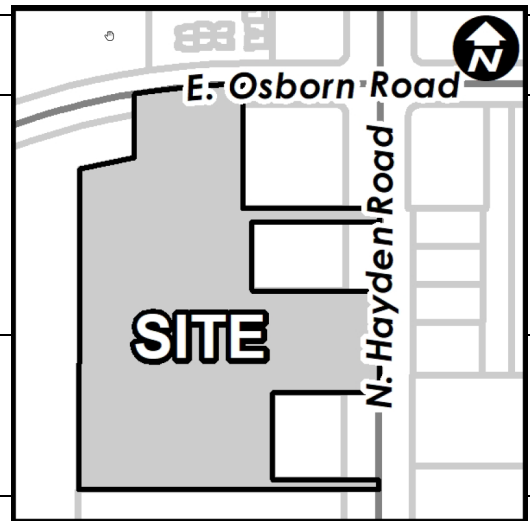
APPLICANT CONTACT

George Pasquel III
Withey Morris, PLC
602-230-0600

LOCATION

3308 - 3370, 3388 N. Hayden Road.

BACKGROUND



June 9, 2021 Continuance

This application was previously presented to the Planning Commission at the June 9, 2021 meeting. With a vote of 4-3, the Planning Commission continued the case to a future agenda, with direction for the applicant to allow time to make changes to the development and work with the community. Below is a summary of the key points/concerns made by the Commission:

- The proposed height and density do not appear to align with the community comments. The applicant should consider reducing the number of units, work with the community on massing alternatives, and consider increasing the amount of commercial floor area.*
- Emphasis on architectural quality is important, and the building architecture, including mechanical screening should be better integrated with the greenbelt, particularly on the west side of the building. Building stepbacks along the greenbelt may help achieve this integration.*
- Traffic is a concern, including the Hayden/Osborn intersection and the southernmost driveway (adjacent to the Starbucks drive-through).*

In response to the Planning Commission's comments the applicant has continued to work with the neighborhood, having an additional open house meeting on July 15, 2021. The applicant also met separately with a smaller group of residents for additional discussion and feedback regarding the project. Revisions to the application include the following:

- Reduction in the number of dwelling units from 288 to 278. Although the number of units has been reduced, the same number of parking spaces will be provided, resulting in 17 extra parking spaces for the site.*
- Deletion of the 3rd & 4th floor building cantilevers along the entire west side of the building, adjacent to the Indian Bend Wash.*
- The addition of a 12-foot-deep building stepback at the 4th floor level along the entire west side of the building, adjacent to the Indian Bend Wash.*

General Plan

The 2001 General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. This category can accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. Mixed-Use Neighborhoods

are typically located with strong access to multiple modes of transportation and major regional access and services, and have a focus on human-scale development.

Character Area Plan

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency of character within the context of community-wide goals. The subject site is located within the Southern Scottsdale Character Area Plan within an Opportunity Corridor (Hayden Road, Continental Activity Area). In Southern Scottsdale, Opportunity Corridors only occur within General Plan designated Activity Areas, and these corridors support moderate intensity, mixed-use development.

One of the overarching themes of the plan is to encourage redevelopment and revitalization, as well as to acknowledge a need for diversity of housing choice (Land Use Chapter Goals LU 1 and 3). Furthermore, the plan supports the orientation of development toward the Indian Bend Wash to engage the open space amenity (Land Use Chapter Goal LU 8 and Open Space & Recreation Chapter Goal OSR 3).

Zoning

The site was annexed into the City in 1965 (Ord. #273) and zoned to the Neighborhood Commercial (C-1) zoning designation. In 1974 a master plan for the Schrader Ranch Planned Community District (26-ZN-1974) was submitted and approved by the City Council, which changed the zoning on the subject site to Planned Neighborhood Center, Planned Community District (PNC PCD). The PNC district is intended to provide a hub of activity and a focal point in the community. Developments are anticipated to provide professional offices, services and retail sales to meet the daily needs of the residents and patrons.

The applicant is requesting to change the zoning to the Planned Unit Development (PUD) district to accommodate the redevelopment proposal. The PUD zoning district promotes a mixed-use development pattern along major/minor arterial/collector streets for small- to medium-sized infill sites which are located outside of the Environmentally Sensitive Lands Overlay and the Downtown Area boundary.

Context

Located on the southwest corner of Hayden & Osborn Roads in southern Scottsdale, the site is situated in an area that includes 1, 2, and 3-story office, retail, service, and residential development. The site has been occupied by the existing retail center since 1981.

Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Apartments/condos, zoned Multi-family Residential Planned Community District (R-5 PCD) and a Gas station, zoned Neighborhood Commercial Planned Community District (C-1 PCD)
- South: Office building, zoned Commercial Office Planned Community District (C-O PCD)
- East: Office, restaurant and car wash uses, zoned Neighborhood Commercial (C-1) district and Central Business (C-2) district.

- West: Indian Bend Wash / golf course, zoned Open Space Planned Community District (OS PCD), further west are apartments, zoned Multi-family Residential Planned Community District (R-5 PCD)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Southern Scottsdale Character Area Plan

Zoning Ordinance

26-ZN-1974: Shrader Ranch PCD

APPLICANT'S PROPOSAL

Development Information

The applicant is proposing to redevelop the existing retail shopping center into a new a mixed-use center including 278 multi-family dwelling units and approximately 25,000 square feet of commercial floor area on the +/- 7-acre site. This has changed from the original proposal, which included 300 dwelling units and approximately 21,000 square feet of commercial floor area. The proposed 4-story development will replace the existing strip center retail, however, does not include the existing Arizona Federal Credit Union, Carl's Junior, or Starbuck's buildings.

The proposed 4-story mixed-use building is located on the western half of the site, adjacent to the Indian Bend Wash. The building includes 278 residential units (+/- 39.7 du/ac), with ground floor retail uses along the east and north sides of the building. There is also a new single-story pad building along the N. Hayden Road frontage that is planned to accommodate the relocation of Uncle Sal's restaurant. Vehicular access to the development is provided via the existing two (2) driveways on E. Osborn Road and existing three (3) driveways on N. Hayden Road. There is also an existing driveway directly north of the Starbuck's building that is exit-only that will remain in its current configuration. A portion of the surface parking lot will remain to serve the existing and new retail, while most of the parking for the proposed residential will be provided in a parking structure that is integrated into the building. The existing sidewalk adjacent to E. Osborn Road will be replaced with a new 10-foot-wide sidewalk and the existing 8-foot-wide sidewalk on N. Hayden Road will remain. Two (2) new pedestrian access points into the site will be provided from the sidewalk on N. Hayden Road and one (1) new pedestrian access point into the site will be provided from the sidewalk on E. Osborn Road. Although the site has frontage on the Indian Bend Wash, this section of the wash is privately owned and has been developed with a golf course. The public sidewalk within the wash area is located on the western frontage of the wash. As such, there is no opportunity for direct connections to the wash from the development. However, pedestrians may reach the public sidewalk on the west side of the wash by utilizing the pedestrian connection to E. Osborn Road.

Although the PUD district only requires 10 percent of the site to be open space, approximately 24 percent of the site will be open space, including pedestrian hardscape, public and private courtyards, and landscape. Much of the open space is focused along the south and west sides of the mixed-use building within a large pedestrian paseo. Additionally, an open courtyard that may be utilized by future restaurant spaces is provided at the north side of the building. Public access will be provided to the courtyard area and the new pedestrian connections from Hayden and Osborn Roads, as well as the pedestrian paseo located along the Indian Bend Wash frontage. Conceptually, this pedestrian

paseo along the Wash frontage could potentially be extended to the south with any future redevelopment of the property to the south.

The existing landscaped setbacks along N. Hayden Road and E. Osborn Road will remain and be enhanced with additional tree plantings. Low water use, drought tolerant trees, shrubs and groundcovers, accented with more lush materials will be used throughout the site. Since this is a zoning application, the submitted landscape plan is conceptual, and a more detailed landscape plan will be provided for review with the future Development Review Board application.

Although this is a zoning application and the architectural design of the buildings will be subject to review and approval by the Development Review Board with a future application, the owner has provided conceptual building elevations as well as narrative descriptions of the planned architectural character for the project. The architectural design proposes traditional materials, including slump block or brick, and other masonry units integrated into a contemporary palette of composite wood, concrete, metal and plaster finishes. At the retail and other commercial portions of the building, façade materials will provide the appropriate change in scale and visual interest along with overhangs and canopies that create shade. On the residential portions, floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade.

Project Data

• Existing Use:	Retail/restaurant/service
• Proposed Use:	Mixed-use (residential, commercial, restaurant)
• Parcel Size:	301,493 square feet / 7-acre (gross) 288,288 square feet / 6.6-acre (net)
• Residential Building Area:	295,980 square feet
• Commercial Building Area:	25,000 square feet
• Total Building Area:	316,980 square feet
• Floor Area Ratio Allowed:	0.8 (commercial floor area only)
• Floor Area Ratio Provided:	0.072 (commercial floor area only)
• Building Height Allowed:	48 feet (Plus 10' for rooftop appurtenances)
• Building Height Proposed:	48 feet (Plus 10' for rooftop appurtenances)
• Parking Required:	512 spaces
• Parking Provided:	529 spaces
• Open Space Required:	30,494 square feet / 0.70 acres
• Open Space Provided:	81,856 square feet /1.88 acres
• Number of Dwelling Units Allowed:	Per Development Plan
• Number of Dwelling Units Proposed:	278 units
• Density Allowed:	Per Development Plan
• Density Proposed:	39.7 dwelling units per acre

IMPACT ANALYSIS

Land Use

The Planned Unit Development (PUD) district is a tool to help implement the City's goals of the General Plan's Mixed-Use Neighborhoods land use designation. The PUD zoning district provides for that purpose by allowing a mix of uses within the same district, usually within one development parcel. The PUD district also promotes a mix of uses within the broader context of development, including development on adjacent parcels.

The proposed zoning district map amendment would allow for reinvestment and additional multi-family residential in the area, which is consistent with the surrounding mix of uses. The proposed dwelling units and non-residential uses in a mixed-use format would allow for implementation of the goals of the Southern Scottsdale Character Area Plan and the General Plan, which encourage redevelopment and revitalization, as well as to acknowledge a need for diversity of housing choice. The proposal to redevelop an older, existing commercial center into a mixed-use development will allow residents to have access to an array of retail and service-related uses as well as emphasizing open space and pedestrian connectivity. The development heights and setbacks associated with the zoning are proposed in an appropriate context to the surrounding community in terms of character, height massing, and overall setbacks. In addition, the proposed mixed-use development includes amenities and publicly accessible open space areas that will provide an asset to the community.

PUD Findings

As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend, and the City Council shall find that the following criteria have been met:

- a. The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, area plans and design guidelines.**
 - *The proposed zoning district map amendment would allow for additional multi-family residential in a mixed-use format, further implementing of the goals of the Southern Scottsdale Character Area Plan and the General Plan, which encourage redevelopment and revitalization, as well as to acknowledge a need for diversity of housing choice. Please refer to the applicant's narrative for additional response related to General Plan conformance.*
- b. The proposed development's uses, densities or development standards would not otherwise be permitted by the property's existing zoning.**
 - *The site is currently zoned Planned Neighborhood Center Planned Community District (PNC PCD), which would not allow the requested mixed-use development with the density and building height proposed. The PUD district zoning is needed to accommodate the proposed development.*
- c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.**

- *Although the proposed density and height is greater than many of the 20–30-year-old garden style apartments in the vicinity, this specific site is bordered by a substantial open space to the west, 2-and 3-story office buildings to the south, and other commercial & service-related uses to the east and north. Given the immediate context and larger setbacks along Hayden and Osborn Roads, the proposed development is compatible with other multiple-family residential and commercial developments in the area and will contribute to a balance between residential and employment/service uses. Based on neighborhood feedback through the public hearing and outreach process, the applicant has reduced the density of the development, providing 278 units instead of the original 300 units that were proposed. Additionally, the applicant softened the massing along the west building elevation (adjacent to the Indian Bend Wash) by eliminating the 3rd and 4th floor building cantilevers and adding a 12-foot-deep building setback at the 4th floor level.*

d. There are adequate infrastructure and city services to serve the development.

- *Based on the submitted reports, City staff has determined that there are adequate infrastructure and City services to serve the development.*

e. The proposal meets the following location criteria:

i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL), nor within the boundaries of the Downtown Area.

- *The project site is not located in the ESL area, nor is it within the Downtown boundary.*

ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.

- *The project site fronts N. Hayden Road, which is designated as a Major Arterial by the Transportation Master Plan.*

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 existing access points. Further, pedestrian connections are being provided from the proposed site to existing properties adjacent to the site, and enhanced sidewalks along the public right-of-way, as a direct benefit to the city and adjacent neighborhoods.*
 - *The buildings on the site have been situated to provide appropriate setbacks from public roadways and other existing buildings, and the integration of dwelling units with 25,000 square feet of commercial space (including relocation of the Uncle Sal's restaurant) will create a more sustainable, long lasting development.*

- *Most of the proposed parking is located within an above-ground parking structure that is fully integrated into the proposed buildings which will reduce the potential impervious area on the site and eliminate visibility and associated impacts on adjacent properties.*
 - *The architectural design proposes traditional materials, including slump block or brick, and other masonry units integrated into a contemporary palette of composite wood, concrete, metal and plaster finishes. At the retail and other commercial portions of the building, façade materials will provide the appropriate change in scale and visual interest along with overhangs and canopies that create shade. On the residential portions, floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade. Desert tones will be used in combination with desert flora tones to provide colorful highlights and break up the monotony of neutrals.*
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 24% of the site will be open space, including pedestrian hardscape, public and private courtyards, and landscape. Much of the open space is focused along the south and west sides of the mixed-use building within a large pedestrian paseo. Additionally, an open courtyard that may be utilized by future restaurant spaces is provided at the north side of the building. Public access will be provided to the courtyard area and the new pedestrian connections from Hayden and Osborn Roads, as well as the pedestrian paseo located along the Indian Bend Wash frontage.*
 - *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. Planting species and pavement selection will reflect sensitivity to the desert climate and strategies to reduce usage of water. Water features will be used judiciously in higher pedestrian activity areas to highlight public gathering areas and enhance a cooling effect for those spaces. The landscaping will utilize native and drought tolerant plant material and preserve native plants wherever practicable. Landscape materials will primarily consist of trees, shrubs and cacti that are indigenous to the area and that complement the local desert environment. Mature perimeter landscaping will remain and/or be enhanced including the Hayden Road berms. Trees will be planted in key areas along the western boundary to provide shade along the sidewalk. Colorful shrubs and groundcovers will be planted along the ground plane to help soften and cool the area.*
 - *The design of proposed buildings on the site uses effective building techniques, such as solar shading, landscaping, recessed windows, building articulation, material selection and paint colors, to effectively integrate the site with the surrounding area and promote the unique character of the Sonoran Desert. Shade elements are proposed for most of the windows of the proposed buildings and other elements such as floor and roof overhangs,*

balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade.

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 development includes a building which is 48 feet tall, plus the potential for an additional 10 feet for mechanical equipment and other roof top appurtenances, compared to the 36 feet of height allowed by the current zoning district. The proposed building will be taller than the existing buildings in the area, however, will be setback approximately 200 feet from Hayden Road, 106 feet from Osborn Road, and approximately 30 feet from the southern property line. The building is closest to the west property line. However, the area to the west of the site is within the Indian Bend Wash and no existing buildings are located in that area. Due to the substantial building setbacks, there are not any increases in solar shading anticipated. Public access will be provided to the courtyard area and the new pedestrian connections from Hayden and Osborn Roads, as well as the pedestrian paseo located along the Indian Bend Wash frontage.*
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 enhanced sidewalks and landscaping along both adjacent streets and provides several pedestrian connections to these public sidewalks as well as connections internal to the site, allowing for easy connectivity to adjacent developments and on-site developments. The existing landscape buffers along Hayden and Osborn Roads will remain. Although the site has frontage on the Indian Bend Wash, this section of the wash is privately owned and has been developed with a golf course. The public sidewalk within this section of the wash is located on the western frontage of the wash. As such, there is no opportunity for direct connections to the wash from the development. However, pedestrians may reach the public sidewalk on the west side of the wash by utilizing the pedestrian connection to E. Osborn Road.*

Amended Development Standards

The PUD district allows an applicant to request amended development standards for specified requirements. The applicant is requesting the following amended development standard for consideration:

1. Building Setbacks – Average Setback. The applicant is requesting an amendment to the average setback requirement. The Zoning Ordinance requires minimum and average setbacks as shown in the table below. The applicant is complying with the minimum setbacks, but is requesting to amend the average setback to be 166 feet on E. Hayden Road and 185 feet on E. Osborn Road.

Street Frontage and Use	Minimum Setback Required / Proposed	Average Setback Required / Proposed
Hayden Road w/ retail and commercial on ground floor	28 feet / No change	32 feet / 166 feet
Hayden Road w/ residential	34 feet / No change	40 feet / 166 feet

on first floor		
Osborn Road w/ retail and commercial on ground floor	23 feet / No change	28 -feet / 112 feet

- *The minimum and average building setbacks required by the PUD district are intended to bring buildings closer to the streets to help create active street frontages. The existing parcel configuration and location of the existing pad buildings on the site prevent the new building from complying with these setback requirements. The applicant's request to increase the average setback requirements will help integrate the building into the existing site, which has been developed with more of a suburban character.*
- The Development Review Board recommended approval of the development plan, which included these amended development standards, at their May 6, 2021 meeting, with a vote of 4-0.

Traffic/Parking

The Greenbelt 88 development is located at the southwest corner of N. Hayden and E. Osborn Roads. Site access will remain as it is currently, via the existing two (2) driveways on E. Osborn Road and existing three (3) driveways on N. Hayden Road. Due to the existing parcel configuration, the applicant has access to most of the site driveways but does not control large portions of the Hayden Road frontage. There is an existing exit-only driveway directly north of the Starbucks building that will remain in its current configuration, although it has been recommended for removal by staff. This driveway is located on property not owned by the applicant; however, the applicant has agreed to discuss removal of the driveway with the property owner.

Portions of the surface parking lot will remain to serve the existing and new retail, while parking for the new 278 residential units will be provided in a parking structure that is integrated into the building. There are two (2) access points into the parking structure, one more centrally located on the site and one at the south end of the site that aligns with the southernmost driveway on N. Hayden Road. As a result, there will be an increase of site generated traffic using this southern driveway to access the parking garage. Due to existing conflicts with the Starbucks drive-through exit lane, staff has concerns regarding the increased traffic on this driveway. To mitigate this concern, Transportation staff has suggested that the southern garage entrance be removed or relocated to shift traffic away from the southern site driveway on Hayden. Instead, the applicant has proposed modifications to the driveway that will allow a control arm to restrict traffic from entering the garage from this driveway and designed a median with geometry that is intended to allow full exit traffic and deter traffic from entering through this driveway.

The proposed development is estimated to generate 3,360 weekday daily trips, 231 trips during the AM peak hour, and 276 trips during the PM peak hour. The existing traffic patterns around the site will generally remain the same, with an overall reduction in weekday daily trips of 1,236, compared with the completely occupied existing development, with an increase of 263 trips during the AM peak hour and decrease of 135 trips during the PM peak hour. Based on the submitted TIMA and proposed project, Transportation staff has requested right-turn deceleration lanes at the two northernmost driveways, the applicant has agreed to provide a deceleration lane at southern of the two, however,

has stated that they cannot add one at the northernmost driveway due to costs associated with the power pole relocation. Additionally, staff has recommended, and the applicant has agreed, to the addition of left-turn protected permissive signal phasing for east-west traffic at the Hayden Road and Osborn Road intersection.

Parking for the proposed 278 dwelling units and 25,000 square feet of retail/restaurant space is provided for the development in accordance with zoning ordinance requirements, requiring 428 spaces for the residential and 84 spaces for the commercial land uses (512 total spaces). The developer is providing 123 surface parking spaces and 406 spaces in the parking structure, for a total of 529 spaces.

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, restaurants, shopping and recreational opportunities. The developer will be required to replace the existing sidewalk along the project's Osborn Road frontage with a new 10-foot-wide sidewalk and the existing 8-foot-wide sidewalk on Hayden Road will remain. Two (2) new pedestrian access points into the site will be provided from the sidewalk on N. Hayden Road and one (1) new pedestrian access point into the site will be provided from the sidewalk on E. Osborn Road. Although the site has frontage on the Indian Bend Wash, this section of the wash is privately owned and has been developed with a golf course. The public sidewalk within the wash area is located on the western frontage of the wash. As such, there is no opportunity for direct connections to the wash from the development. However, pedestrians may reach the public sidewalk on the west side of the wash by utilizing the pedestrian connection to E. Osborn Road. This project will provide a new pedestrian paseo between the new buildings and the Wash.

Water/Sewer

The City's Water Resource Department has reviewed the application and finds that the proposed water and wastewater is adequate to service the development. The developer is responsible for providing all water and wastewater infrastructure improvements, including any new service lines, connections, fire hydrants, and manholes to serve the development.

Public Safety

The nearest fire station is within 1.15 miles of the site and located at 7522 E. Indian School Road. The subject site is served by Police District 1, Beat 2. The proposed development is not anticipated to have a negative impact on public safety services.

Open Space

The PUD district requires 10% of the site to be open space. Approximately 24 percent of the site will be open space, including pedestrian hardscape, public and private courtyards, and landscape. Much of the open space is focused along the south and west sides of the mixed-use building within a large pedestrian paseo. Additionally, an open courtyard that may be utilized by future restaurant spaces is provided at the north side of the building. Public access will be provided to the courtyard area and the new pedestrian connections from Hayden and Osborn Roads, as well as the pedestrian paseo located along the Indian Bend Wash frontage. The existing landscaped setbacks along N. Hayden Road and E. Osborn Road will remain and be enhanced with additional tree plantings. Low water use, drought tolerant trees, shrubs and groundcovers, accented with more lush materials will be used throughout the site.

Community Involvement

There have been several proposals for redevelopment of this property in recent years. A significant number of neighbors have been vocal in opposition, citing the potential for loss of one of the tenants in the center – Uncle Sal’s Restaurant. This proposal relocates Uncle Sal’s to a pad on the east side of the property. Some neighbors are uncomfortable with change regarding the shopping center, but the property owner indicates that maintaining long term leases is becoming difficult, and that the existing center will not thrive without reinvestment.

With submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant sent notice to all property owners within 1,000 feet of the site and has been in communication with property owners surrounding the site, including expanded outreach to additional interested parties, and open house meetings. The applicant held public open house meetings via Zoom on August 26, 2020 and September 24, 2020 to provide information and gain input from the community. Additionally, the applicant hosted a follow-up meeting on March 8, 2021 with interested parties.

At the March 18, 2021 Development Review Board meeting 3 members of the public spoke expressing concerns regarding the development proposal. Public concerns expressed during the meeting suggested that the density should be closer to what is allowed in the R-5 zoning district, the building height should be lower, the building should be designed to a standard for condominiums rather than apartments, and more detail should be provided for the site landscaping and building architecture and materials. Additionally, one public comment of support was read into the record stating that the proposed redevelopment will be good for the area and help revitalize a center that has been deteriorating. At the May 6, 2021 Development Review Board meeting 3 members of the public spoke.

After the June 9, 2021 Planning Commission meeting (continuance) the applicant conducted another open house meeting on July 15, 2021 and met separately with a smaller group of residents for additional discussion and feedback regarding the project. Based on this additional outreach, revisions to the application include a reduction in the number of dwelling units from 288 to 278, and softening of the massing along the west building elevation (adjacent to the Indian Bend Wash) by eliminating the 3rd and 4th floor building cantilevers and adding a 12-foot-deep building setback at the 4th floor level.

As of the publishing of this report, staff has received several emails and phone calls from the community with concerns about the redevelopment of the property. Many of the concerns are related to the increased traffic, building height, new residential units, and loss of the existing retail space. Staff has also received several public comments in support of the proposal. All public comments received are included with this report in Attachments 9 and 10.

Policy Implications

Over the past decade, multi-family residential has been the most common type of new development. This reflects a pent-up demand for alternate housing types since the 2008 recession. Currently, apartments in Scottsdale are consistently over 90% occupied, indicating that there is still an unmet market demand for more multi-family units.

Retail commercial, however, is changing. On-line retail and home/office deliveries are affecting the amount and type of commercial space that will be needed in the future. The buildings on this site were designed for a 1960's retail environment, with 2 large anchor stores (office supplies and sporting goods) in a "neighborhood-oriented" shopping center. Typically, neighborhood centers have smaller tenants that draw patrons from the surrounding area and within walking distance. The proposal maintains the opportunity for smaller retailers to locate on the property and brings demand for goods and services that supports local area businesses. Retail space for some of the more popular existing tenants is being accommodated within the development.

Approval of the proposed zoning district map amendment will enhance the opportunity for non-residential land uses to be integrated with new multi-family residential in a mixed-use format, complementing the existing residential and commercial uses in the area and providing access to retail and service-related uses as well as emphasizing pedestrian connectivity and open space.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board heard this request on March 18, 2021. After discussion, the Board continued the case (6-0) recommending the applicant address concerns that had been expressed regarding density, open space, pedestrian connectivity, landscaping, and traffic.

The recording of the March 18th Development Review Board meeting can be viewed at the following link:

https://scottsdale.granicus.com/MediaPlayer.php?view_id=36&clip_id=10530&meta_id=563664

The Development Review Board forwarded a recommendation of approval on May 6, 2021 with a vote of 4-0.

The recording of the May 6th Development Review Board meeting can be viewed at the following link:

https://scottsdale.granicus.com/MediaPlayer.php?view_id=36&clip_id=10624&meta_id=567117

Planning Commission

The Planning Commission heard this request on June 9, 2021. With a vote of 4-3, the Planning Commission continued the case to a future agenda, with direction for the applicant to allow time to make changes to the development and work with the community. Below is a summary of the key points/concerns made by the Commission:

- The proposed height and density do not appear to align with the community comments. The applicant should consider reducing the number of units, work with the community on massing alternatives, and consider increasing the amount of commercial floor area.
- Emphasis on architectural quality is important, and the building architecture, including mechanical screening should be better integrated with the greenbelt, particularly on the west side of the building. Building stepbacks along the greenbelt may help achieve this integration.
- Traffic is a concern, including the Hayden/Osborn intersection and the southernmost driveway (adjacent to the Starbucks drive-through).

In response to the Planning Commission's comments the applicant has continued to work with the neighborhood, having an additional open house meeting on July 15, 2021. The applicant also met

separately with a smaller group of residents for additional discussion and feedback regarding the project. Revisions to the application include a reduction in the number of dwelling units from 288 to 278 and deletion of the building cantilevers along the entire west side of the building, adjacent to the Indian Bend Wash. Although the number of units has been reduced, the same number of parking spaces will be provided, resulting in 17 extra parking spaces for the site.

The recording of the June 9, 2021 Planning Commission meeting can be viewed at the following link:
https://scottsdale.granicus.com/MediaPlayer.php?view_id=39&clip_id=10711

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Planned Unit Development criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

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Principal Planner
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E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

7/27/2021

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

8/13/2021

Date



Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

8-18-2021

Date

ATTACHMENTS

1. Context Aerial
2. Aerial Close-Up
3. Stipulations
Exhibit A: Greenbelt 88 Development Plan
Exhibit B: Public Courtyard & Paseo Areas
4. General Plan Land Use Map
5. Zoning Map (existing)
6. Zoning Map (proposed)
7. Traffic Impact Summary
8. Staff's Analysis of Traffic Impact Summary
9. Applicant's Citizen Review Report
10. Public Comment (Support)
11. Public Comment (Opposition)
12. City Notification Map
13. March 18, 2021 Development Review Board Meeting Minutes
14. May 6, 2021 Development Review Board Meeting Minutes
15. June 9, 2021 Planning Commission Meeting Minutes



Context Aerial

15-ZN-2020



Close-up Aerial

15-ZN-2020

Stipulations for the Zoning Application:

Greenbelt 88

Case Number: 15-ZN-2020

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall conform with the Development Plan, entitled "Greenbelt 88," incorporated into these stipulations as Exhibit A and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. **MAXIMUM DWELLING UNITS – DENSITY.** Maximum dwelling units shall not exceed 278 dwelling units. Any increase in the density shall be subject to additional action and public hearings before the Planning Commission and City Council and modification of the associated Development Agreement.
4. **MAXIMUM BUILDING HEIGHT – MECHANICAL.** The maximum building height for the Planned Unit Development (PUD) shall not exceed 48 feet. Mechanical equipment and rooftop appurtenances shall not exceed 6 feet additional (for a total of 54 feet), and shall be limited to 30% of the roof area.
5. **CONDITIONAL ZONING.** If the developer does not commence construction (as more fully described in Contract No. 2021-xxx-COS) of the residential building within five (5.5) years from the effective date of Ord. xxxx, then the developer and any successor or assign (as property owner) shall apply to cause the property to be rezoned to apply the zoning that existing on the property immediately prior to the adoption of Ord. xxxx. Further, if the owner does not make such application for such zoning within six (6) months of the deadline by which the developer was to commence construction, then the City may undertake the rezoning on behalf of the property owner pursuant to the terms of Contract No. 2021-xxx-COS.
6. **GREEN BUILDING.** Development of the property shall be in compliance with the International Green Construction Code.
7. **LANDSCAPING.** The landscaping for the subject site shall include the following minimum sizing requirements over the site:
 - a) Along the western property line, a minimum of 65% of the trees shall be 3" caliper or greater in size at the time of planting.
 - b) A minimum of 25% of the shrubs over the entire site shall be 15 gallon in size or greater at the time of planting.
 - c) A minimum of 25% of the ground cover shrubs over the entire site shall be 5 gallon in size or greater at the time of planting.

8. **ACCESS RESTRICTIONS.** Access to the development project shall conform to the following restrictions:
 - a. The existing right-out only driveway onto N Hayden Road, located approximately six hundred forty-five (645) feet south of Osborn Road, shall be removed with development project permit issuance, unless a written objection from parcel owner of APN 130-32-0015 is provided at time of the first Development Review Board submittal. If this driveway is subsequently, and accordingly, not removed, the project owner shall provide with the Development Review Board submittal, a parking and circulation management plan that includes measures to discourage the use of this driveway. The parking and circulation management plan and any necessary site modifications shall be subject to review and approval by the Transportation Department Director, or designee.
9. **ON-SITE PARKING.** With the Development Review Board application, the property owner shall submit a parking management plan indicating the assignment of parking spaces for the residential and commercial land uses on the site, and measures used to separate the residential parking from the commercial parking as necessary for the parking on the site to function efficiently. This plan shall also include measures to discourage the use of the southernmost driveway on N. Hayden Road. The parking management plan shall be subject to review and approval by the Transportation Department Director, or designee.
10. **INTERNAL PEDESTRIAN IMPROVEMENTS.** Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct all internal sidewalks to a minimum width of six (6) feet.
11. **REFUSE ENCLOSURE.** All project development buildings shall accommodate refuse infrastructure in conformance with city published standards and requirements, at time of project development, with associated site plan modifications to accommodate as needed for city approval.
12. **BUILDING DESIGN/MATERIALS.** Upgraded cladding materials (no EIFS or Stucco) shall be utilized for the first 2 levels (20') on all facades facing public walkways including the west façade facing the greenbelt. Additionally, the fourth level of the building shall employ design strategies to reduce apparent massing by use of setbacks, material changes, articulations, or other strategies as determined by the Development Review Board as part of the Development Review (DR) application.
13. **ARTWORK.** A minimum of two (2) areas within, or adjacent to, the pedestrian paseo along the western property line shall be reserved for private art installations. The installation may be permanent or rotating and the maintenance thereof shall be the responsibility of the property owner. The installation shall be visible from the public portions of the pedestrian paseo. If possible, the property owner to engage with local artists for these installations.
14. **LIGHTING.** All exterior lamps on the site or building shall have a Kelvin temperature of 3000 or less.
15. **PROTECTION OF ARCHAEOLOGICAL RESOURCES.** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

16. **RIGHT-OF-WAY DEDICATIONS.** Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:

- a. E. Osborn Road. Ten (10) foot dedication, for a total fifty (50) foot wide south half-right-of-way width.
17. CROSS ACCESS EASEMENTS. Prior to issuance of any permit for the development project, the property owner shall dedicate cross-access easements, to the satisfaction of the city, over all project development driveways and drive aisles.
18. WATER AND SEWER FACILITIES EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a twenty (20) foot minimum water and sewer facilities easement for new on-site water and sewer lines to be located entirely within drive aisles with ten (10) foot minimum separation for water lines from any structure and six (6) foot minimum separation for sewer lines from any structure.
19. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project, except over the public portions of the northern courtyard and public paseo along the west and south sides of the building.
20. LICENSE AGREEMENT FOR PUBLIC ACCESS. Prior to issuance of any permit for the development project, the property owner shall record a pedestrian walkway license agreement in a form acceptable to City staff, to establish the license for public use of the northern courtyard and public paseo along the west and south sides of the building. The area subject to the pedestrian walkway license agreement shall be generally as depicted on Exhibit B, entitled "Public Courtyard & Paseo Areas" that is attached to the staff report for 15-ZN-2020.

INFRASTRUCTURE

21. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
22. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
23. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. N. HAYDEN ROAD.
 1. Construct southbound right-turn lane at the northern driveway and main site driveway on Hayden Road. The deceleration lane at the northern driveway shall also function as a bus bay. Due to possible utility conflicts, this requirement may be removed or modified for the northern driveway if documentation is provided for review and approval at the time of Development Review Board application for any phase of development indicating that the power pole relocation is not practical as determined by the City Engineer.

2. Reconstruct the two northern driveways to the city's CH driveway standard, with all others reconstructed to the city's CL driveway standard.
- b. N. HAYDEN ROAD AND E. OSBORN ROAD INTERSECTION.
 1. Construct an east-west protected left-turn phase for the existing traffic signal, to include all necessary new infrastructure and upgrades to existing traffic signal, equipment, pavement width and markings to accommodate this new phase as determined by the city's Traffic Management Center.
- c. E. OSBORN ROAD.
 1. Construct a new ten (10) foot wide sidewalk along project frontage.
- d. PEDESTRIAN CROSSINGS.
 1. All existing pedestrian ramps and crossings through and abutting project development shall be reconstructed to current standards, if non-compliant at time of construction plan submittal.
24. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
25. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

Greenbelt88



Rezoning Narrative

Southwest Corner of Hayden & Osborn Roads - Project No. 15-ZN-2020

February 2019 Submittal = 388 units and no retail

September 2020 Resubmittal = 300 units and 21K sqft of new retail

April 15, 2021 Resubmittal = 288 units and 25K sqft of new retail

July, 2021 Resubmittal = 278 units and 25K sqft of new retail

Ownership Entity:

General Manager

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Jeff Brand

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Landscape Architect & Land Planning

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Traffic Engineer

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5. Planned Unit Development Conformance	p33
6. Sensitive Design Principles Conformance	p38
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1. Introduction

Ownership is transforming a 40-year-old outdated shopping plaza that it has owned for the past 18 years into a new and exciting mixed-use, high-quality residential and retail center. The project is opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, Starbucks, Carl's Jr and Arizona Federal Credit will remain operational during redevelopment).

Purpose of and Vision for this Request

The purpose of this application is two-fold: (1) to enhance this corner as a commercial retail center and, in doing so, (2) create a vibrant, mixed-use development that embraces the greenbelt and will be an asset to the City and local community for decades to come. Under the current property layout and the dated retail paradigm the property currently serves, the above stated goals are a near impossibility. Quite simply put, the property must update and change, especially in a post-COVID world, or it will languish as an unexceptional center – or worse – it may suffer the same fate seen by numerous retail centers across the nation that struggle with increasing vacancy or simply “go dark” and await an unknown future. Under this proposed mixed-use redevelopment and reinvigoration, the property will again become a community gathering place and point of pride!

Location / Current Use

The property consists of three (3) parcels which encompasses the majority of the existing Commercial center at the southwest corner of Hayden and Osborn Roads. Three pad building



The Project is Located at the Southwest Corner of Hayden & Osborn

located along Hayden Road are under separate ownership and not a part of this application. The subject site is roughly 7 gross acres (Assessor Parcel No. 130-32-001N, 001T and -001Q) located within the larger, roughly 10-acre commercial center . The site has been and is currently developed as a retail commercial center.

History and Current Outlook

In 1974, the Scottsdale City Council approved the Schrader Ranch Planned Community District and set in place the framework for development of roughly 175 acres located west of Hayden Road between Indian School and Thomas Road. The subject Property, located at the southwest corner of Hayden and Osborn Roads, was included in the plan and noted for commercial uses. Throughout the years, the plan was updated and amended, and area was developed with a variety of uses, styles and development intensities.

In the early 1980's, the Property in questions was developed as a commercial center. Over the next 40 years, the center had to adapt to changing markets and shopping patters – first housing tenants like a Lucky's Supermarket and a Walgreens in the big box spaces and more recently, Big 5 Sports and Office Max. As consumer spending habits have continued to evolve (i.e. online shopping) and the retail market matured (local, boutique and experience driven retail) the center has struggled to remain relevant.



Although well-kept and under the same ownership for the past 18 years, the 40-year-old center with roughly 65,000 square feet has inherent deficiencies that make it somewhat obsolete in today's retail market. The current layout of the buildings is dated. Specifically, the center features two "big box" spaces which combined total over 40,000 square feet of the available space. In a national trend, starting in 2018 and 2019, such big box tenants are downsizing and, in some case, disappearing. COVID-19 has been a further catalyst for this trend. Not surprisingly, the longevity of the existing big box tenants is questionable, creating uncertainty for the future of the full center. Combined with the roughly 10,000 square feet which has unfortunately been vacant for some time, and the center is faces an uphill battle under the current retail paradigm which is only enhanced with the addition of COVID-19.

As the need to redevelop the property became apparent, numerous concepts for the site were considered with strictly residential concepts without any retail. These concepts also lacked public access or visibility to the adjacent greenbelt. One such concept submitted to the City featured roughly 388 residential units and zero retail space.

While the demand certainly exists to support such a purely residential project, the Ownership and Applicant team have worked hard to create something more unique and more community focused. The design also reflects an abundance of City feedback received to date. The current application represents the best opportunity to preserve commercial uses and create the preferred mixed-use development with the greatest propensity for long-term success and community benefit.



All Residential Proposal of 388 units Submitted to the City in February of 2019 (133-PA-2019)

Request

No change is requested to the existing General Plan designation or Character Area Plan designation. In fact, the proposal puts forth a project more in line with those existing designations. The application requests to modify the existing zoning from Planned Neighborhood Commercial, Planned Community District (PNC, PCD) to a Planned Unit Development (PUD) designation to allow for the redevelopment of a mixed-use center with 278 residences and roughly 25,000 square feet of new, commercial retail space.



Conceptual Site Plan with a Mixed-Use Redevelopment and Abundance of Open Space and Relationship to the Adjacent Greenbelt and Commercial Uses (278 units and 25,000 sqft Retail)

Relationship to Surrounding Properties

The Property is located in a well-established area and in proximity to a variety of uses.

- **To the North:** Osborn Road abuts the north end of the Property. Across Osborn is a C-1 zoned, convenience store, R1-7 zoned property developed with the Continental Golf Shop and associated maintenance buildings and R-5 zoned property developed with multifamily condominiums constructed in the late 70's.
- **To the East:** The east edge of the commercial center features three (3) "out" parcels not included with this application and developed with commercial / retail uses including a bank and drive thru and walk up fast-food establishments. The remainder of the site fronts onto Hayden Road. Across Hayden Road are C-1 and C-2 zoned properties developed primarily with stand-alone commercial uses including a car wash, an office building and a restaurant.
- **To the South:** To the south of the Property is C-O zoned land developed with a series of 2 and 3-story office buildings. Additional residential and commercial uses occur further south along Hayden Road.
- **To the West:** To the west of the Property is Continental Golf Course, which is part of the iconic Scottsdale greenbelt. West of the greenbelt are dated, multifamily apartments.

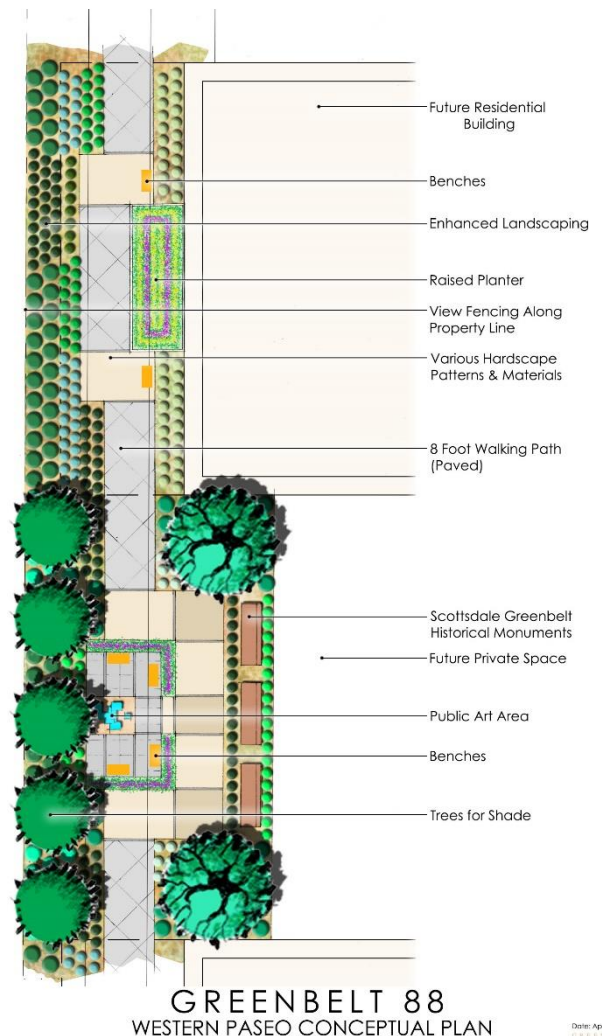
2. Development Plan

The Development Plan calls for a true mixed-use project with 278 residences and roughly 25,000 square feet of ground floor commercial / retail space. The design will place an emphasis on the pedestrian experience and engaging with the greenbelt to the west, as opposed to the current layout which turns its back on this unique, Scottsdale amenity. The site will maintain access points off Hayden and Osborn Roads. The current expanse of asphalt parking will be consolidated into a new, multi-level parking garage. The new garage is integrated into the project and will be fully screened from view, including the east façade which will be screened by three (3) levels of residential units placed upon ground floor retail uses – for a true, vertically mixed-use development. Surface parking will still exist and will be improved with a strategically placed layout and parking throughout the site to help serve some of the retail uses.

The Greenbelt Paseo (Open Space)

One of the highlights of our plan and a gesture of the redevelopment design is the placement of a large pedestrian paseo along the full west and south property lines. **Under the current plan submitted, approximately 30,000 square feet of open space is required. The project will be providing over 2.5 x the requirement with nearly 82,000 square feet of open space!!!** The Paseo, located on private property, will give the public the chance to walk alongside the greenbelt and travel from Hayden Road to Osborn Road in a much safer and enjoyable environment than the street adjacent sidewalks. The Paseo will be lushly landscaped, include various surface paving materials, benches, artwork and/or other monuments and reflection areas.

The Paseo is also designed to specifically attach to the pedestrian / bike path and improvements planned along Osborn Road. Additionally, a large open space plaza is placed at the northwest corner of the site flanked by new retail / restaurant



spaces. The area is envisioned as a gathering place for patrons, passerby's and the neighborhood as a whole to relax, interact with others in a comfortable environment and enjoy the spectacular views.



Open Space Plaza Area Connecting to Paseo Along Greenbelt

First and foremost, the Paseo serves as a transition from the public open space and golf course in the Indian Bend wash, to the residential and retail development of the site. The idea is to visually blur the line between the two open space areas to create one large, oasis-like open space. As such, a solid wall is not provided along this property line. Instead, landscape planting and a view fence are provided along this transition area while still maintaining the visual connection between the two areas. Because of the grade change and layout of the golf course, a direct pedestrian connection from the golf course to the project is not provided. However, the opportunity exists, should the City decide to alter the golf course to allow a path in the future.

Within this open space area, an inviting, 8-foot-wide sidewalk will be provided along the entire length of the Paseo, connecting to the open space plaza to the north, and the sidewalk connecting to Hayden Road along the south property line. These connections provide easy pedestrian access into the Property while also providing an alternative pedestrian route for those not wishing to

walk along the busy roads or traverse through the retail and parking aspect of the development. This sidewalk connection is open to the public and will allow people to experience the beauty of greenbelt.

Character and Context

The architectural character of this project, on both a basis of building design and site design, truly reflects its very specific location in south Scottsdale and adjacent to the greenbelt, one of the most heavily trafficked amenity areas in the valley.

This complex will not be a gated community. Rather, it will be fully open, free flowing and provide for great pedestrian connectivity. The layout of the plan reacts to the City and community desire to occupy and circulate along the western edge of the site, adjacent to the greenbelt and clear vistas of skyline sunsets and the south face of Camelback Mountain. A public open space at the northwest corner of the site accompanies private open spaces along the entire western edge of the site. The building layout is oriented to provide vistas to both public and private patrons. The layout also provides visual connections of the private open spaces to the public walkway and to the greenbelt. This organization of open spaces and pedestrian corridors ensures a highly desirable residential destination along with what will certainly be highly successful retail and restaurant destinations.



Conceptual Site Plan Featuring a Publicly Accessible Western Edge for Views Towards the Greenbelt and Camelback Mountain

In an effort to ensure success of all uses, retail and restaurant functions are located to allow visibility to both the Osborn and Hayden corridors. Residential uses stack on top of the commercial uses to provide a true vertical mixed-use building. This vertical mix of uses was a noted preference from early community input and feedback from the City to create a superior design. The primary orientation of residential units opens up to the west edge to take advantage of the view corridors on the site.

Scale and Proportion of Development

The development site is an existing commercial project on a PNC zoned parcel. The current allowable commercial height is 3 stories, 36 feet plus an additional 18 feet permitted for mechanical screening, for a total height of 54 feet. The proposed building represents 4 stories and a height of no more than 48 feet plus an allowance of 10 feet for mechanical screening over no more than 30% of the roof. No edges of the site abut a residentially zoned property. Even on edges that front onto public ways, the main mass of the building is set back over 200' with parking and lush landscaping as a foreground. On the Hayden Road frontage, a one-story building reaches out to Hayden to also act as a transition with a lower mass. On Osborn Road, a carport structure placed behind the sidewalk and landscaping mimics the primary building architecture while screening surface parking. Given the size of the site, its length along the greenbelt and its lack of exposure to single family neighborhoods, we feel like the proposed height is appropriate for the development site.

Massing

The massing strategy for this development further enhances its approach to scale. The main layout of the building with east-west oriented “fingers” that reach out from the central mass to the greenbelt functions to both break up the long edge of the site and to allow maximum exposure of units to the stunning vistas from the site. The upper floors facing the greenbelt are also setback to minimize the appearance of mass and create architectural interest. On the main mass of the building facing Hayden Road, the vertical mixture of uses that includes ground level retail helps to articulate a building base in both form and function. In these areas of commercial use, two or three levels of residential stack on top to provide a visually engaging façade with textural variety. Horizontal floor lines are expressed on the residential to serve a dual purpose of reducing apparent mass and providing shade for glazed openings. These horizontal planes also help to delineate a top level to the building. It should further be noted, the overall massing and

floor area has been greatly reduced from the strictly residential proposals previously submitted to the City.

Design of Pedestrian Frontages

The heart of this project is providing a true destination for the neighboring community. Therefore, creating a successful commercial environment and vibrant public gathering spaces relies heavily on addressing pedestrian frontages. Small scale shops and residential amenity spaces populate a large portion of the ground level frontage facing public streets. Storefronts and entrances will provide visual engagement and encourage accessible pedestrian movement and connectivity. These frontages will be addressed from an environmental side with shaded walkways. Lighting, landscape, building surface, scale, texture, hardscape and signage are all addressed to unique and local neighborhood thoroughfares and gathering spaces.

Climatic Response

Based on the climatic location, passive solar exposure mitigation strategies have been implemented into the building design and site plan layout. The floor plans reduce the amount of western façade exposure by creating legs of the building in an east-west orientation so that much of the facades are exposed to north and south solar angles. North and south angles are much easier to mitigate direct solar gain and also help to shade outdoor courtyards. Building design also addressed sustainable practices through balcony and roof overhangs. Also, the removal of large expanses of asphalt parking and service lots that will be replaced with pedestrian walkways also helps to reduce the urban heat island effect.

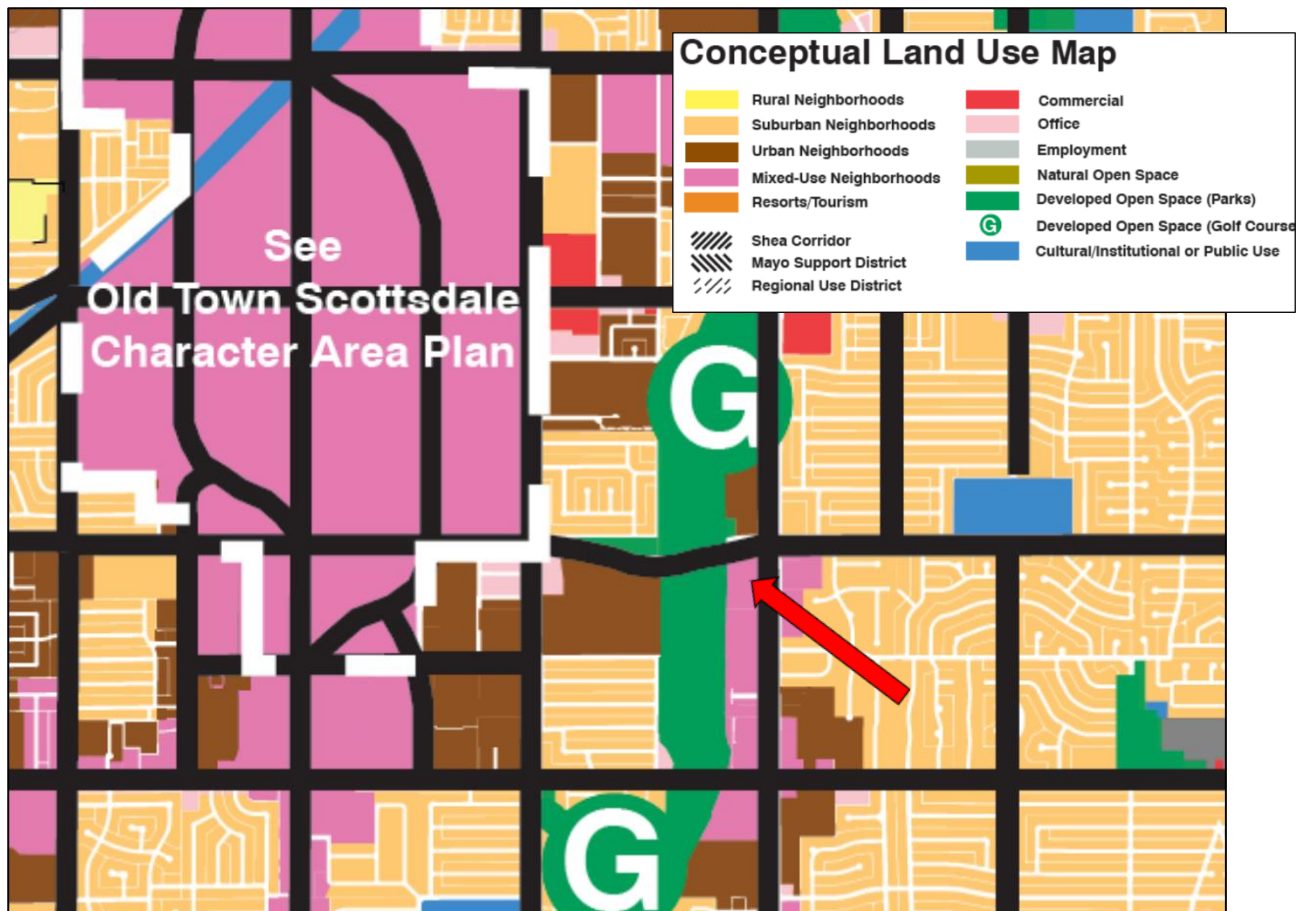
Architectural Details, Materials and Colors

The architectural design of the built environment will respond appropriately to its desert location and the historical context of south Scottsdale. Traditional materials, including slump block or brick, and other masonry units will be integrated into a contemporary palette of composite wood, concrete, metal and plaster finishes. This will combine local textures and materials into a more timeless and updated application. Building program and design elements will also respond to the project location. At retail programmatic locations, building façade materials will provide the appropriate change in scale and visual interest along with overhangs and canopies that create shade. On the residential portions, floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade.

Changing material texture and orientation will provide variety and visual interest to these parts of the facades as well. Facades will focus on creating depth and variety of visual experience. Desert tones will be used in combination with desert flora tones to provide colorful highlights and break up the monotony of neutrals.

3. Conformance to the General Plan

Designated as a Mixed-Use Neighborhood and Activity Area on the 2001 General Plan, this mixed-use project is a perfect fit for the General Plan's Goals and Approaches. Below are a collection of some of those goals and policies with which the project aligns.



Character & Design (CD) Element

CD1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- Respond to regional and citywide contexts with new and revitalized development in terms of:
 - Scottsdale as a southwestern desert community.
 - Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting.
 - Relationships to surrounding land forms, land uses and transportation corridors.
 - Contributions to city wide linkages of open space and activity zones.

- *Consistently high community quality expectations.*
- *Physical scale relating to the human perception at different points of experience.*
- *Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.*
- *Visual and accessibility connections and separations.*
- *Public buildings and facilities that demonstrate these concepts and “lead” by example.*
- *Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.*
- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people’s needs.*

Response: This Goal and associated Policies are core to the Development Plan of Greenbelt88. Early feedback has allowed us to redesign our prior submission to create a new and exciting mixed-use, high-quality residential and retail project for the benefit of the community. Without a major shift to the existing tenant paradigm/ layout/market segment, such uses will disappear - either in full, or by majority, leaving the remainder of the site to flounder. The proposed project responds to the surrounding area character and the specific context of the neighborhood. The layout places an emphasis on embracing the adjacent greenbelt (something sorely missing in the currently layout) and provides access to this area for both visitor and residents. The design also uses appropriate scale with lower structures towards Hayden and Osborn and taller structures pushed back towards the center and southwest quadrant of the site – where 3-story office buildings already exist to the south.. The layout also creates a new, comfortable pedestrian connection between Osborn and Hayden with greenbelt views instead of walking adjacent to the highly traveled Hayden or Osborn Roads.

CD2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

- Recognize that Scottsdale’s economic and environmental wellbeing depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community’s potential as a recreational resort area and regional trade center.
- Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale’s Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.
- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The project is designed to create a truly unique and distinctive place – an “only in Scottsdale” type setting where the community can gather or simply walk along the amazing pedestrian paseo with views to the greenbelt - another unique Scottsdale amenity. The project provides quality design that enhances the unique desert community. Shade, grass and water are vital elements of comfortable design in the southwest desert community. This project, through great site planning, places all three elements in view by providing site lines to the adjacent greenbelt and its lush environment. This is in addition to the on-site design which maximizes shade and pedestrian comfort. Almost as important, a vast expanse of surface parking lot will be removed and consolidated into an on-site parking garage, further confirming with Scottsdale’s Sensitive Design Principles.

Land Use Element

LU3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Encourage the location of more intense mixed-use centers and regional employment cores along regional networks while incorporating appropriate transitions to adjoining land uses.
- Locate employment uses where impacts on residential neighborhoods are limited and access is available at citywide and regional levels.
- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.

Response: This development is located along Hayden Road, which is a Major Arterial and north-south transportation link. The development has appropriate transitions to adjoining land uses. The greatest height of the project is pushed towards the southwest quadrant of the site, where 3-story office uses already exist to the south and the golf course exists to the west. Even still, a large, pedestrian pathway buffer is provided to these adjacent uses. The remainder of the site is lower-story buildings which transition well with the commercial buildings along Hayden and the eventual single-family neighborhood to the east. Pedestrian connections throughout the site will help to further integrate the site with the adjacent out parcels within the same center as well as the adjacent properties.

LU4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.
- Support jobs/housing balance by integrating housing, employment, and supporting infrastructure in mixed-use centers located at appropriate locations.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.
- Maintain a citywide balance of land uses that support changes in community vision/dynamics (established by future community visioning processes) over time.

Response: This goal is an important aspect of this project as the proposal provides all 4 items stated in the goal including: (1) Maintaining a balance of land uses includes preserving commercial uses at this corner. If commercial uses are lost at this corner, which is a real possibility without action, the balance of land uses will be affected. (2) A mixture of housing opportunities is provided by the project residential component. (3) Leisure opportunity is provided by the projects new, pedestrian friendly design and emphasis on quality outdoor gathering spaces. (4) The project helps to provide an economic base by reinvestment in the area and increased potential for sales tax collection from a thriving center. The project will help to maintain a healthy balance of land uses by maintaining and promoting retail and commercial uses at this corner while also providing additional living options.

LU5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work and play land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling and transit) where environmentally and physically feasible.
- Encourage that land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

Response: The project provides and encourages a variety of mobility opportunities and allows for fewer and shorter automobile trips. Mixed-use project, by their definition, provide a variety of uses in close proximity for an easy “park once” experience. The on-site retail and restaurant tenants will now have a built-in consumer base that can easily walk to their businesses. The project provides a live, work play balance at the micro scale (on-site within the development) and the macro scale (a living option located in close proximity to

employment and recreation activities). The area is also serviced by mass transit from City buses and located along a recognized Regional Corridor.

LU6: Promote land use patterns that conserve resources such as land, clean air, water and energy, and serve all people within the community.

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations, allowing people to live, work, play and shop in the same general area.
- Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
- Integrate land use and transportation policies to promote a decrease in vehicle miles traveled to reduce air pollution and resource consumption, increase interaction among citizens and provide a stronger sense of community.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

Response: The project allows people to live, work, play and shop in the same general area – and for some, in the same specific area. The mixed-use project on an infill site represents the antithesis of sprawl. The project is within walking distance – or an easy bike ride – to numerous employment and recreation areas. The area is also serviced by mass transit from City buses. The integrated land use and transportation options will help decrease the need for vehicular trips, while helping increase interaction among citizens. The new development will be designed to offer more housing options for those that look to live, work, play and shop in the community.

LU7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.
Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.
- Incorporate open space, mobility, and drainage networks while protecting the area’s character and natural systems.

Response: As would be expected for a property located along a major arterial (Hayden Road), some intensity of use is appropriate. In fact, the historic use of the site as a commercial center with a grocer was undoubtedly a more intense use of the site than the current proposed development. Such big box users are renowned traffic generators. The proposed

development represents and appropriate intensity for this site. The project is also designed to sensitively integrate with the surround setting and neighborhoods – in particular, the treatment of the west property line and homage to the Indian Bend Wash (the greenbelt). Although the greenbelt is not a “natural” feature, the project nonetheless incorporates a large building setback, open space and a series of improvements along this frontage. As previously noted, the project opens up to the existing greenbelt and encourages pedestrian use along this key Scottsdale feature. Additionally, the project locates the greatest height towards the existing taller buildings to the south of the site while maintaining lower height uses towards the periphery of the site along the Hayden and Osborn Road frontages.

LU9: Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.
- Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures (retail or office on lower level and residential uses on upper levels).
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.
- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility.

Response: This goal and associated policies are perfectly reflected in the proposed project from both a macro and micro level. The project provides a compact, pedestrian focused, mixed-use development that will reinvigorate this dated retail center. The project adds more diversity of residential option and non-residential uses to the larger neighborhood, while simultaneously providing a mix of uses on the subject site. The project provides a residential component specifically designed to support the scale and function of retail/commercial uses on site – in fact, the residential component it what will enable this site to function as a viable retail center in the future. Since roughly 2018, there has been a decline in “brick and mortar” retail nationwide and at this site, as such uses have struggled to stay relevant. The proposed project “right-sizes” the retail use and will breathe new life into the center. The project also provides the specific type of vertical mixed use (residential above retail) as encourage in bullet point two above.

Economic Vitality Element

EV7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage quality redevelopment in employment areas to provide new jobs, new retail and new entertainment opportunities in the Scottsdale market.
- Encourage and support the renovation and reuse of underutilized or vacant parcels / buildings / shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.
- Support and encourage appropriate public and private redevelopment and revitalization efforts in the community.

Response: The project is perfectly aligned with this Goal and associated Policies. The long-term economic well-being of the center is of paramount concern to the neighborhood and City as a whole. Vacant retail centers have a negative trickle-down effect on surrounding land uses and values. This application represents a significant, private reinvestment in the property, and therefore the neighborhood. The redevelopment will help secure the long-term viability and enjoyment of the site for all, as well as provide new jobs and retail amenities for the neighborhood.

Housing Element

HE2: Seek a variety of housing options that blend with the character of the surrounding community.

- Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

Response: The project represents a mixed-use development that will blend with the surrounding character and provide a much-needed increase in housing supply. Scottsdale has a strong residential market and the project will provide opportunities for those who wish to relocate to, or remain in the area but perhaps are not ready for a purchase commitment or prefer the lifestyle today's Class-A rental communities provide.

HE3: Seek a variety of housing options that meet the socioeconomic needs of the people who live and work here.

- Consider incentives that encourage the development of diverse housing types, including smaller, more affordable units.

Response: The residential component of the project provides additional housing opportunities in the area which is currently dominated by single family homes, condominiums and older apartment complexes. The planned project will include a variety of unit types including two-bedroom, one-bedroom and studios for smaller, more affordable units.

Neighborhood Element

NE3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.
- Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.
- Encourage "green building" techniques and alternatives that incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling in conjunction with revitalization, neighborhood conservation and redevelopment efforts.

Response: The project will help sustain the long-term well-being of the area by means of a large reinvestment and revitalization of the site. The project also encourages a variety of housing densities in a designated Mixed-use area. The site's location is highly visible, and the new development will assist in the effort to enhance and revitalize the experience for both residents and visitors, turning what was formerly a dated development into a new, high-quality mixed-use development. The project will utilize green building strategies including building orientation, passive solar design, natural day lighting, and passive cooling techniques. The project will promote the use of energy efficient systems and construction methods.

NE5: Promote and encourage context-appropriate new development in established areas of the community.

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.
- Promote existing developed areas of the community as opportune economic development infill sites.

Response: The project represents an infill redevelopment in an established area. The site is located along Hayden and Osborn Roads on a highly underutilized infill site.

Community Mobility Element

CM1: Protect the function and form of regional air and land corridors.

- Maintain Scottsdale's high development standards. The character of regional corridors in Scottsdale should reflect an image that is uniquely Scottsdale through unified streetscapes, street signage, and public art.
- Enhance the natural beauty and unique character of Scottsdale through design and aesthetics of regional corridors.
- Develop innovative designs to reduce conflict points between various means of travel/user groups while improving the efficiency of the regional links.

Response: Although the application does not control the full property frontage along Hayden Road or Osborn Road, the property frontages still contribute to the unique character and aesthetic of Scottsdale. The Hayden Road frontage provides a large, landscaped buffer and a detached sidewalk in some areas. New trees will be added to the landscape setback along Hayden. A new, decel lane will be installed along Hayden Road to more easily access the site while reducing potential conflict points. The Osborn Road frontage, adjacent to the applicant property, will be improved with a new widened sidewalk and more inviting entry.

CM2: Protect the physical integrity of regional networks to help reduce the number, length and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

- Improve air quality by encouraging live, work and play relationships in land use decisions that reduce the distance and frequency of automotive-generated trips.

Response: This project provides for a live / work and play relationship with a mixed used development (both vertically and horizontally). This helps reduce auto dependency and shortens vehicular trips. The project will also fit perfectly with the Osborn Road bike lane updates that are currently underway. Additionally, the Applicant will be implementing signal improvements at the intersection of Hayden and Osborn, specifically a left turn signal phase, to help address existing traffic issues at this intersection.

Preservation & Environmental Planning

PE10: Encourage environmentally sound "green building" alternatives that support sustainable desert living.

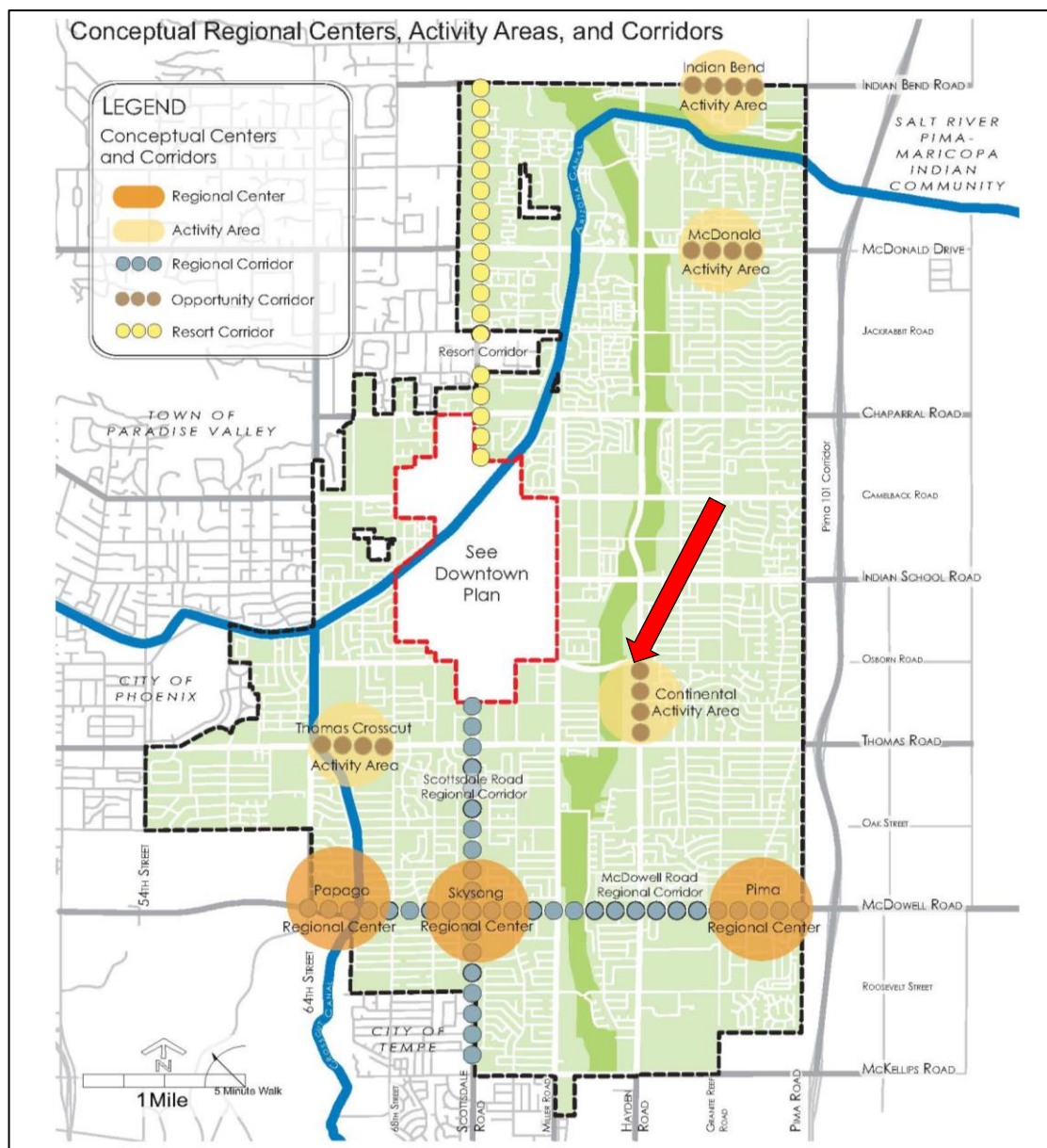
- Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.

- Encourage “green building” techniques and alternatives in conjunction with revitalization, neighborhood conservation and redevelopment efforts.
- Protect and enhance the natural elements of all development sites.
- Improve the energy efficiency of the building envelope, equipment, and appliances.
- Use low impact building materials.
- Integrate water-harvesting techniques into site planning and design where appropriate

Response: The project will utilize green building strategies including building orientation, passive solar design, natural daylighting, and passive cooling techniques. The project will promote the use of energy efficient systems and construction methods.

4. Conformance With Southern Scottsdale Character Area Plan

The Southern Scottsdale Character Plan has a goal *“To maintain the positive attributes of Southern Scottsdale and seize new opportunities for the area,”* and in order to make that happen it recommends *“the public and private sectors should explore innovative development ideas, encourage land use and development flexibility, and provide a coordinated approach to local and regional development and economic revitalization”*. There are many ways in which this proposed mixed-use project aligns with that vision. Below are a cross section of goals and policies with which this project aligns with the goals of the Southern Scottsdale Character Area Plan.



Located within the Southern Scottsdale Character Area Plan along a Regional Corridor

1. Land Use, Growth & Activity Areas

Goal LU 1: Promote residential reinvestment and revitalization through regulatory flexibility.

- **Policy LU 1.2.** Encourage new residential development and revitalization that complements the established urban form.
- **Policy LU 1.3.** Provide flexibility in residential mixed-use development standards to encourage revitalization of properties within higher density areas of Southern Scottsdale.

Response: The project exemplifies new residential, mixed-use development and revitalization. An underutilized and aging site will be transformed into a vibrant development that is full of activity and new residents helping to stimulate the local economy. The proposed PUD standards will aid in creating the density needed to make the project economically feasible and provide the opportunity for the sorely needed mixed-use development in the South Scottsdale area.

Goal LU 2: Create a hierarchy of regional, opportunity, and resort corridors to guide future land use, development and redevelopment throughout Southern Scottsdale.

- **Policy LU 2.2.** Opportunity Corridors consist of moderate intensity development and exist only within General Plan designated Activity Areas. These corridors will contain:
 - A mixture of land use classifications including mixed-use neighborhood;
 - A number of medium to low scale vertical and horizontal mixed-use developments; and
 - Additional residential density to compliment Activity Area land uses.

Response: The Property is located within a designated “Activity Area” and along a designated “Opportunity Corridor.” As such, the project provides the desired mixture of uses and does so in the preferred, mixed-use layout. The project also provides additional density to compliment the activity area.

Goal LU 3: Promote revitalization, reinvestment, and development along Southern Scottsdale’s Corridors.

- **Policy LU 3.1.** Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.
- **Policy LU 3.2.** Promote a mix of housing located along Corridors and as part of designated Regional Centers and Activity Areas.
- **Policy LU 3.3.** Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors.

- **Policy LU 3.4.** Explore a Planned Unit Development (PUD) District Ordinance amendment to assist in alleviating property parcel size and shallow lot development constraints found along Southern Scottsdale Corridors.
- **Policy LU 3.5.** Pursue increased private sector participation in the provision of public amenities along Corridors when development standard flexibility is requested.
- **Policy LU 3.6.** Encourage a diversity of new development, redevelopment, and infill projects that incorporate vertical and horizontal mixed-use development along Southern Scottsdale Corridors.

Response: Again, the property is located along a recognized Corridor. The project accomplishes several of the above goals including encouraging reinvestment and new development, creating a mix of housing and encouraging the assemblage of two smaller parcels. It also serves as a prime example of an urban infill project that is incorporating both vertical and horizontal mixed-use development in the South Scottsdale Corridor. The development is located just down the block from the thriving, downtown Scottsdale Medical campus and will provide perfect housing options for that growing employment base in addition to the nearby and thriving SkySong Innovation Center. The site is also ideally located with convenient freeway access.

Goal LU 5: Create Regional Centers and Activity Areas to guide future land use types and intensities throughout Southern Scottsdale.

- **Policy LU 5.4.2.** The Continental Activity Area (located between Osborn Drive and Thomas Road on Hayden Road) should include professional and medical offices, service-related uses, commercial, locally owned and/or corporate restaurants, and additional multi-family housing. This Activity Area should encourage development, through site orientation and access, to embrace its unique location fronting along Indian Bend Wash.

Response: The proposed project perfectly encapsulates this goal and policy. The project includes service-related uses, commercial uses and locally owned or corporate restaurants and additionally multifamily housing. Furthermore, the project is completely designed to, as the policy states, “...embrace its unique location fronting along Indian Bend Wash.” The project is designed to fosters views and connections to the adjacent greenbelt and, in some ways, blur the line between the open space of the greenbelt and the open space of the project.

Goal LU 8: SUPPORT A DYNAMIC RANGE OF LAND USES ADJACENT TO INDIAN BEND WASH THAT PROMOTE, ENHANCE AND ENGAGE THIS PRIMARY OPEN SPACE AMENITY.

- **Policy LU 8.1.** Encourage the revitalization of commercial and office land uses along Indian Bend Wash to promote new recreational, entertainment, and housing options on sites which are immediately adjacent to this primary open space amenity.

- **Policy LU 8.2.** Encourage properties that redevelop adjacent to, or in close proximity of, Indian Bend Wash to incorporate site orientation and access that takes advantage of their location next to this amenity.

Response: Once again, the planned project completely encapsulates this Goal and associated Policies. The project provides a range of land uses that promote, enhance and engage with the greenbelt as an open space amenity. The project revitalizes a commercial use adjacent to the wash and is designed purposely to be oriented toward and take advantage of this amenity. The project is designed to foster views and connections to the adjacent greenbelt and, in some ways, blur the line between the open space of the greenbelt and the open space of the project. Seating options will also be provided along this Paseo area to further encourage engagement with this amenity.



Views From the New Paseo and Plaza Towards the Greenbelt and Camelback Mountain

2. Character and Design

Goal CD 2: *The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.*

- **Policy CD 2.1.** Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.

- **Policy CD 2.3.** Within Corridors, Regional Centers, and Activity Areas, locate new development along the street and provide parking immediately behind the building area.
- **Policy CD 2.4.** New development and redevelopment should provide a diversity of design by accommodating a mix of land uses both vertically and horizontally.
- **Policy CD 2.5.** Encourage both dedicated and publicly accessible open spaces within private developments to function as extensions of indoor spaces into outdoor areas.

Response: The propose mixed-use project features pedestrian oriented site design and extends indoor spaces to the outside. A public open space at the northwest corner of the site will feature adjacent restaurant uses with associated patios and the entire western edge of the site features pedestrian oriented open space, visually connected and oriented towards the greenbelt. The project also provides the desired diversity of design by including mixed-use development in both vertical and horizontal layout. Again, previous redevelopment concepts on this site removed all the retail and proposed nearly 390 residential units. This proposal provides a more appropriate mixture with 278 residences and roughly 25,000 square feet of retail space.

Goal CD 5: Maintain, protect and enhance the character, quality and connectivity of the public realm and open space areas.

- **Policy CD 5.4.** Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.

Response: Public realm and open space areas are a major priority for this revitalization. The most visible gesture is the pedestrian paseo along the west edge of the property and the large courtyard gathering area near the northwest corner of the site. The project also enhances the character of existing open space (the greenbelt), by orienting aspects of the project towards this amenity. This is vastly different than the current layout which provide back of house views and operations towards the greenbelt.

Goal CD 6: Promote, plan and implement design strategies that are sustainable.

- **Policy CD 6.1.** Encourage compact development design along Corridors and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.
- **Policy CD 6.2.** Encourage building design, orientation, and layout that reduce energy consumption.
- **Policy CD 6.3.** Develop adaptable and sustainable building design strategies that could accommodate future innovative energy and environmental technologies as they become commercially viable.

- **Policy CD 6.4.** Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.

Response: The design of the project is compact in nature and creates new housing opportunities that will reduce travel distances and encourage walking, biking and public transit. The entire site is designed and oriented to be as sustainable as possible and create passive shading and cooling opportunities. The removal of large areas of asphalt surface parking in favor of a multi-level garage also helps reduce the heat island effect.

Goal CD 7: Protect low-scale single-family neighborhoods within Southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.

- **Policy CD 7.1.** Encourage architectural and design transitions between new development and existing development.

Response: The vast majority of the site abuts commercial uses or a major roadway. The site layout places the greatest height towards the southwest quadrant of the site where existing 3-story office buildings exist directly south. Placing the residential component near the greenbelt is also in keeping with other residential projects to the north and south which face on to the greenbelt. The remainder of the site is lower in height to transition to lower height uses in the area.

3. Community Mobility

Goal CM6: Mitigate the impacts of Southern Scottsdale's vehicular traffic on adjacent residential neighborhoods.

- **Policy CM 6.2.** Maintain appropriate traffic flow on major and minor arterials to minimize traffic impacts in residential areas.

Response: Existing traffic issues have been brought to the Applicant's attention regarding the intersection of Hayden and Osborn Roads. To help alleviate these issues, the Applicant will be implementing signal improvements, at a significant expense, at the intersection, specifically a left turn signal phase. This improvement will help to address some of the existing traffic issues and will further help with the flow of traffic. The project is also ideally located at an arterial intersection without direct connections to residential neighborhood and therefore does not encourage neighborhood traffic.

4. Open Space & Recreation

Goal OSR 3: Continue to Maintain and Enhance Indian Bend Wash as a Primary Open Space Resource that Provides for Community and Regional Recreation Needs.

- **Policy OSR 3.2.** Evaluate a change in land use and development orientation on properties adjacent to the Indian Bend Wash to promote interplay of complementary activities such as dining, recreational/rental facilities, and social gathering spaces.

Response: The project perfectly aligns with this Goal and Policy. The redevelopment of the site places an emphasis on interaction with the greenbelt, including the provision of gathering spaces and dining options with a visual connection and interaction with the greenbelt. These areas are accessible to the public, creating a neighborhood amenity that currently does not exist. Numerous benches will be placed along the open space corridor for those who wish to sit and enjoy the views to the west.

Goal PE 2: Mitigate the Urban Heat Island Effect.

- **Policy PE 2.1.** Continue to examine new and reinvestment development plans to identify strategic landscape opportunities for passive building cooling and to provide shaded pavement in parking lots and on streets.

Response: The project removes a large expanse of asphalt surface parking and replaces it with a multi-level parking garage, new buildings and landscaping and open space. All factors which can help to mitigate the heat island effect. New landscape plantings throughout the project also help the cooling effect. Trees will be planted in key areas throughout the project and especially along the western boundary to provide shade along the new paseo.

5. Preservation & Environmental Planning

Goal PE 1: Promote conservation and sustainability within neighborhoods.

- **Policy CD 7.1.** Encourage compact development to reduce auto dependency and parking requirements, encourage multi-modal transportation options, provide open space, and facilitate pedestrian mobility.

Response: Designed as a true, mixed-use development, the project provides for a compact mix of uses that encourage the reduction of auto dependency. The project also provides meaningful open space in the form of a new, patio gathering area and a pedestrian pathway along the greenbelt which helps facilitate pedestrian mobility.

Goal PE 2: Mitigate the Urban Heat Island Effect.

- **Policy PE 2.1.** Continue to examine new and reinvestment development plans to identify strategic landscape opportunities for passive building cooling and to provide shaded pavement in parking lots and on streets.

Response: The project removes a large expanse of asphalt surface parking and replaces it with a multi-level parking garage (which is fully screened from view), new buildings and landscaping and open space. All factors which can help to mitigate the heat island effect. Trees will be planted in key areas throughout the project and especially along the western boundary to provide shade along the new Paseo sidewalk. New trees will also be added to the landscape setback along Hayden Road.

5. Planned Unit Development Conformance

The Planned Unit Development (PUD) district promotes a mixed-use development pattern (horizontally or vertically) and recognizes that strict adherence to traditional development standards found in most zoning districts may be an impediment to such a challenging development typography. The project is a true, mixed-use development which perfectly aligns with the goals of the PUD district. The constraints of a standard zoning district would inhibit the quality and feasibility of development. The site is not well-served as a full, large sized commercial center and the introduction of residential density is key to a quality revitalization.

It should be noted, the development fully adheres to the provisions of the PUD ordinance except for setback provisions made near-impossible due to the additional “out parcels” within the larger center. Per PUD Ordinance Section 5.5005.E, an average setback of 32-feet is required where commercial uses occur on the first floor. This would be a requirement along both Hayden and Osborn Road frontages. Given the unique shape of the property under consideration with this application, an average setback of 166-feet is provided along Hayden (with a maximum setback of 210-feet) and an average setback of 185-feet is provided along Osborn Road (with a maximum setback of 235-feet).

Hayden Road

- Average 166'
- Maximum 210'

Osborn Road

- Average 185'
- Maximum 235'

This is the only Amended Development Standards requested or required for this project.

The criteria to establish a Planned Unit Development (PUD) zoning district, as outlined in Section 5.5003.A of the PUD Ordinance has been met as follows:

a) The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, area plans, and design guidelines:

Revitalization is at heart of this application. In fact, the primary request is to rezone the site so the ailing center can be revitalized by a substantial reinvestment by the owner. The center, in order to survive as a commercial center, must be revitalized. As outlined in this narrative in Chapter 3 *Conformance to the General Plan* and Chapter 4 *Conformance to the Southern Scottsdale Character Area Plan*, it directly aligns with the goals, policies and design guidelines as requested.

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

The property was zoned to PNC in the 1970's and, although appropriate at the time, modern, mixed-use development require more flexibility. The current PNC zoning severely restricts the potential number of residential units. The insertion of residential density, and the associated purchasing power of that density, is what will drive the successful revitalization of this site. Additionally, by a strict interpretation of the Ordinance, the current zoning only allows 36 feet of building height, however, 18 feet of additional height is permitted for appurtenances, bringing the total closer to 54 feet. By contracts, the requested PUD allows for 48 feet of building height and only 10 feet of appurtenances. So, while the actual height to the passerby is basically the same, the existing zoning development standards would not permit the fourth story which is required for the residential component of this revitalization. In order to comply with many of the land use goals outlined in the Southern Scottsdale Character Area Plan, primarily the provision of flexibility for residential mixed-use development standards to encourage revitalization, the existing zoning district must be changed.

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

The proposed development will be compatible with adjacent land uses, which feature commercial, office, single-family and multifamily apartments and condominium uses. While the property does not directly abut a single-family residential neighborhood, such neighborhoods do exist in the vicinity. The revitalization of the site will definitely help to stabilize the integrity of the neighborhood by providing a significant reinvestment that beautifies the site and provides a community asset.

d) There is adequate infrastructure and city services to serve the development:

The City will evaluate existing and needed infrastructure and where necessary, the development will provide upgrades to ensure there is adequate capacity to serve the development.

e) The proposal meets the following location criteria:

a. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the downtown Area:

The proposed development is not located within any area zoned ESL or within the boundaries of the downtown area.

b. The proposed development fronts onto a major arterial and/or major collector street as designated in the Transportation Master Plan:

As can be seen on the Recommended Street Functional Classification from the Scottsdale Transportation Master Plan, the proposed development fronts onto Hayden Road and Osborn Road which are designated as a Major Arterial and Major Collector respectively.

Planned Unit Development request must be approved with a Development Plan which must be reviewed by the Development Review Board. The project adheres to, and exceeds the standards for Development Review Board consideration including:

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 design is highly compatible with development in the area. The property is located along a major arterial (Hayden) with a well-established precedent of commercial and multi-family uses. Height in the area it typically pushed back from Hayden Road towards the greenbelt. The project continues this trend by maintaining (and improving) a large, landscaped setback along Hayden Road, followed by lower, single-story commercial buildings. Buildings are also pushed back from the Osborn Road frontage to maintain the current feel of that street. The taller aspects of the project (which only top out at 48 feet) are positioned in the southwest quadrant of the site - far back from Hayden and Osborn Roads and closer to the existing, taller office buildings south of the site. In fact, the tallest buildings of the project are nearly two (2) football fields away from the closest single-family home (on the opposite side of Hayden Road) and will be completely imperceptible.

The Development Plan provides great benefits to the neighborhood and the City as a whole by providing a fully reinvigorated center designed to become a community gathering place for decades to come. These benefits include the provision of nearly double the amount of required open space (30,000 sqft required – 57,000 sqft provided) with the majority of this space dedicated to a new public plaza and Paseo walkway. The community will now be able to enjoy spectacular views of the greenbelt and Camelback Mountain from publicly dedicated space on this private property. Patrons can relax on a restaurant patio or on a Paseo bench while taking in the views and interacting with others.

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 Development Plan is environmentally responsive. The first, and often most important, component is the redevelopment of an infill-site and doing so in a mixed-use manner. This has a vast impact on minimizing vehicular trips and resources while taking advantage of mass transit options. The redevelopment also removes a swath of asphalt surface parking lot and condenses the spaces into a new parking garage – helping to mitigate the heat island effect. The Development Plan also features a variety of passive and design-based climatic responses including building orientation, and abundance of shade-creating balcony and roof overhangs and landscaping. The project will also utilize energy efficient systems and construction methods.

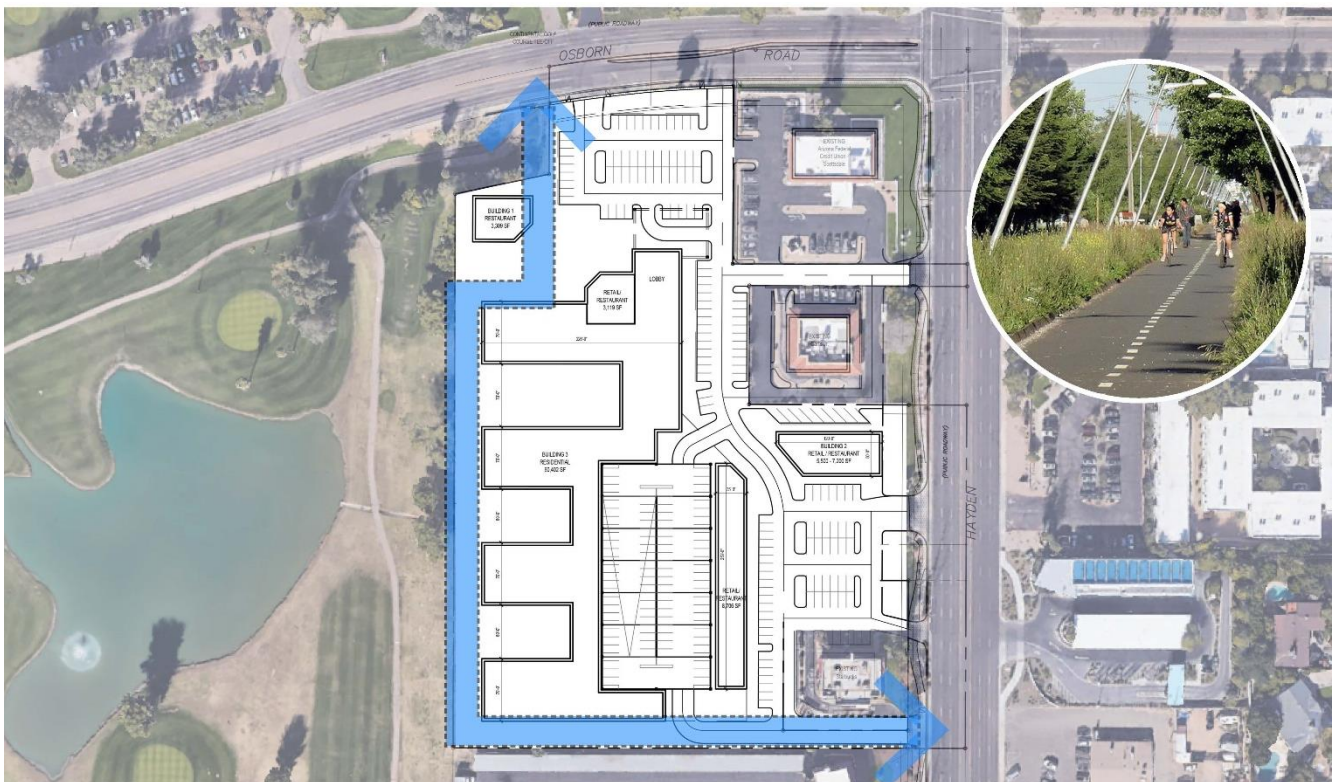
- 3) The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.**

No significant solar shading of adjacent land will occur with this Development Plan. Any height within the project is well positioned and far setback from the property perimeter. Purposeful shading will be provided within the project as well as along the west property line to maximize pedestrian comfort along the Greenbelt Paseo.

- 4) The DP promotes connectivity between adjacent and abutting parcels, and provides open spaces that are visible at the public right-of-way and useful to the development.**

This criterion is at the heart of this redevelopment proposal. The project provides nearly double the required amount of open space (30,000 sqft required – 57,000 sqft provided)! This includes a large, open space plaza placed at the northwest corner of the site that is flanked by new retail / restaurant patio space. This plaza, which will be dedicated to public use through an easement or license agreement with the City, is envisioned as a gathering place for patrons, passerby's and the neighborhood as a whole to relax and interact with others in a comfortable environment while enjoying spectacular views.

The project also promotes connectivity by providing the Greenbelt Paseo, a landscaped and amenitized pathway dedicated for public use along the full western edge of the site.



The New Paseo Will Allow for Pedestrian Connectivity Along the Greenbelt

The Paseo connects to the Osborn Road sidewalk (and new bike path improvements) to the north as well as to Hayden Road to the east – providing a much more enjoyable pedestrian experience than traversing along the car-heavy Hayden Road frontage. A series of pedestrian pathways and connection are also provided within the interior of the site.

6. Scottsdale Sensitive Design Principles Conformance

The Character and Design Element of the General Plan states that *“Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.”* The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. ***The design character of any area should be enhanced and strengthened by new development.***

Response: The purpose of the planning and building design of this project is to be context appropriate in both ways. The site plan acts to engage the community with greenbelt access and the creation of a new, vibrant public space. The building design is sensitive to the building program and location along the greenbelt by employing a massing strategy that breaks up the building and provides vistas for most units. The materials used will honor the history of the residential built environment and also reflect the natural, lush backdrop of the site and frontage on both Hayden Road and the greenbelt. Mature landscaping exists along the perimeter of the site along Hayden and Osborn and will be maintained and enhanced where appropriate.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: The urban location and existing commercial development does not have protected natural features or established vistas. The siting and orientation of the new development will generate new vistas that honor the greenbelt, western sunsets and unabated views to Camelback Mountain. These vistas will be available to private residences through open courtyards and to the public via ground level access on the west side of the property. The entire west and south side of the property has been designed to allow public access with greenbelt views and a more comfortable pedestrian pathway than the street-adjacent sidewalks.

3. ***Development should be sensitive to existing topography and landscaping.***

Response: As an already developed, urban location, the current topography of the property is generally flat and minimal landscaping occurs. The new development will

provide an enhanced public corridor and landscape connection to the greenbelt on the western edge of the property. The development will only serve to reconnect the site to the surrounding context. The project is also sensitive to the existing landscape provided in the adjacent greenbelt and, as such, will be providing complimentary landscaping along this property boundary to help blur the line between properties.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: As an already developed, urban location, there are currently no natural habitats to preserve or restore. We hope that with the reduction of non-pervious surfaces, along with a greater connection with the existing, larger landscape corridor to the west, will help preserve any beneficial ecological processes and/or habitats.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: This is a key component of Greenbelt88. This development will drastically enhance the public realm by providing a new, publicly accessible paseo along the greenbelt and new public gathering space that opens up to greenbelt and Camelback Mountain vistas. The project will also build a new mixed-use streetscape lined with viable retail shops and residential amenity spaces and maintaining the lush public street edges in their current state. All new and enhanced public spaces will consider the appropriate scale and number of furnishings and the placement of public art in a variety of forms.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The project encourages alternative modes of transportation by several means. At the most basic level, but perhaps most impactful, the mixed-use nature of the project and the choice to redevelop an infill site, reduces reliance on vehicular travel. The new commercial uses will have a built-in customer base from the new on-site residents. These residents can easily walk to the services and amenities provided. Furthermore, bike racks will be provided for the commercial uses and the residential component will likely feature internal bike storage for residents. This development will retain all bus service access points and make crucial additional connections by providing access to the greenbelt along the west side of the site as a corridor for bikes and pedestrians to have an alternate way to circulate the site and connect from Osborn to Hayden in lieu of the sidewalk and street

light. The project will be a perfect compliment to the Osborn Road pedestrian and bike lane improvements currently underway.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: Another key goal and design aspect of the project. All new pedestrian pathways will consider scale and environmental comfort through a combined use of building mounted canopies, building mass shading, and tree canopies. Our intent is to provide pedestrian pathways that are enjoyable to occupy at all seasons of the year. The new paseo along the western and southern property boundaries are a direct consideration for the pedestrian, whether visiting the site, living on site or simply walking through the site.

8. *Buildings should be designed with logical hierarchy of masses.*

Response: The building layout has been broken up to reduce the apparent mass on the west edge by implementing an east-west orientation and opening private amenity spaces to the west. The mass of the garage is wrapped with a mix of uses including residential and retail. Based on a vertical mix of uses within the buildings, the ground level will be expressed differently on a number of facades. This will assist in breaking up building massing and reducing visual impact. Vehicular and pedestrian entries to the building will also be highlighted through multi-story design elements and material changes to highlight entry points to the project.

9. *The design of the built environment should respond to the desert environment.*

Response: The design of the built environment will respond appropriately to its climatic location and its historical contextual location within south Scottsdale. Traditional materials including slump block and other masonry units will be integrated into a contemporary palette of composite wood, concrete, metal and plaster finishes. This will combine local textures and materials into a more timeless and updated application. Building program and design elements will also respond to the project location. At retail programmatic locations, building façade material will provide the appropriate change in scale and visual interest along with overhangs and canopies that create shade. On the residential portions, floor and roof overhangs, balcony extensions and other horizontal and vertical design elements will create shade for glazed portions of the façade. Changing material texture and orientation will provide variety and visual interest to these parts of the facades as well.

10. Development should strive to incorporate sustainable and healthy building practices and products.

Response: Passive solar exposure mitigation strategies have been implemented into the building design and site plan layout. The floor plans reduce the amount of western façade exposure by creating legs of the building in an east-west orientation so that much of the facades are exposed to north and south solar angles. North and south angles are much easier to mitigate direct solar gain and also help to shade outdoor courtyards. Building design also addressed sustainable practices through balcony and roof overhangs. Also, the removal of large expanses of asphalt parking and service lots that will be replaced with pedestrian walkways also helps to reduce the urban heat island effect.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscaping and preserving native plants.

Response: The landscape palette will reflect the desert sensitive species that are appropriate and thrive in our local climate. Variety of trees and supplemental plantings will be used to highlight differing zones of the project and define major public spaces and thoroughfares. Landscape materials will primarily consist of trees, shrubs and cacti that are indigenous to the area and that complement the local desert environment. The character of the area has been established through prior development. The landscaping for the planned development will utilize the same overall landscape character as what currently exists. Plantings will also enhance the character of the new development, as well as emphasize the current landscape character. The landscaping will complement the built environment by providing accent color and texture to the planned structures. The landscaping will also provide shade relief and soften hard edges. Mature perimeter landscaping will remain and/or be enhanced including the Hayden Road berms. Trees will be planted in key areas along the western boundary to provide shade along the sidewalk. Colorful shrubs and groundcovers will be planted along the ground plane to help soften and cool the area. Plantings adjacent to the building will be proper in scale and compliment the architectural character of the building. Pockets of turf or artificial turf may be located in key areas to help add green space to the development. Numerous benches will be placed along the open space corridor for those who wish to sit and enjoy the views to the west.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

Response: Planting species and pavement selection will reflect sensitivity to the desert climate and strategies to reduce usage of water. Water features will be used judiciously

in higher pedestrian activity areas to highlight public gathering areas and enhance a cooling effect for those spaces. Large open bodies of water will not be utilized. Small, human scale water features may be used in limited locations for aesthetic purposes for enhancing public spaces. Water may be used in private spaces for the purposes of recreation (swimming pool) or small fountains for passive recreation and aesthetics. The landscaping will utilize native and drought tolerant plant material and preserve native plants wherever practicable.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

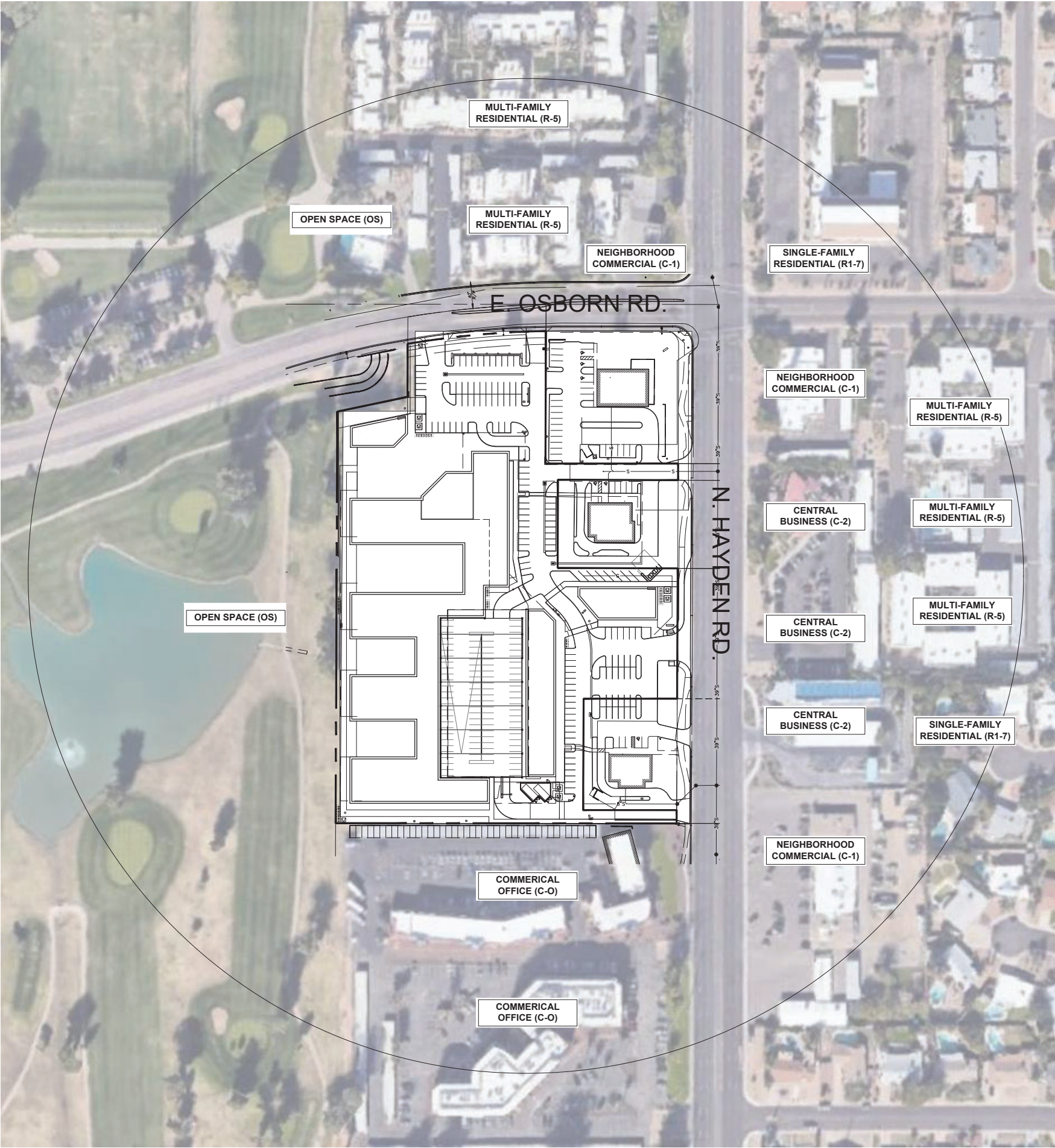
Response: Lighting fixture selection and illumination levels will be appropriately designed to support the comfort and safety of the development and enhance the pedestrian focal points and gathering spaces. A hierarchy of illumination levels coupled with dramatic lighting techniques will be the tools used to achieve this.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Response: Signage will be designed to respond differently and appropriately for each of the mix of uses on the site. For retail, signage will appeal to visibility to parking areas and also legibility and exposure along pedestrian traffic areas. Residential signage will reflect the contemporary design of the building and support entry points of the user experience. Parking garage signage will function to tastefully direct traffic to entry points to support ease of maneuverability of the site.

7. Conclusion

The process to get to the development plan proposed in this application has been a slow and deliberate one undertaken by an Ownership entity of 18 years that truly wants to reinvigorate a struggling center. The process to this point has not been rushed. Rather, it has been a meticulous (and expensive!) process to completely redesign based upon City and community feedback – while still acknowledging the realities of market conditions. The Development Plan presented with this application will breathe new life into an aging center while saving this corner as a commercial, community asset for decades to come. Unlike previous proposals and concepts for this site that were strictly residential, this proposal is a true, mixed-use redevelopment that maintains and improves retail and commercial uses, while adding residences to activate and engage the site. The result is a vastly improved shopping experience and gathering space for the community. As demonstrated in the narrative, the project is in conformance with the City of Scottsdale’s General Plan and the Southern Scottsdale Character Area Plan, as well as numerous other City documents and policies.



PLANS, DESIGNS, GUIDELINES AND OTHER ELEMENTS OF THIS DOCUMENT ARE CONCEPTUAL ONLY AND SUBJECT TO FUTURE MODIFICATIONS

PROJECT INFORMATION

CURRENT ZONING:	PNC
PROPOSED ZONING:	PUD Planned Unit Development
GROSS SITE AREA:	7.00 ACRES (304,920 SF)
NET SITE AREA:	6.6 ACRES (288,288 SF)
PROPOSED DENSITY:	39.71 DU/AC (278 UNITS)
PROPOSED GFAR :	25,019 SF/ 288,288 SF 0.09 GFAR
MAX. HEIGHT ALLOWED:	48 FT (+10' MECH)
PROPOSED HEIGHT:	48 FT (+10' MECH)

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PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

Greenbelt 88
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

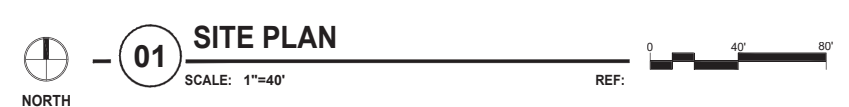
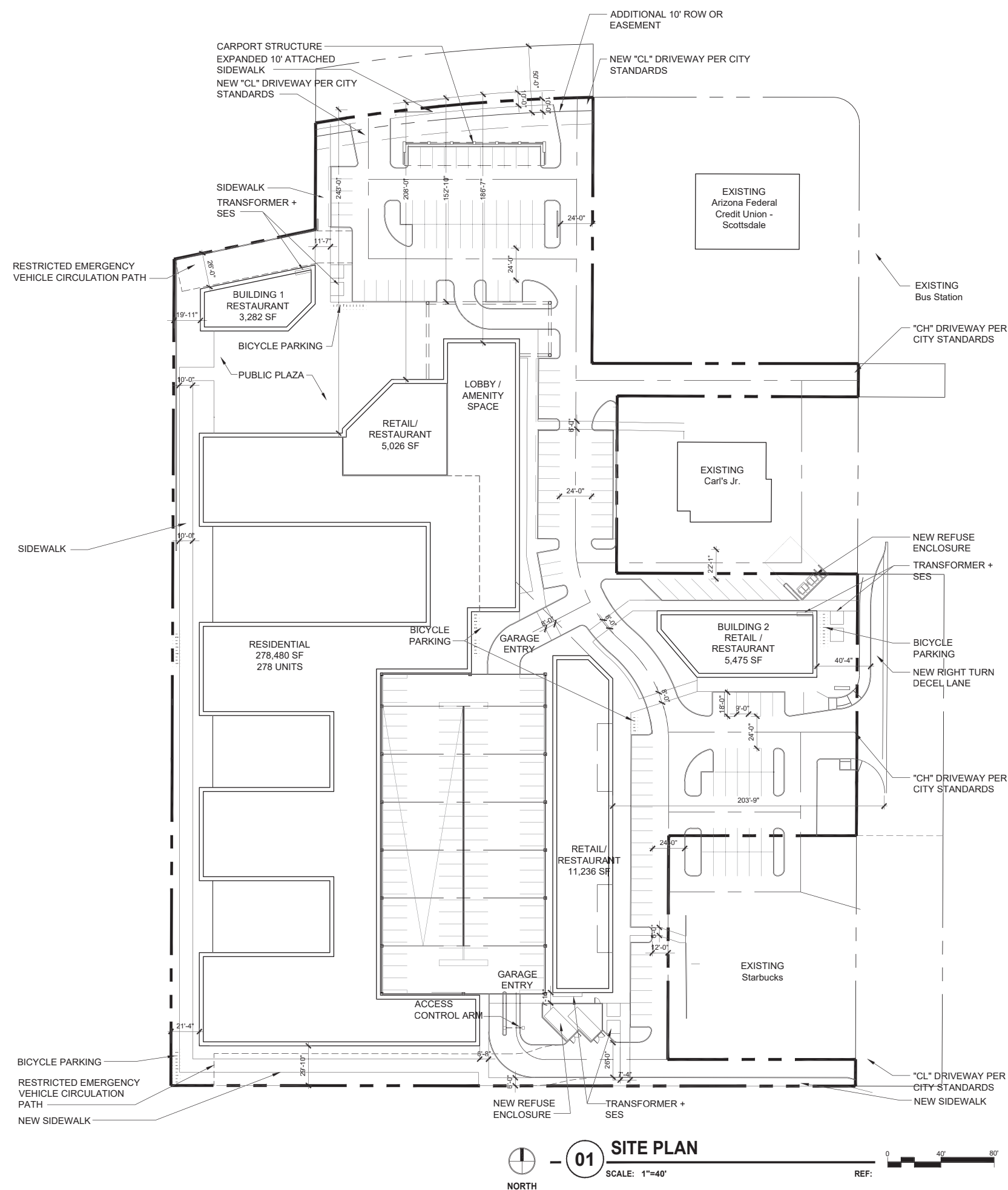
Date
AUGUST 04, 2021

PRE-APP # ZONING # DRB #

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Project No.
319078

A101
CONTEXT AERIAL



PROJECT INFORMATION

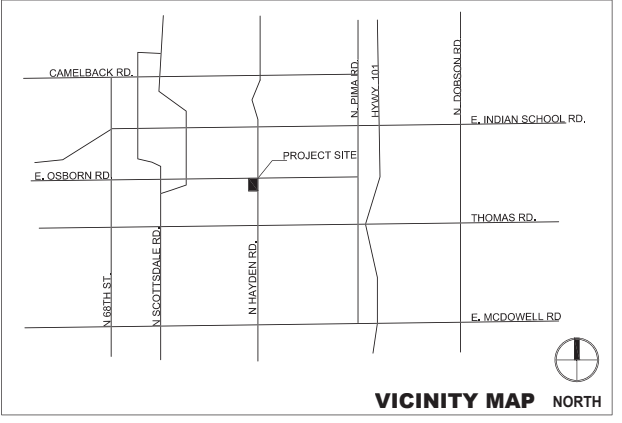
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AREA TABULATIONS

COMMERCIAL RESTAURANT/RETAIL	25,019 SF
RESIDENTIAL 4 STORIES GROSS BUILDING AREA	278,480 SF
UNIT MATRIX	
STUDIO	85 UNITS
1 BEDROOM	135 UNITS
2 BEDROOM	58 UNITS
TOTAL	278 UNITS

PARKING TABULATIONS

PARKING REQUIRED	
RESIDENTIAL	
GUEST (278/6)	47 CARS
STUDIO (1.25 x 83)	104CARS
1 BEDROOM (1.3 x 133)	173 CARS
2 BEDROOM (1.7 x 62)	105 CARS
TOTAL	429 CARS
RETAIL/RESTAURANT	
1/300 SF	84 CARS
TOTAL	513 CARS
PARKING PROVIDED	
SURFACE PARKING	123 CARS
STRUCTURED	
LEVEL B1	30 CARS
LEVEL 1	94 CARS
LEVEL 2	94 CARS
LEVEL 3	94 CARS
LEVEL 4	94 CARS
TOTAL	406 CARS
TOTAL	529 CARS
PARKING TABULATIONS	
BICYCLE PARKING:	
REQUIRED : 0.10 X 529 CARS =	52.9 STALLS
PROVIDED:	55 STALLS



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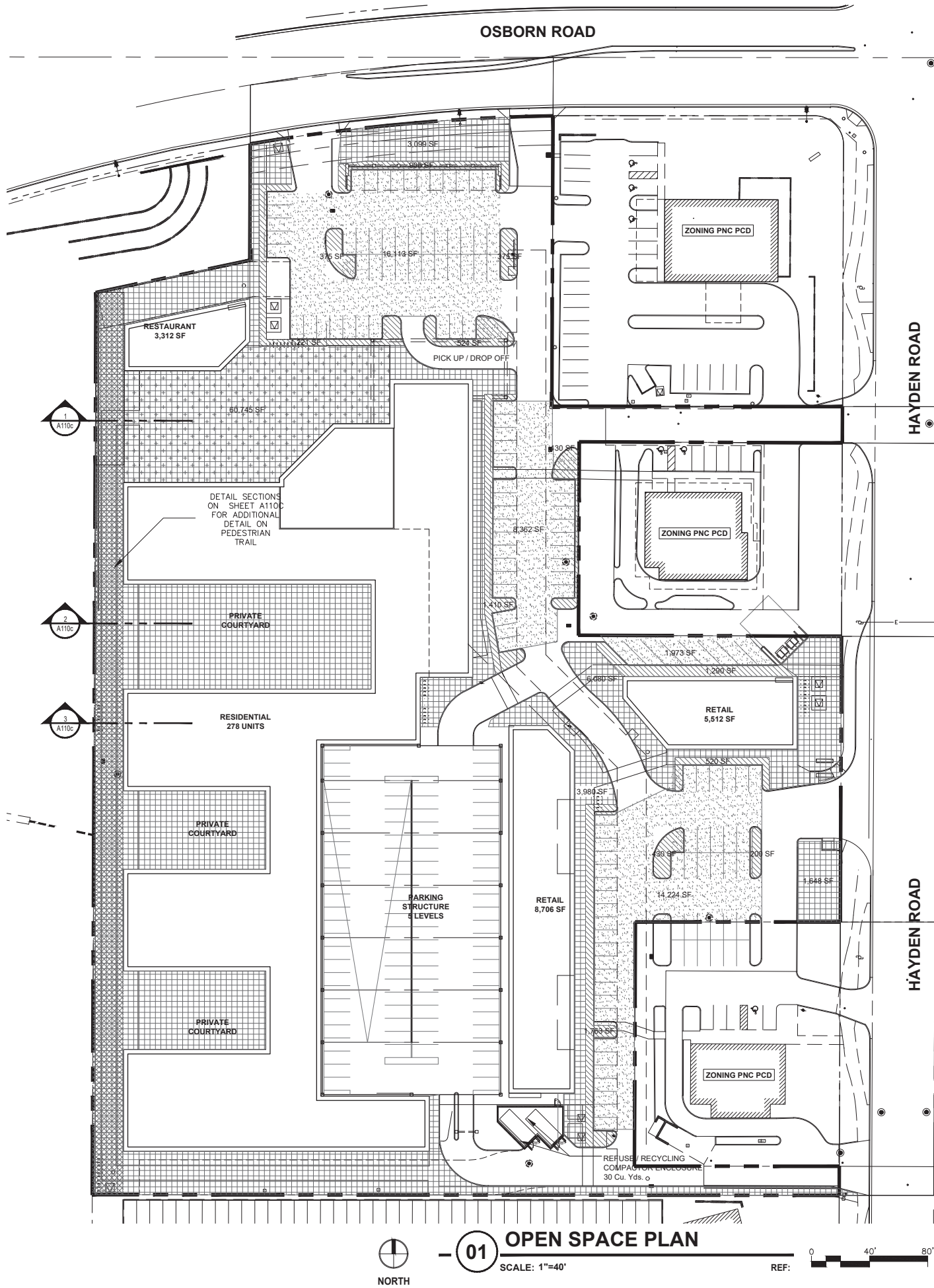
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Project No.
319078

A102
SITE PLAN

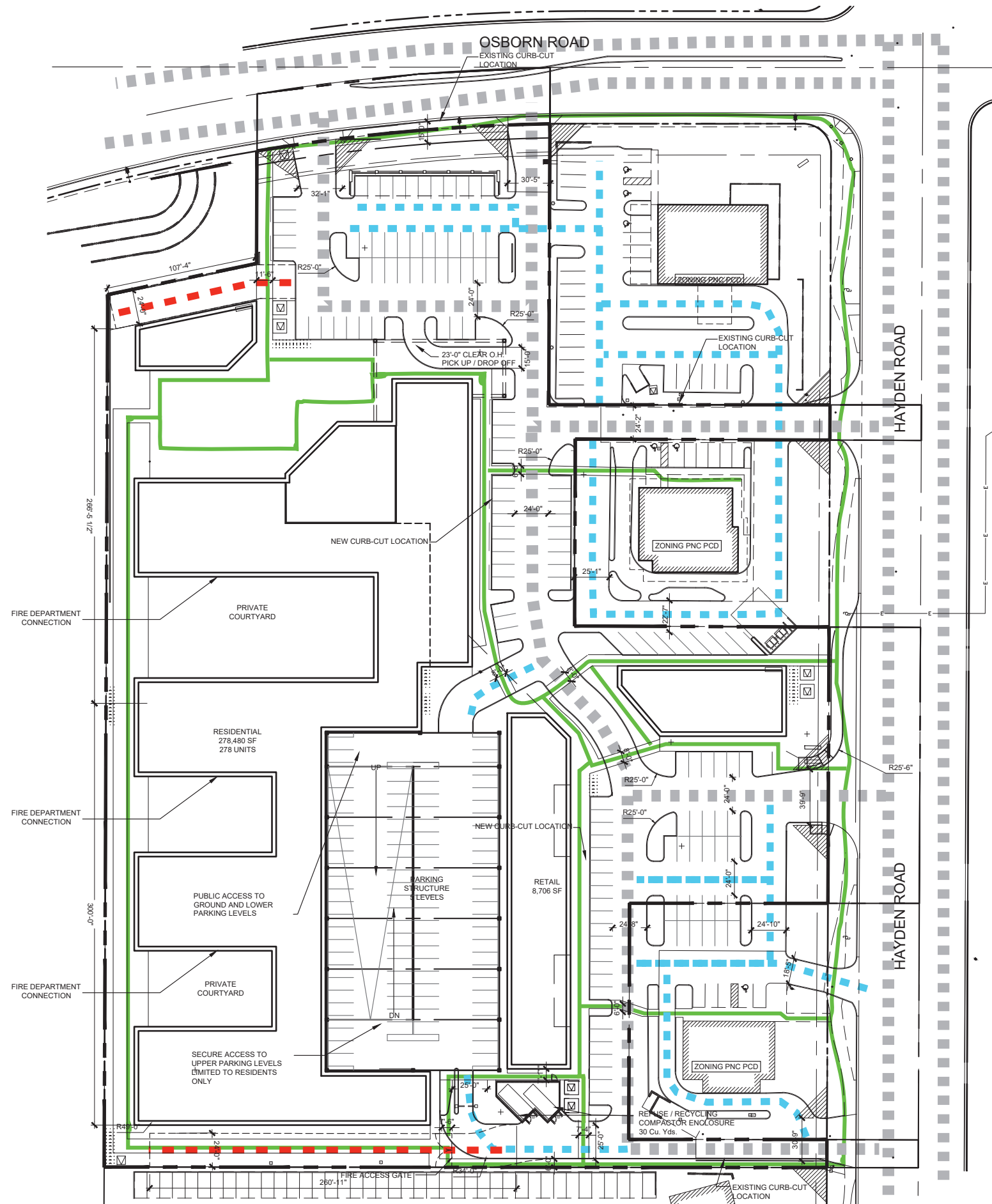


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TABULATIONS	
REQUIRED OPEN SPACE :	
PER ZONING 5.5005.1.2 =	
MAX REQ = GROSS LOT x 0.1	
MAX REQUIRED = 304,940 x .01 =	30,494 S.F.
OPEN SPACE PROVIDED :	80,174 S.F.
(NOT INCLUDING PARKING LOT LANDSCAPING)	
	30,494 REQUIRED < 80,174 PROVIDED
PARKING LOT LANDSCAPING REQUIRED	
PARKING LOT AREA x 15%	
40,672 x 0.15 =	6,100.8 S.F.
PARKING LOT LANDSCAPING PROVIDED =	9,446 S.F.
	6,100.8 REQUIRED < 9,446 PROVIDED

LEGEND	
	OPEN SPACE = 80,174 SF
	PUBLIC PLAZA = 13,530 SF (Part of Open Space)
	LINEAR GREENBELT PATHWAY = 12,618 SF (Part of Open Space)
	PARKING LOT LANDSCAPING = 9,446 SF
	PARKING LOT AREA = 40,672 SF

GROSS SITE AREA =
304,940 SF



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NOTE

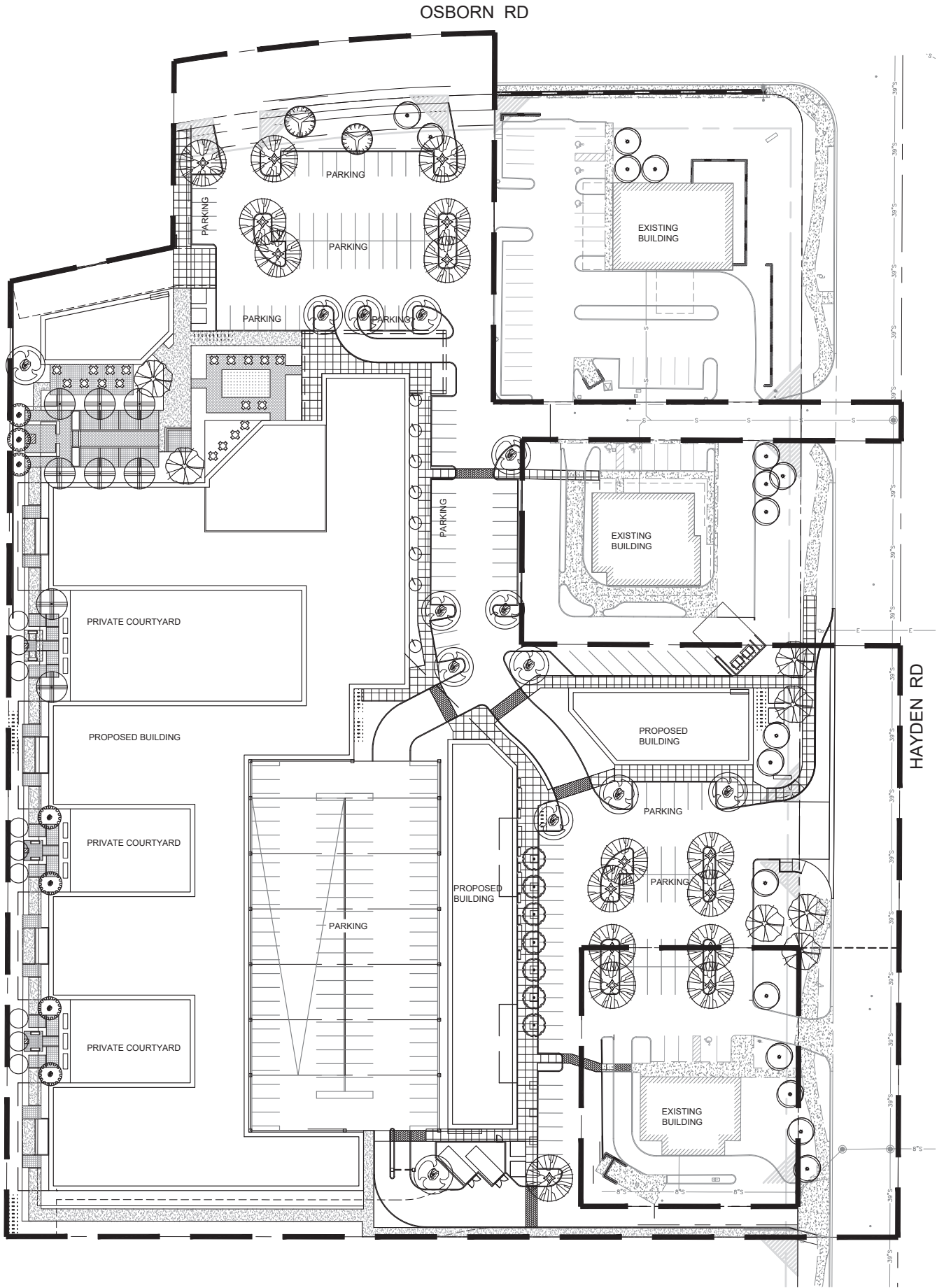
PER SECTION 2-1.804 B DSPM:

- MIXED-USE WITH RECYCLING:
1 ENCLOSURES FOR 1ST 15,000 SF NON-RESIDENTIAL USE & 1ST 15 UNITS
2 ENCLOSURES FOR EACH 30 UNITS THEREAFTER
NON-RESIDENTIAL USE 4,400 SF + 267 UNITS = 9.4 ENCLOSURES REQUIRED
10 ENCLOSURES PROVIDED

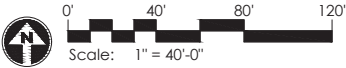
10 REFUSE CONTAINERS @ 4 CU.YDS EACH = 40 CU.YDS TOTAL
40 / 4 = 10 CU.YDS COMPACTOR EQUIVALENT

30 CU. YARD COMPACTORS PROVIDED

LEGEND	
	PEDESTRIAN CIRCULATION PATH
	PRIMARY VEHICLE CIRCULATION PATH
	SECONDARY VEHICLE CIRCULATION PATH
	RESTRICTED EMERGENCY VEHICLE CIRCULATION PATH



HAYDEN AND OSBORN - CONCEPTUAL LANDSCAPE PLAN



PLANT MATERIALS LEGEND		
Sym.	Plant Name	Size
Trees		
	<i>Nerium Oleander</i> Red Oleander	
	<i>Olea europaea</i> 'Svan Hill' Svan Hill Olive	
	<i>Pistacia lentiscus</i> Mastic Tree	
	<i>Pistacia</i> x 'Red Push' Red Push Pistache	
	<i>Prosopis</i> X <i>Phoenix</i> Thornless Mesquite	
	<i>Quercus virginiana</i> Southern Live Oak	
	<i>Sophora secundiflora</i> Texas Mountain Laurel	
	<i>Ulmus parvifolia</i> 'True Green' True Green Elm	
	<i>Vitex agnus-castus</i> Chaste Tree	
	Existing Tree Existing Tree	
Shrubs		
	<i>Bougainvillea</i> 'Torch Glow' Bougainvillea	5 gal.
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	5 gal.
	<i>Callistemon viminalis</i> 'Little John' Bottlebrush	5 gal.
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.
	<i>Eremophila maculata</i> 'Valentine' Valentine Shrub	5 gal.
	<i>Justicia californica</i> Chuparosa	5 gal.
	<i>Justicia californica</i> 'Yellow' Yellow Chuparosa	5 gal.
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.
	<i>Leucophyllum candidum</i> 'Thunder Cloud' Thunder Cloud Sage	5 gal.
	<i>Leucophyllum frutescens</i> Texas Sage	5 gal.
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	15 gal.
	<i>Olea europaea</i> 'Montra' Little Olive Dwarf Olive	5 gal.
	<i>Raphiolepis indica</i> 'Pink Lady' Indian Hawthorne	5 gal.
	<i>Ruellia brittoniana</i> Ruellia	5 gal.
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.
	<i>Tecoma stans</i> Yellow Bells	5 gal.
Groundcover		
	<i>Acacia redolens</i> 'Low Boy' Trailing Acacia	1 gal.
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	5 gal.
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.
Accents		
	<i>Agave vilmoriniana</i> Octopus Agave	5 gal.
	<i>Agave weberi</i> Blue Agave	5 gal.
	<i>Aloe barbadensis</i> Medicinal Aloe	5 gal.
	<i>Aloe</i> x 'Blue Elf' Blue Elf Aloe	5 gal.
	<i>Dasylirion wheeleri</i> Desert Spoon	5 gal.
	<i>Hesperaloe parviflora</i> -red Red Yucca	5 gal.
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.
	<i>Muhlenbergia rigens</i> Deer Grass	5 gal.
	<i>Pedilanthus bracteatus</i> Tall Slipper Plant	5 gal.
INERTS		
Sym.	Description	
	DECOMPOSED GRANITE	

NOTE: ALL LANDSCAPE PLANTINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE, INCLUDING PLANT/TREE TYPES. ALL LANDSCAPE PLANTING WILL MEET OR EXCEED THE CITY OF SCOTTSDALE LANDSCAPE REQUIREMENTS.

GREY | PICKETT

landscape architecture | community design

7144 e streisen drive, suite 205

scottsdale, arizona 85211

480.609.0009 p 480.609.0064 f

GREENBELT 88

Conceptual Landscape Plan

SCOTTSDALE, ARIZONA

revisions:

project #:

VLP001B

scale:

1" = 40'-0"

issued for:

drawn by:

Team

date:

04/11/2021

drawing:

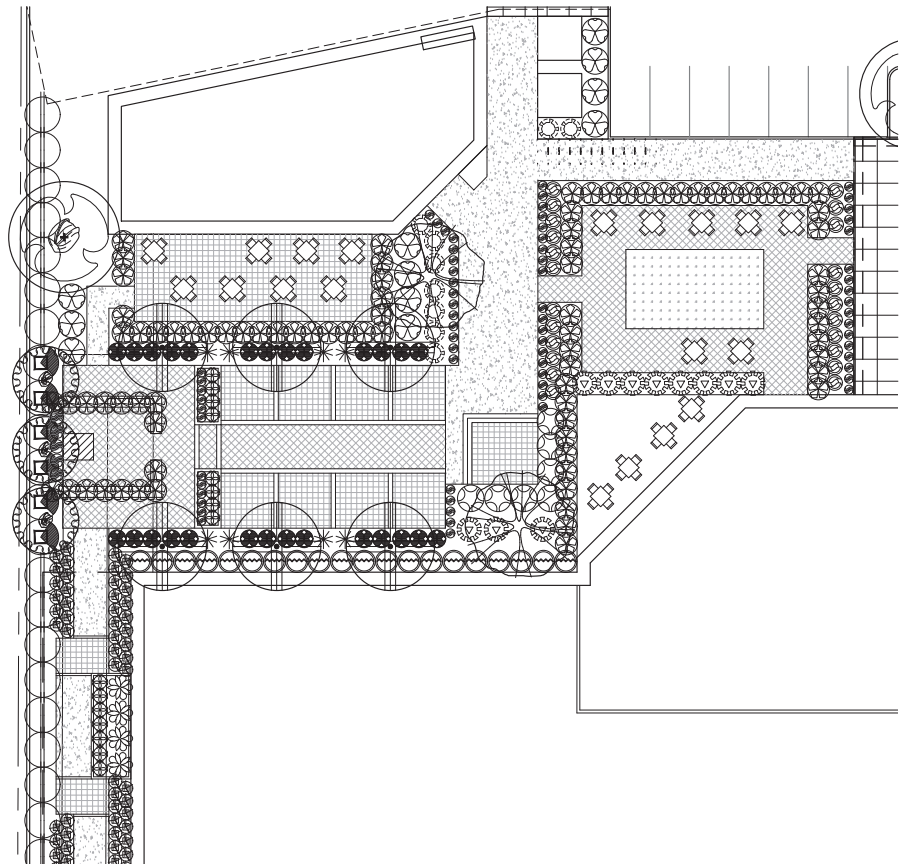
Conceptual Landscape Plan

L3.1

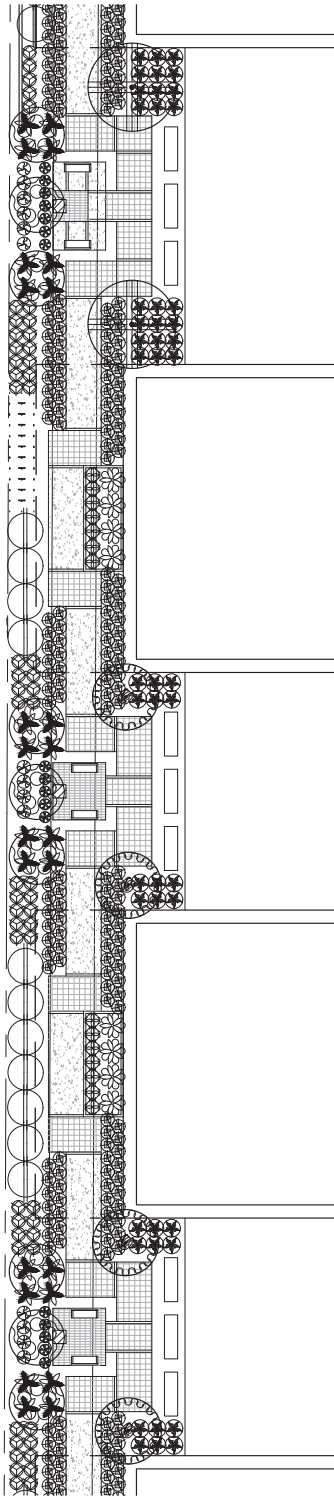
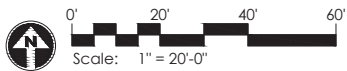
of

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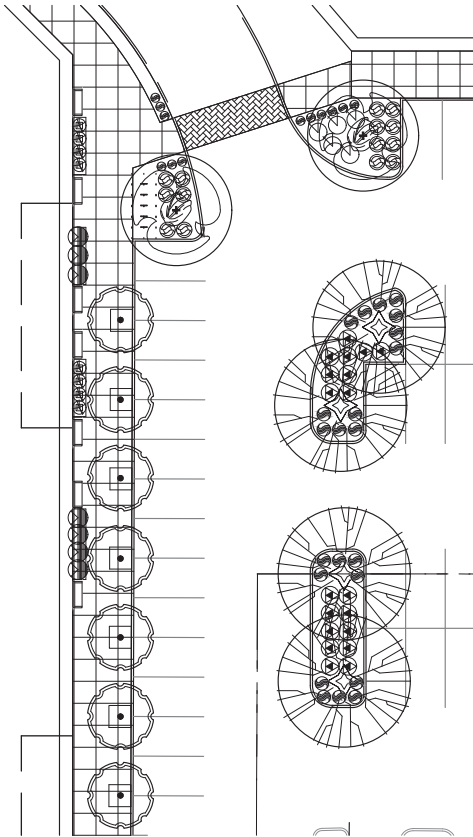
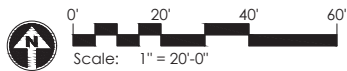
Grey | Pickett Professional Corp.



PLAZA CONCEPTUAL PLAN



GREENBELT CONCEPTUAL PLAN



RETAIL CONCEPTUAL PLAN



PLANT MATERIALS LEGEND		
Sym.	Plant Name	Size
Trees		
	<i>Nerium Oleander</i> Red Oleander	
	<i>Olea europaea 'Swan Hill'</i> Swan Hill Olive	
	<i>Pistacia lentiscus</i> Mastic Tree	
	<i>Pistacia x 'Red Push'</i> Red Push Pistache	
	<i>Prosopis X Phoenix</i> Thornless Mesquite	
	<i>Quercus virginiana</i> Southern Live Oak	
	<i>Sophora secundiflora</i> Texas Mountain Laurel	
	<i>Ulmus parvifolia 'True Green'</i> True Green Elm	
	<i>Vitex agnus-castus</i> Chaste Tree	
	Existing Tree Existing Tree	
Shrubs		
	<i>Bougainvillea 'Torch Glow'</i> Bougainvillea	5 gal.
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	5 gal.
	<i>Callistemon viminalis 'Little John'</i> Bottlebrush	5 gal.
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.
	<i>Eremophila maculata 'Valentine'</i> Valentine Shrub	5 gal.
	<i>Justicia californica</i> Chuparosa	5 gal.
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal.
	<i>Leucophyllum candidum 'Thunder Cloud'</i> Thunder Cloud Sage	5 gal.
	<i>Leucophyllum frutescens</i> Texas Sage	5 gal.
	<i>Nerium oleander 'Pette Pink'</i> Pette Pink Oleander	15 gal.
	<i>Olea europaea 'Montra'</i> Little Olive Dwarf Olive	5 gal.
	<i>Rhaphiolepis indica 'Pink Lady'</i> Indian Hawthorne	5 gal.
	<i>Ruella brittoniana</i> Ruella	5 gal.
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.
	<i>Tecoma stans</i> Yellow Bells	5 gal.
Groundcover		
	<i>Acacia redolens 'Low Boy'</i> Trailing Acacia	1 gal.
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gal.
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.
	<i>Lantana camara 'Dallas Red'</i> Dallas Red Lantana	5 gal.
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gal.
Accents		
	<i>Agave vilmoriniana</i> Octopus Agave	5 gal.
	<i>Agave weberi</i> Blue Agave	5 gal.
	<i>Aloe barbadensis</i> Medicinal Aloe	5 gal.
	<i>Aloe x 'Blue Elf'</i> Blue Elf Aloe	5 gal.
	<i>Dasylirion wheeleri</i> Desert Spoon	5 gal.
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.
	<i>Muhlenbergia capillaris 'Regal Mist'</i> Regal Mist TM	5 gal.
	<i>Muhlenbergia rigens</i> Deer Grass	5 gal.
	<i>Pedilanthus bracteatus</i> Tail Slipper Plant	5 gal.
INERTS		
Sym.	Description	
	DECOMPOSED GRANITE	

NOTE: ALL LANDSCAPE PLANTINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE, INCLUDING PLANT/TREE TYPES. ALL LANDSCAPE PLANTING WILL MEET OR EXCEED THE CITY OF SCOTTSDALE LANDSCAPE REQUIREMENTS.

GREY | PICKETT

landscape architecture | community design

7144 e streisen drive, suite 205

scottsdale, arizona 85251

480.609.0009 p 480.609.0064 f

GREENBELT 88

Conceptual Landscape Plan

SCOTTSDALE, ARIZONA

revisions:

△

△

△

△

△

project #:

VLP001B

scale:

1" = 40'-0"

issued for:

drawn by:

Team

date:

04/1/2021

drawing:

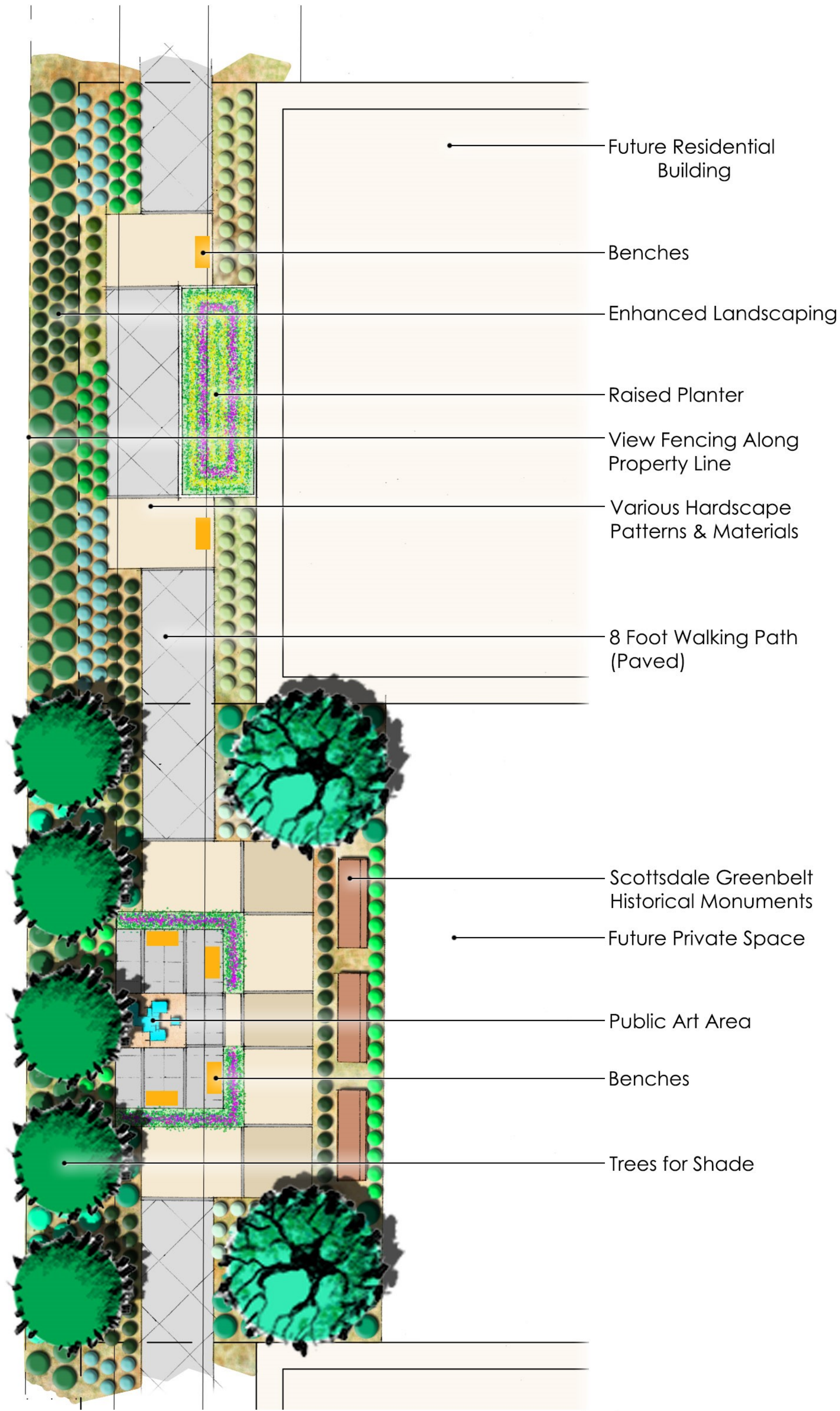
Enlargement Plan

L3.2

of

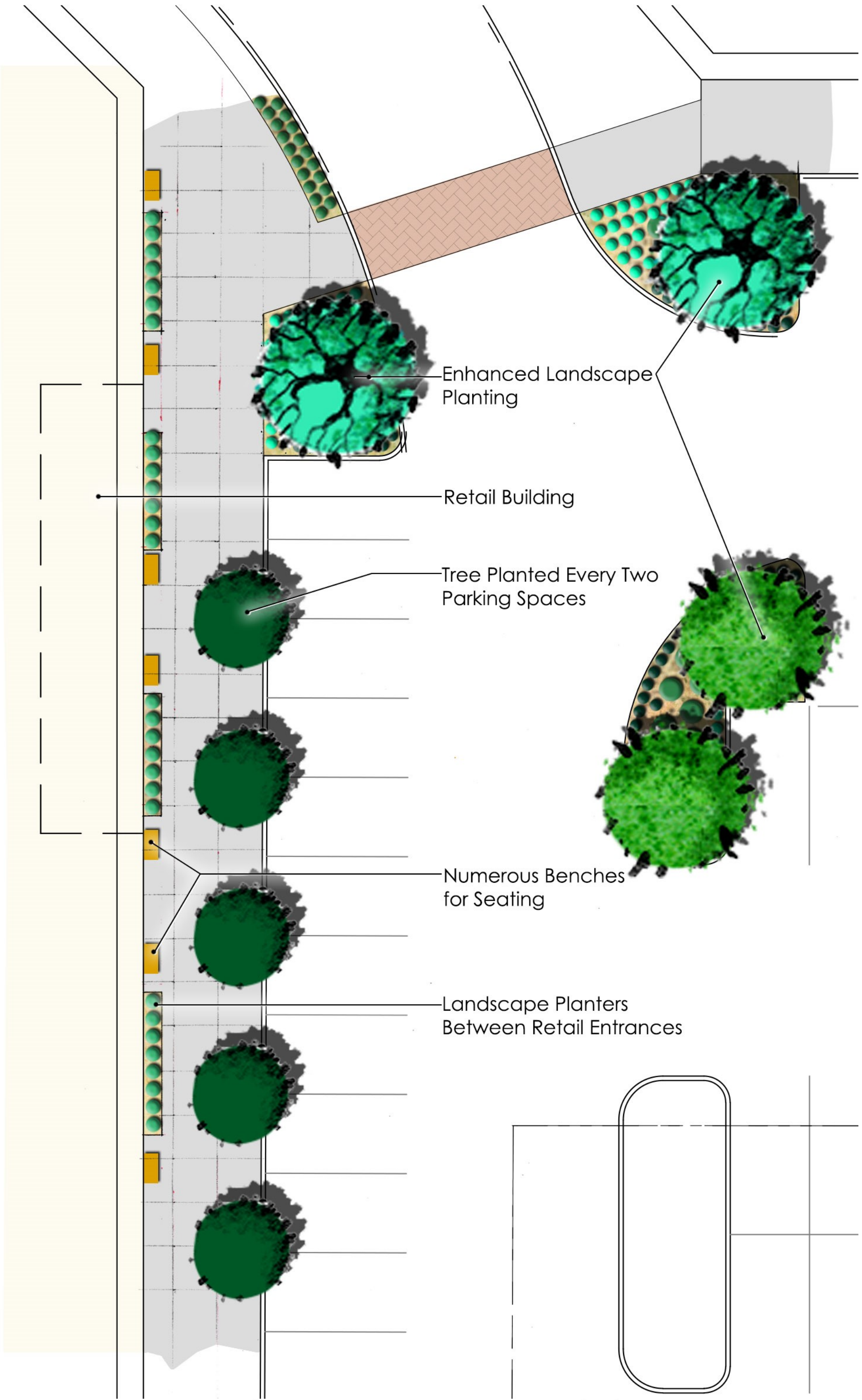
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GREENBELT 88

WESTERN PASEO CONCEPTUAL PLAN



Enhanced Landscape Planting

Retail Building

Tree Planted Every Two Parking Spaces

Numerous Benches for Seating

Landscape Planters Between Retail Entrances

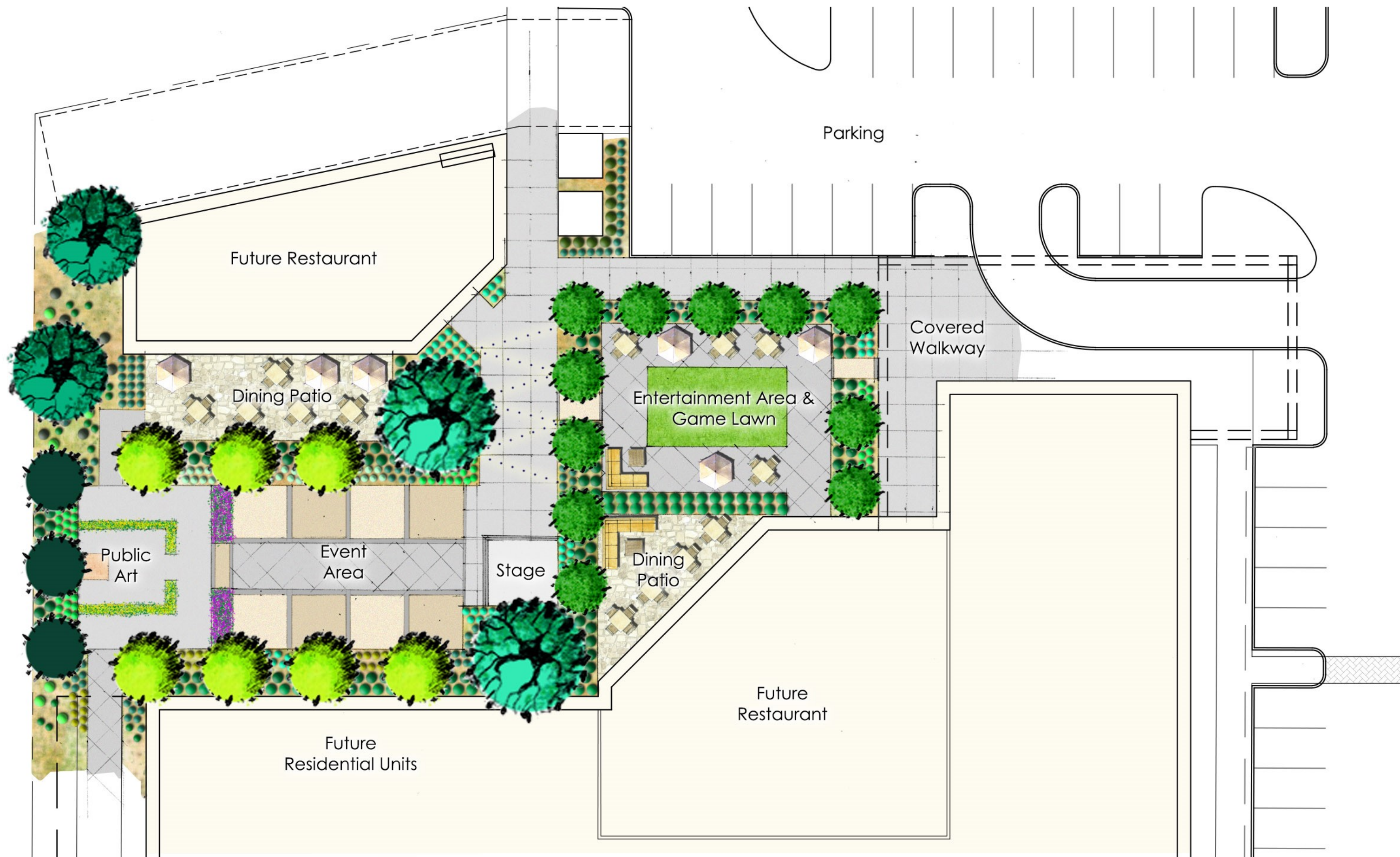
GREENBELT 88

RETAIL FRONTAGE CONCEPTUAL PLAN

Date: April 1, 2021

GREY PICKETT





GREENBELT 88

PUBLIC PLAZA CONCEPTUAL PLAN



PRELIMINARY

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OR
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Huntington Oasis
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

Date
AUGUST 04, 2021

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Project No.
319078

A106
ELEVATIONS

PRE-APP # ZONING # DRB #



04 WEST ELEVATION
SCALE: 1" = 20' REF:



03 SOUTH ELEVATION
SCALE: 1" = 20' REF:



02 EAST ELEVATION
SCALE: 1" = 20' REF:



01 NORTH ELEVATION
SCALE: 1" = 20' REF:

PRELIMINARY

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A106
ELEVATIONS

PRE-APP # ZONING # DRB #



04 WEST ELEVATION
SCALE: 1" = 20' REF:



03 SOUTH ELEVATION
SCALE: 1" = 20' REF:



02 EAST ELEVATION
SCALE: 1" = 20' REF:



01 NORTH ELEVATION
SCALE: 1" = 20' REF:

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A106b
ELEVATIONS

PRE-APP # ZONING # DRB #



04 WEST ELEVATION
SCALE: 1" = 20' REF:



03 SOUTH ELEVATION
SCALE: 1" = 20' REF:



02 EAST ELEVATION
SCALE: 1" = 20' REF:



01 NORTH ELEVATION
SCALE: 1" = 20' REF:



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Greenbelt 88
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**A115c
PERSPECTIVE**

PRE-APP # ZONING # DRB #



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**A115f
PERSPECTIVE**

PRE-APP # ZONING # DRB #

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Scottsdale, AZ 85251

JUNE 27, 2021

Date

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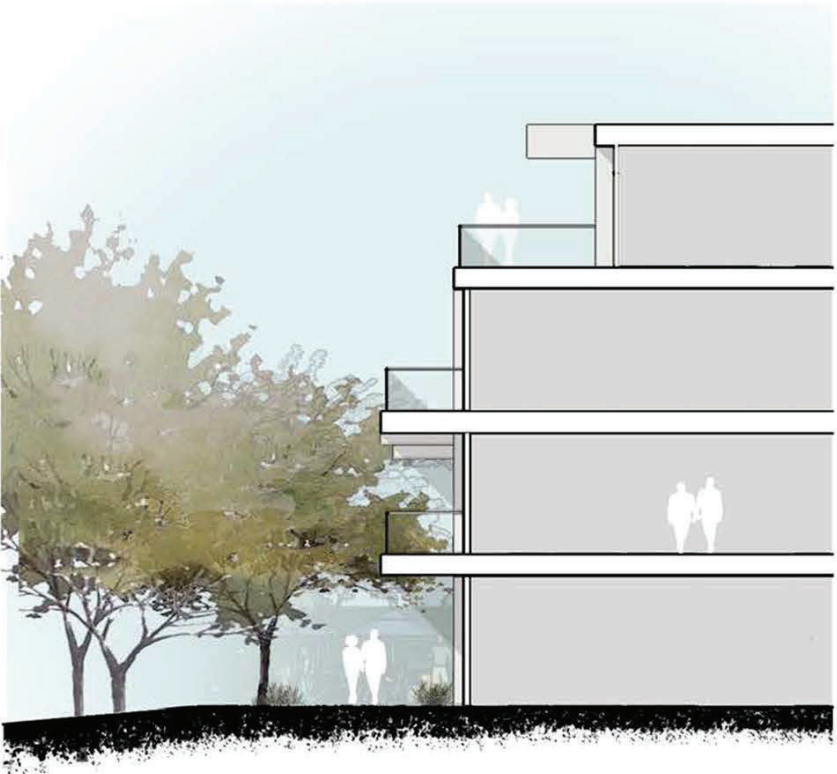
Project No.
319078

A110c

SITE CROSS SECTIONS



02 PED WALKWAY: COURTYARD
SCALE: N.T.S. REF:



01 PED WALKWAY: RESIDENTIAL
SCALE: N.T.S. REF:





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Greenbelt 88
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**A115g
PERSPECTIVE**

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A115e
PERSPECTIVE

PRE-APP # ZONING # DRB #



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APRIL 14, 2021

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**A115d
PERSPECTIVE**

PRE-APP # ZONING # DRB #



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Scottsdale, AZ 85251

Date
NOVEMBER 30, 2020

DRB #

ZONING #

PRE-APP #

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A115b
PERSPECTIVES

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Greenbelt 88
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

Date
JUNE 25, 2021

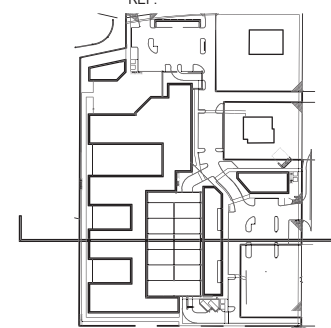
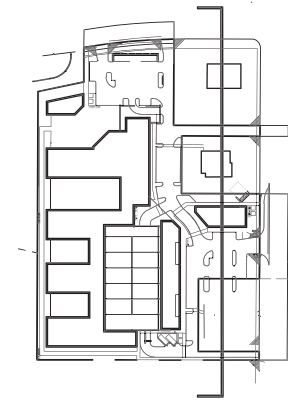
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100	100	100

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A110a

SITE CROSS SECTIONS



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Greenbelt 88
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

Date
JUNE 25, 2021

DRB #

ZONING #

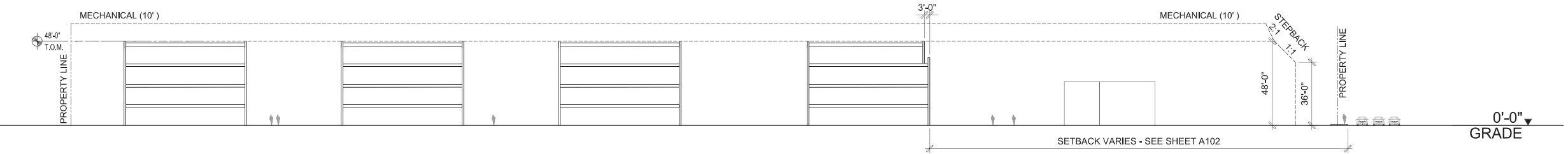
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A110b

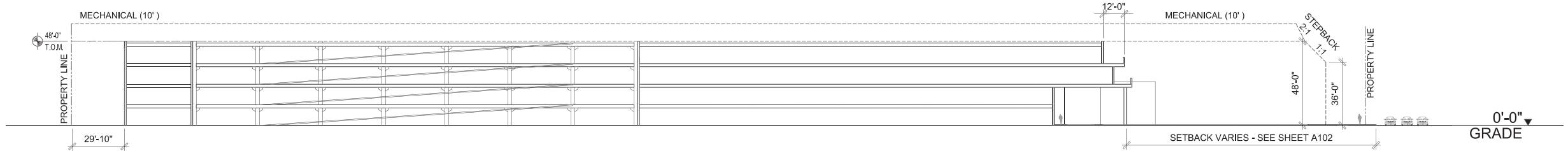
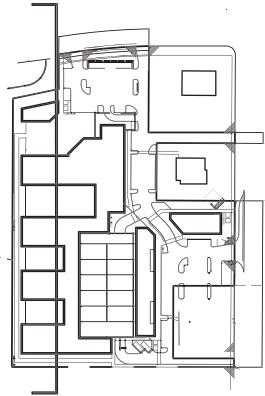
SITE CROSS SECTIONS



02 SECTION EAST

SCALE: 1/32"=1'-0"

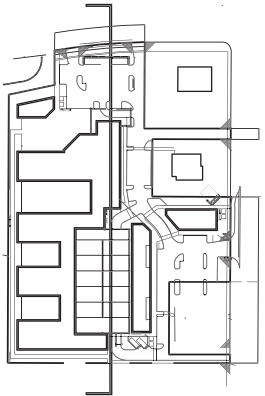
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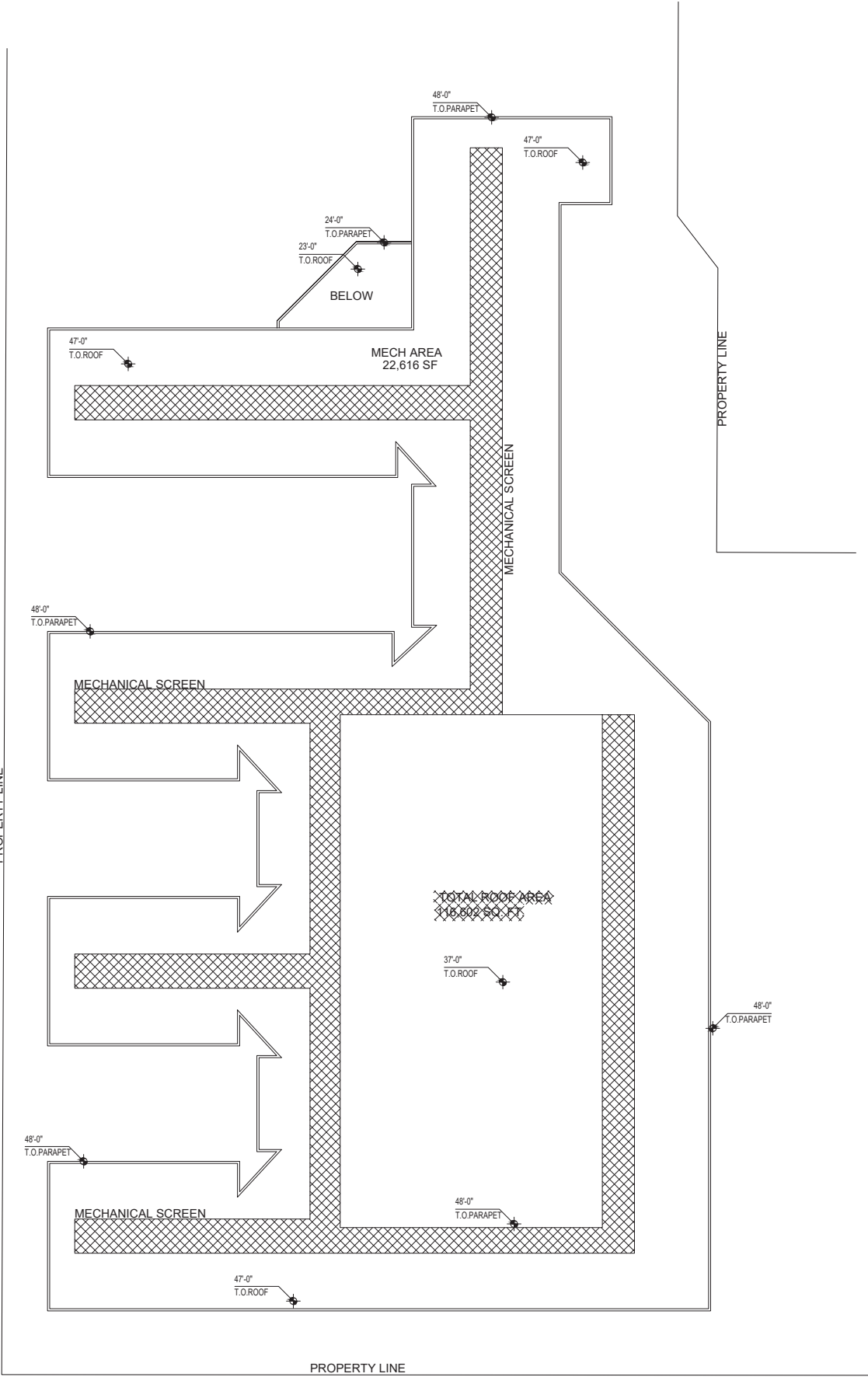


01 SECTION EAST

SCALE: 1/32"=1'-0"

REF: 0 16' 32' 64'





PROJECT INFORMATION

CURRENT ZONING:	PNC
PROPOSED ZONING:	PUD
	Planned Unit Development
GROSS SITE AREA:	7.00 ACRES
	(304,920 SF)
NET SITE AREA:	6.6 ACRES
	(288,288 SF)
PROPOSED DENSITY:	39.71 DU/AC (278 UNITS)
PROPOSED GFAR :	25,019 SF/ 288,288 SF
	0.09 GFAR
MAX. HEIGHT ALLOWED:	48 FT (+10' MECH)
PROPOSED HEIGHT:	48 FT (+10' MECH)

TABULATIONS

TOTAL ROOF AREA	116,602 SF
EXCEPTION TO BUILDING HEIGHT	
ALLOWED: 116,602 SF x 0.30 =	34,980 SF
PROVIDED: 22,616 SF (MECH)	
+3,640 (PARAPET) =	27,308 SF

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OR
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Greenbelt 88
N Hayden Rd and E Osborn Rd
Scottsdale, AZ 85251

Date
AUGUST 04, 2021

PRE-APP # ZONING # DRB #

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Project No.
319078

A108a
UNIT PLAN

PROJECT INFORMATION

CURRENT ZONING: PNC
PROPOSED ZONING: PUD
Planned Unit Development

GROSS SITE AREA: 7.00 ACRES
(304,920 SF)
NET LOT AREA: 6.6 ACRES
(288,288 SF)

PROPOSED DENSITY: 39.71 DU/AC (278 UNITS)
PROPOSED GFAR : 25,019 SF/ 288,288 SF
0.09 GFAR

MAX. HEIGHT ALLOWED: 48 FT (+10' MECH)
PROPOSED HEIGHT: 48 FT (+10' MECH)

UNIT TABULATIONS

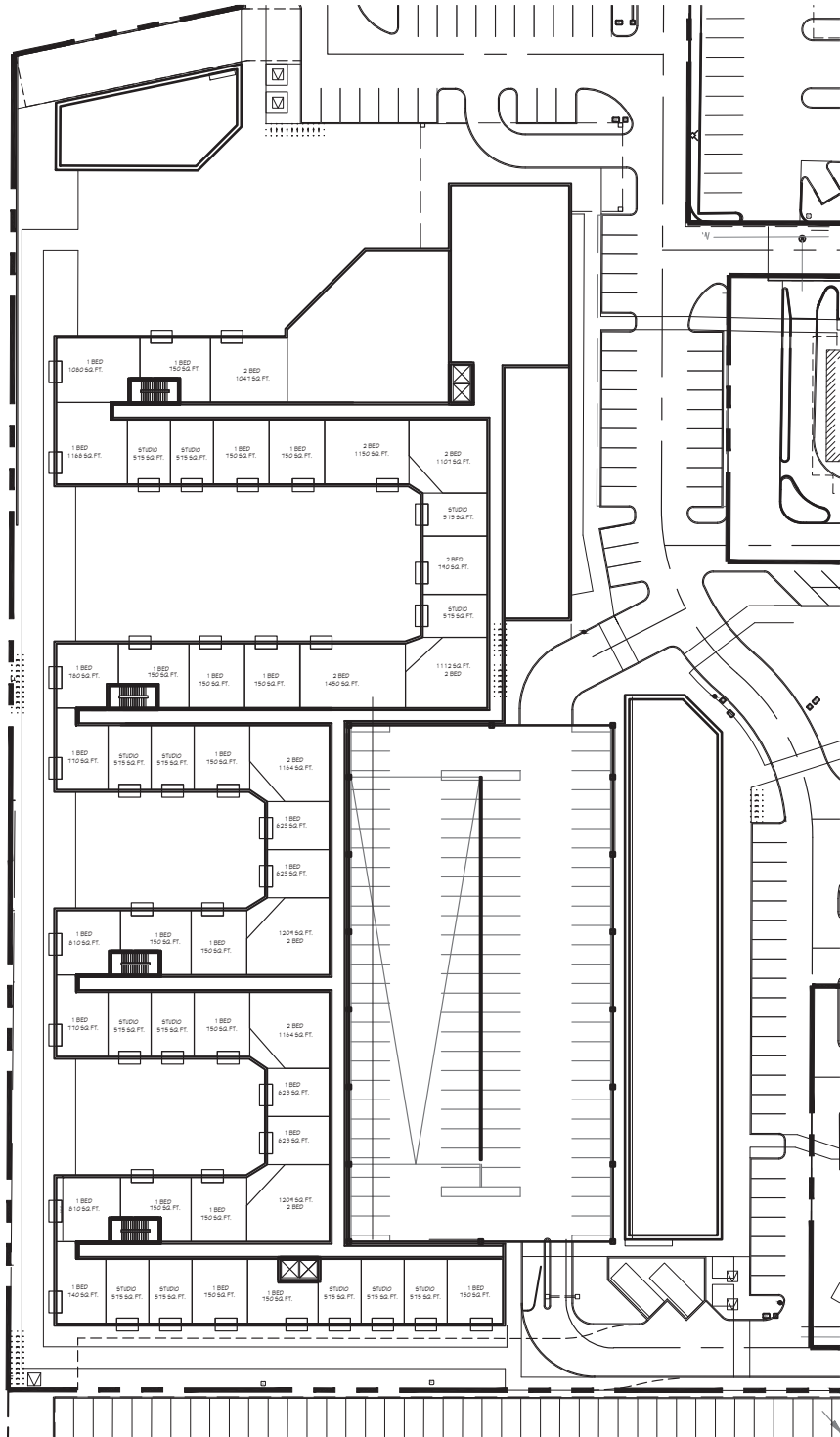
LEVEL 1		
STUDIO	13 UNITS	
1 BEDROOM	27 UNITS	
2 BEDROOM	10 UNITS	
TOTAL	50 UNITS	

LEVEL 2		
STUDIO	20 UNITS	
1 BEDROOM	32 UNITS	
2 BEDROOM	16 UNITS	
TOTAL	68 UNITS	

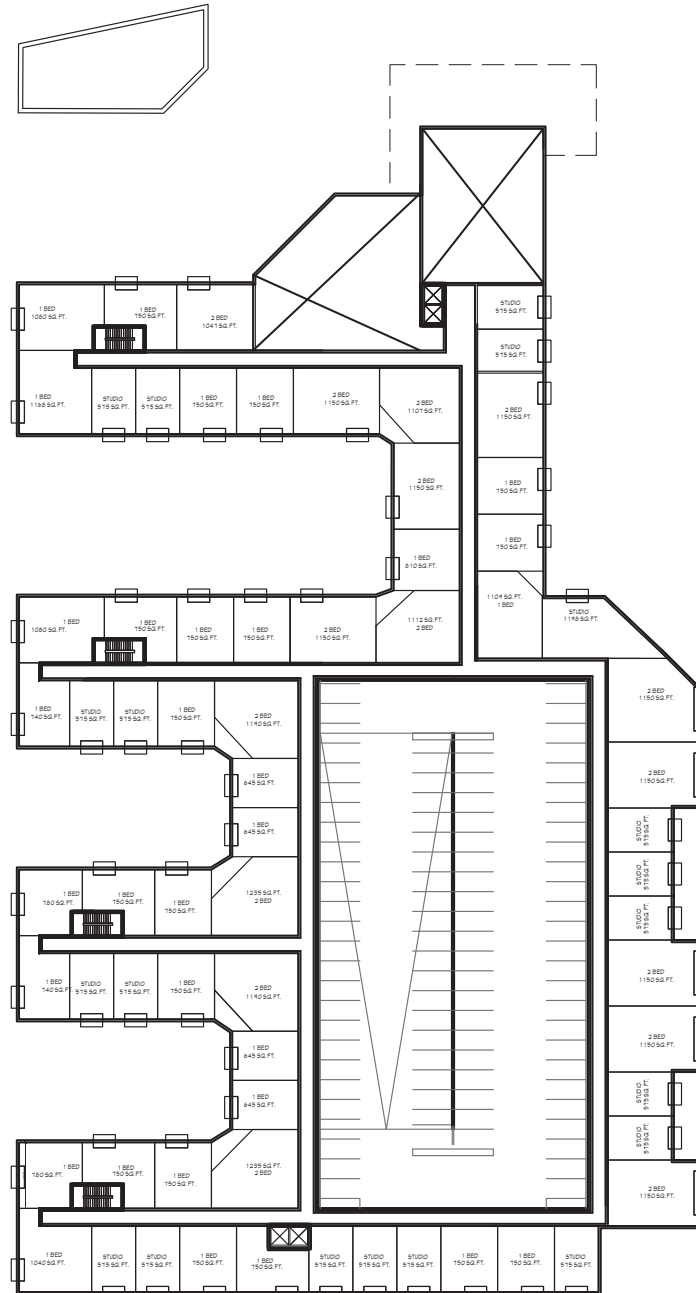
LEVEL 3		
STUDIO	26 UNITS	
1 BEDROOM	37 UNITS	
2 BEDROOM	18 UNITS	
TOTAL	81 UNITS	

LEVEL 4		
STUDIO	24 UNITS	
1 BEDROOM	37 UNITS	
2 BEDROOM	18 UNITS	
TOTAL	79 UNITS	

TOTALS		
STUDIO	83 UNITS	
1 BEDROOM	133 UNITS	
2 BEDROOM	62 UNITS	
TOTAL	278 UNITS	



UNIT PLAN- LEVEL 1
SCALE: 1"=40'
NORTH
REF: 0 40' 80'



UNIT PLAN- LEVEL 2
SCALE: 1"=40'
NORTH
REF: 0 40' 80'

STUDIO	83 UNITS
1 BEDROOM	133 UNITS
2 BEDROOM	62 UNITS
TOTAL	278 UNITS

48 FT (+10' MECH)
48 FT (+10' MECH)



UNIT TABULATIONS

LEVEL 1		
STUDIO	13 UNITS	
1 BEDROOM	27 UNITS	
2 BEDROOM	10 UNITS	
TOTAL	50 UNITS	

LEVEL 2		
STUDIO	20 UNITS	
1 BEDROOM	32 UNITS	
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TOTALS		
STUDIO	83 UNITS	
1 BEDROOM	133 UNITS	
2 BEDROOM	62 UNITS	
TOTAL	278 UNITS	

PRIVATE OUTDOOR LIVING SPACE CALCULATIONS

REQUIRED PRIVATE OUTDOOR LIVING SPACE :
PER ZONING 5.5005.I.1 = MIN REQ. = GROSS UNIT AREA x 0.05
OVERALL MIN REQUIRED = 233,325 x .05 = **11,666.25 S.F.**

LEVEL 01: (42,050 SF x .05) = 2,102.5 SF REQ. PROVIDED = 3,435 SF
2,102.5 REQUIRED < 3,435 PROVIDED

LEVEL 02: (54,425 SF x .05) = 2,721.25 SF REQ. PROVIDED = 4,866 SF
2,721.25 REQUIRED < 4,866 PROVIDED

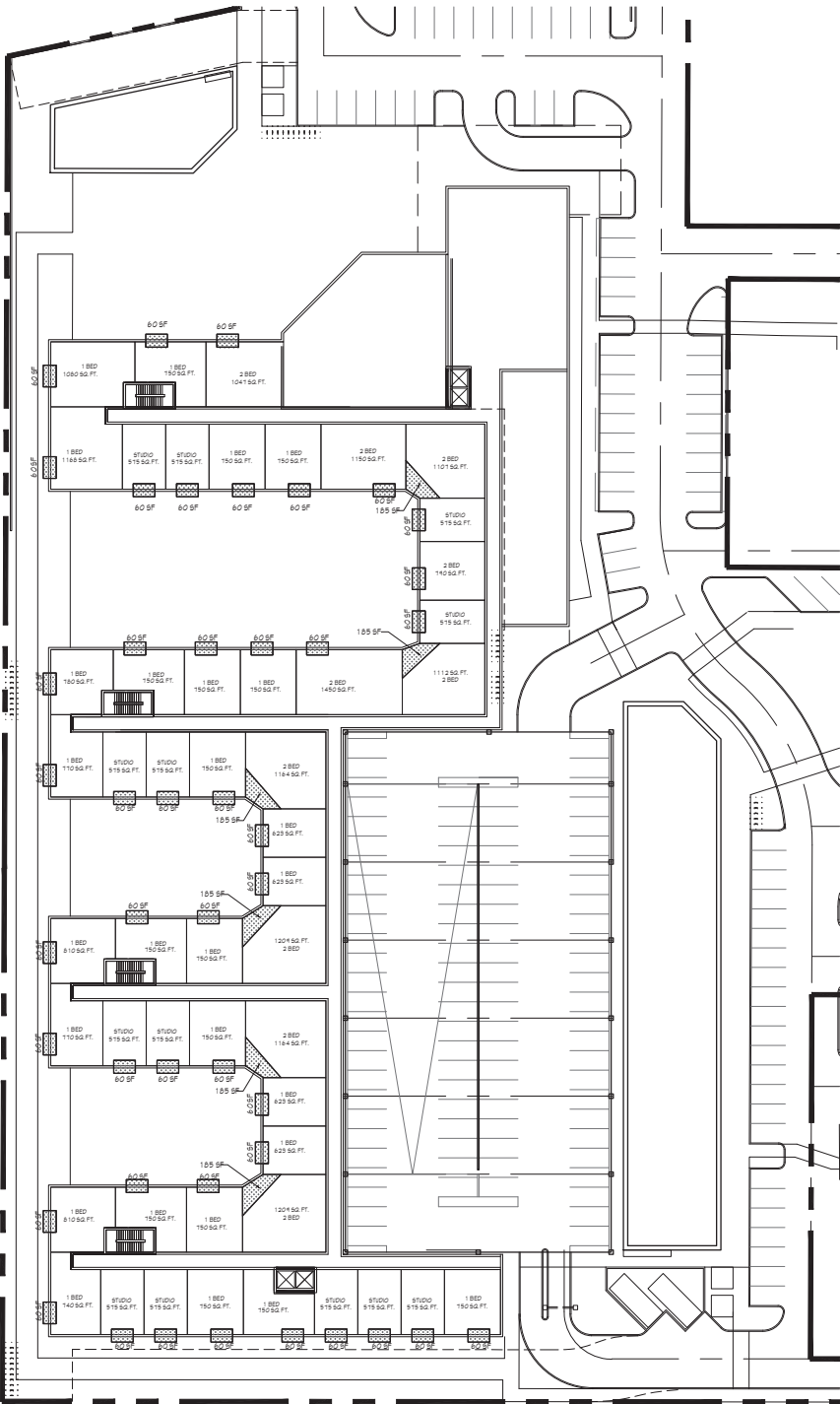
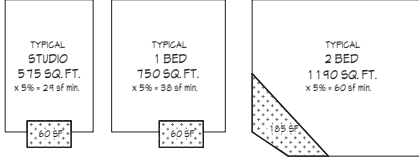
LEVEL 03: (104,650 SF x .05) = 5,232.5 SF REQ. PROVIDED = 5,643 SF
3,110 REQUIRED < 5,643 PROVIDED

LEVEL 04 (104,650 SF x .05) = 5,232.5 SF REQ. PROVIDED = 5,514 SF
3,110 REQUIRED < 5,514 PROVIDED

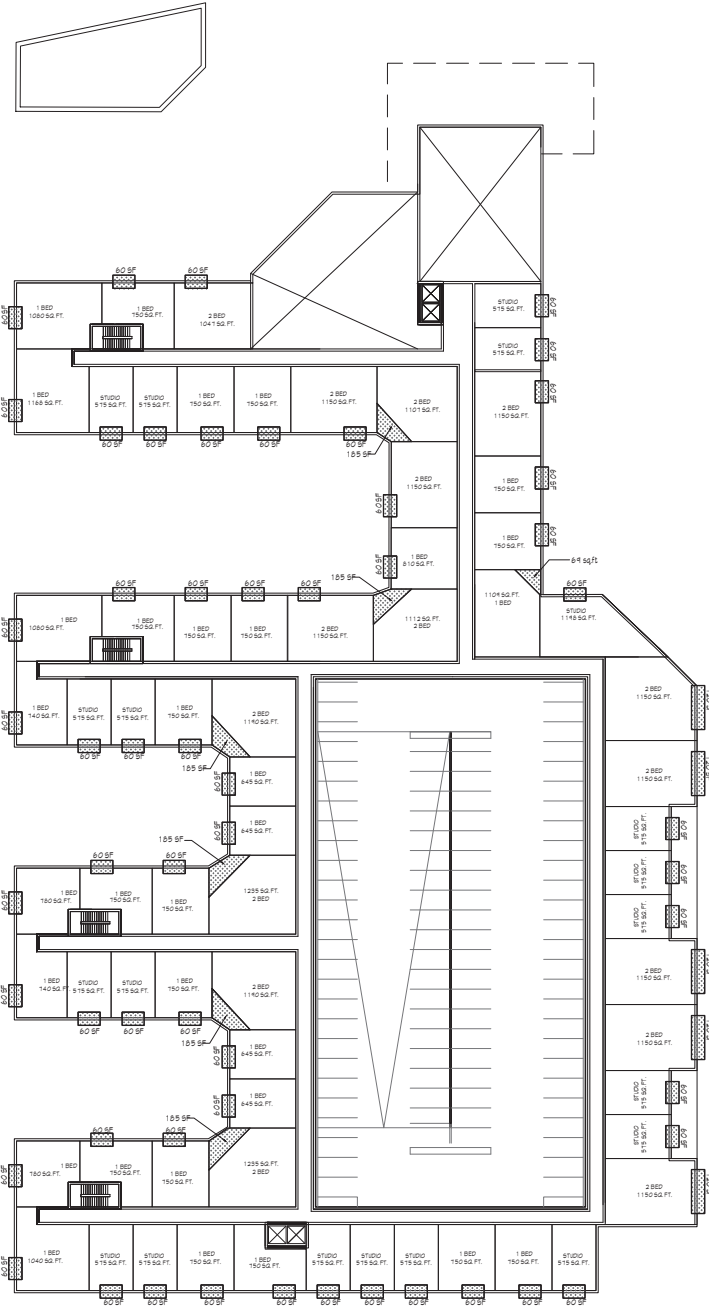
11,666.25 REQUIRED < 19,458 PROVIDED

TYPICAL INDIVIDUAL UNITS		
STUDIO UNIT (575 SF x .05) = 28.75 SF REQ.	PROVIDED = 60 SF	
1 BED UNIT (750 SF x .05) = 37.5 SF REQ.	PROVIDED = 60 SF	
2 BED UNIT (1150 SF x .05) = 57.5 SF REQ.	PROVIDED = 185 SF OR AS NOTED IN PLAN	

TYPICAL UNIT ILLUSTRATION / LAYOUT



02 UNIT PLAN- LEVEL 1
SCALE: 1"=40'
REF:



01 UNIT PLAN- LEVEL 2
SCALE: 1"=40'
REF:

LEGEND

PRIVATE OPEN SPACE

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t -480.949.6800
nelsonpartners.com

PRELIMINARY

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Greenbelt 88
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Date
AUGUST 04, 2021

PRE-APP # ZONING # DRB #

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319078

A109b
PVT OPEN SPACE

UNIT TABULATIONS

LEVEL 1		
STUDIO	13 UNITS	
1 BEDROOM	27 UNITS	
2 BEDROOM	10 UNITS	
TOTAL	50 UNITS	

LEVEL 2		
STUDIO	20 UNITS	
1 BEDROOM	32 UNITS	
2 BEDROOM	16 UNITS	
TOTAL	68 UNITS	

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LEVEL 02: (54,425 SF x .05) = 2,721.25 SF REQ. PROVIDED = 4,866 SF
2,721.25 REQUIRED < 4,866 PROVIDED

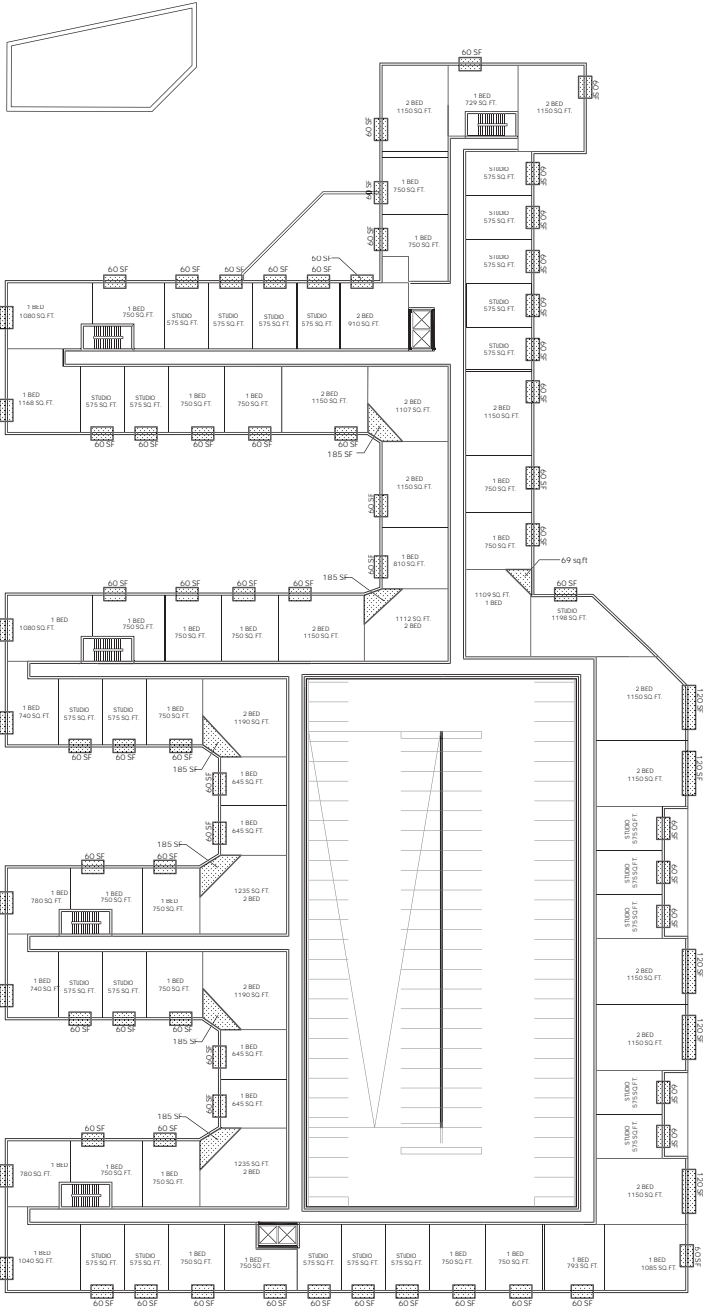
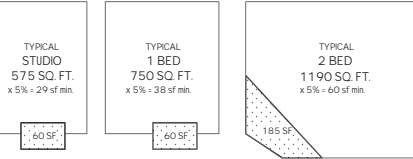
LEVEL 03: (104,650 SF x .05) = 5,232.5 SF REQ. PROVIDED = 5,643 SF
3,110 REQUIRED < 5,643 PROVIDED

LEVEL 04 (104,650 SF x .05) = 5,232.5 SF REQ. PROVIDED = 5,514 SF
3,110 REQUIRED < 5,514 PROVIDED

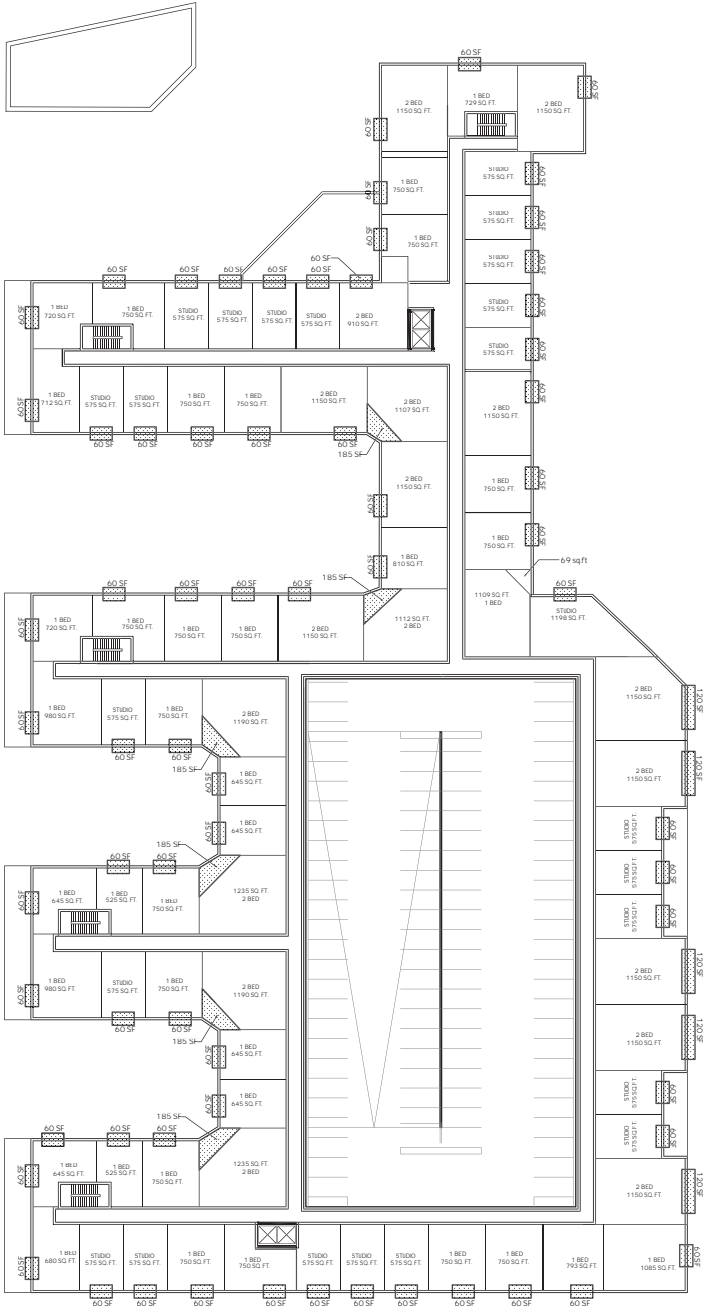
11,666.25 REQUIRED < 19,458 PROVIDED

TYPICAL INDIVIDUAL UNITS	
STUDIO UNIT (575 SF x .05) = 28.75 SF REQ.	PROVIDED = 60 SF
1 BED UNIT (750 SF x .05) = 37.5 SF REQ.	PROVIDED = 60 SF
2 BED UNIT (1150 SF x .05) = 57.5 SF REQ.	PROVIDED = 185 SF OR AS NOTED IN PLAN

TYPICAL UNIT ILLUSTRATION / LAYOUT



02 UNIT PLAN- LEVEL 3
SCALE: 1"=40'
REF:



01 UNIT PLAN- LEVEL 4
SCALE: 1"=40'
REF:

LEGEND

PRIVATE OPEN SPACE

Public Courtyard and Paseo Areas

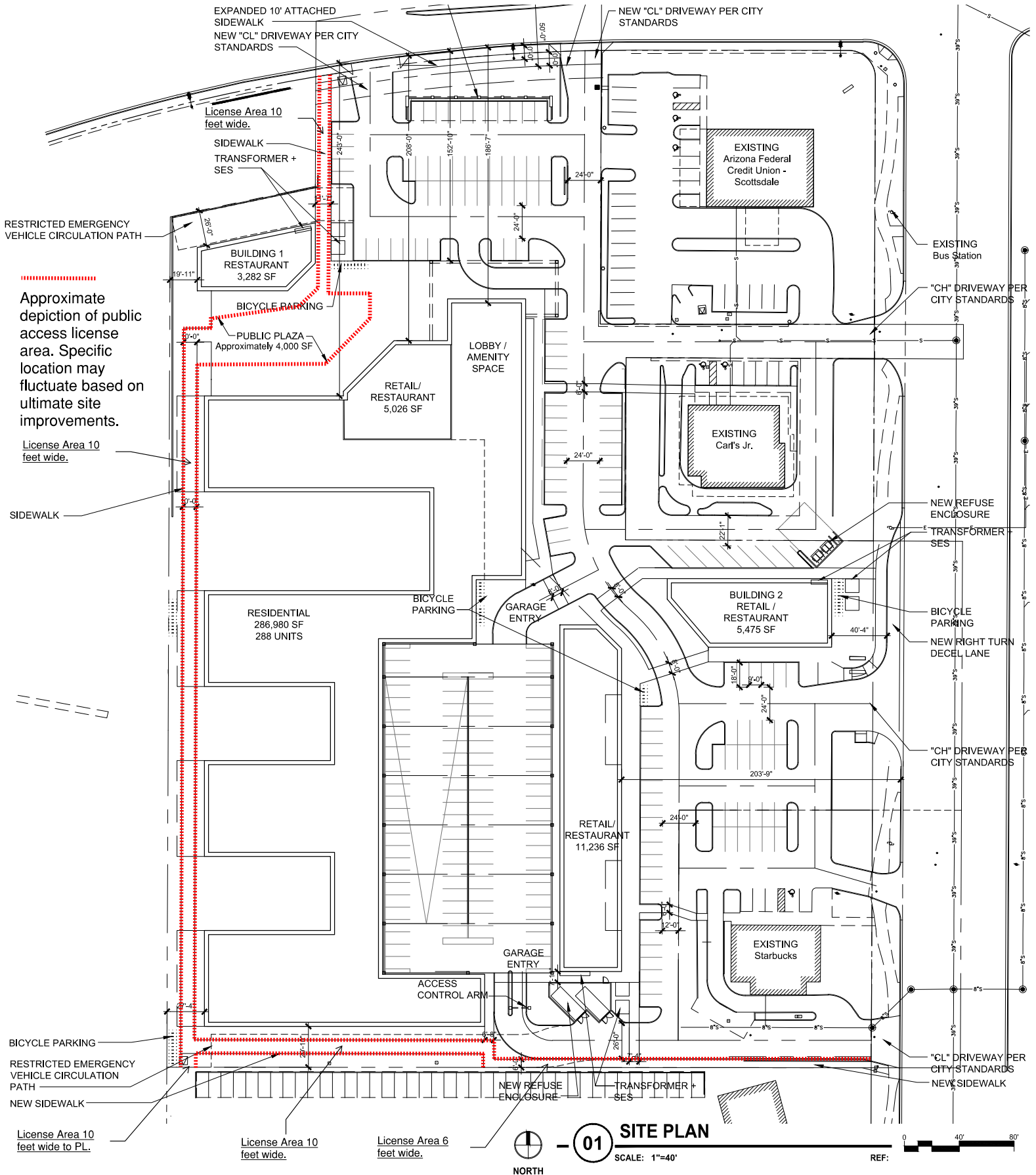
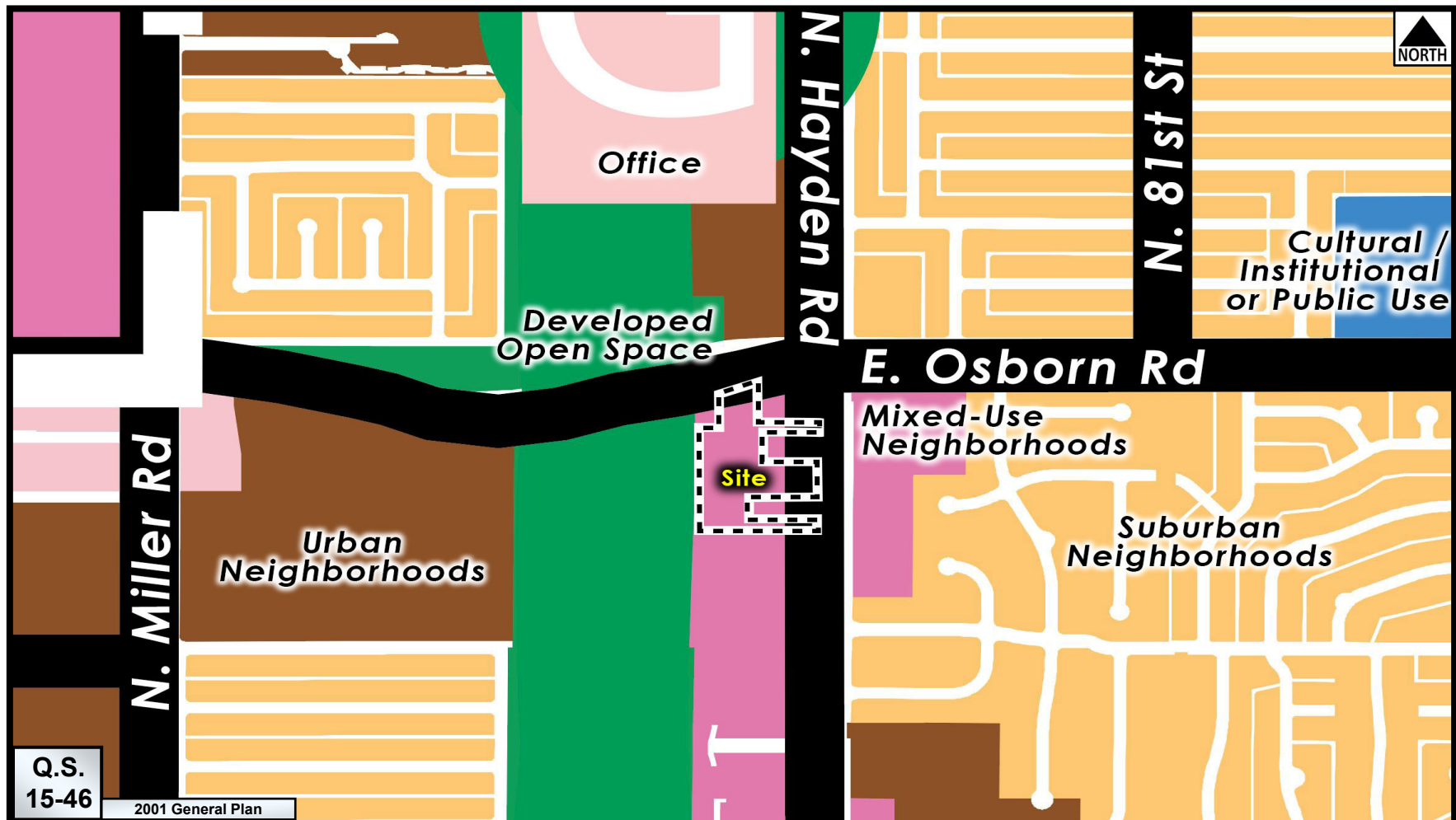
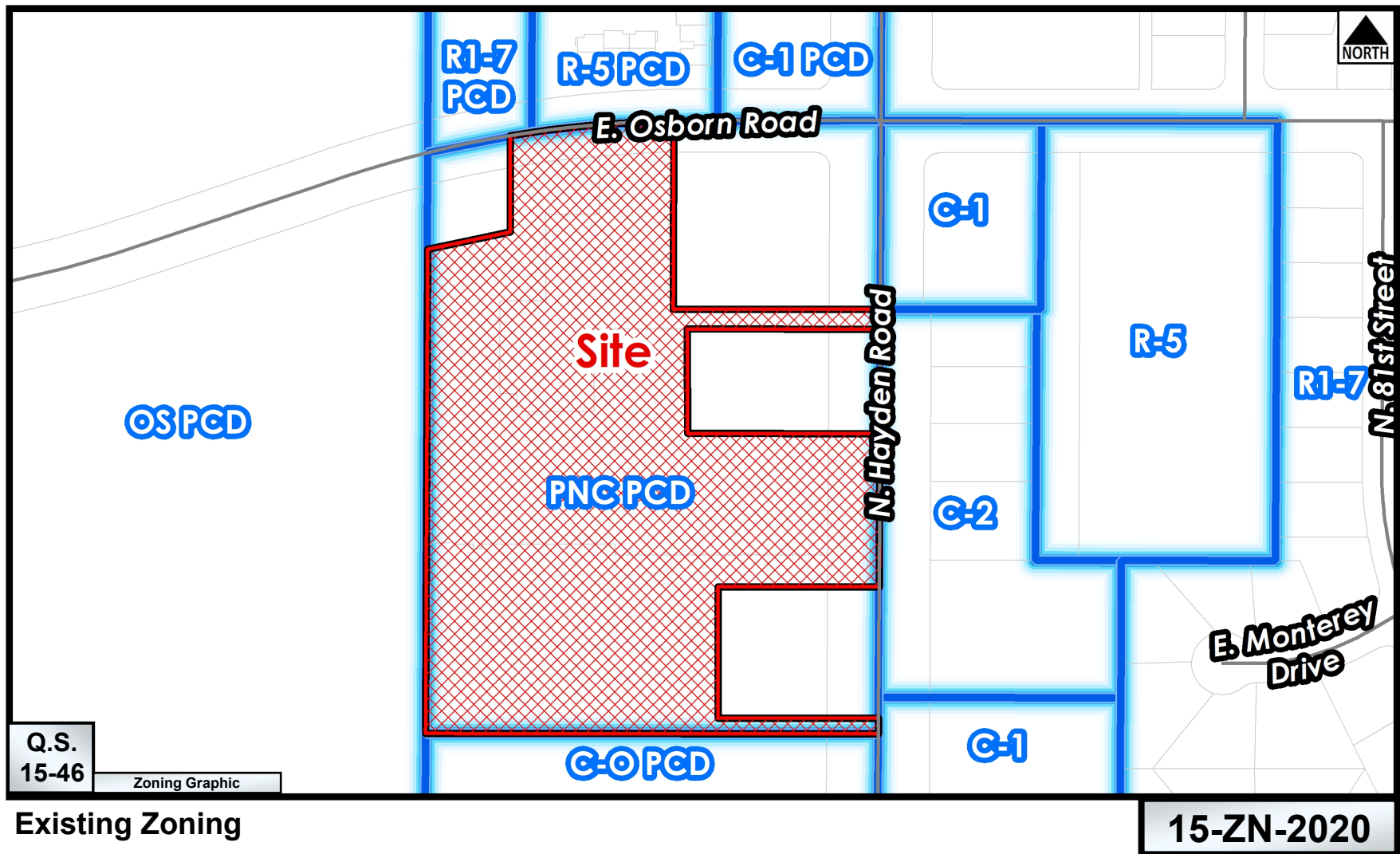


Exhibit B to Attachment 3



Existing General Plan Land Use
Mixed-Use Neighborhoods

15-ZN-2020







Greenbelt 88

Traffic Impact and Mitigation Analysis

SWC Hayden Road and Osborn Road
Scottsdale, Arizona

July 2021
Project No. 19-0830

Prepared For:
Village Property Mangement, LLC
P.O. Box 88
Beverly Hills, CA 90213

For Submittal to:
City of Scottsdale
Case #15-ZN-2020

Prepared By:



10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
480-659-4250

GREENBELT 88 TRAFFIC IMPACT AND MITIGATION ANALYSIS

SWC Hayden Road & Osborn Road Scottsdale, Arizona

Prepared for:

Village Property Management, LLC
PO Box 88
Beverly Hills, CA 90213

For Submittal to:

City of Scottsdale

Prepared by:



CivTech Inc.

10605 North Hayden Road, Suite 140
Scottsdale, Arizona 85260

Office: 480-659-4250
Fax: 480-659-0566
info@civtech.com



July 2021
CIVTECH PROJECT No. 19-0830

ATTACHMENT #7

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EXECUTIVE SUMMARY

The proposed Greenbelt 88 project, with a tentative marketing name of Huntington Oasis, is a proposed mixed-use development consisting of multifamily, restaurant, and retail uses expected to redevelop and occupy much of the existing Office Max/Lucky Plaza on the southwest corner of Hayden and Osborn Roads in the City of Scottsdale, Arizona. The plaza is currently served by six (6) existing driveways, two along Osborn Road and four along Hayden Road.

The following conclusions and recommendations have been documented in this study:

- ◆ From the review of crash data at the existing site driveways and the intersections of Hayden and Osborn Roads, it can be concluded that there are no obvious crash patterns that stand out and could be treated with any type of low-cost mitigation measures that could be implemented by the City.
- ◆ The proposed multifamily development with its retail shops and restaurant uses could generate, upon full buildout, 3,360 weekday daily trips with 231 trips (58 in/173 out) generated during the AM peak hour and 276 trips (166 in/110 out) generated during the PM peak hour.
 - As it is currently planned and based on base trips, *without* any reductions applied for interaction between uses (i.e., a single trip to more than one use), pass-by trips (attracted from traffic already passing by the site), or the use of alternative modes of travel (there are bus stops nearby), could generate, upon full buildout, 1,236 fewer weekday trips daily trips with a net increase of just 26 trips generated during the AM peak hour and a decrease of 135 trips generated during the PM peak hour. *With* these reductions applied the site could generate, upon full buildout, reductions of 2,408 weekday trips daily trips with net decreases of 28 trips and 200 trips generated during the AM and PM peak hours, respectively.
- ◆ All study intersections currently operate at overall LOS D or better during the peak hours with the exception of Access D and Access F.
 - The analysis revealed that the eastbound shared movement from Access D onto Hayden Road currently experiences a delay of 74.8 second per vehicle (sec/veh) (LOS F) during the PM peak hour. By 2030, in the no-build scenario (which CivTech ran with only the remaining four businesses and not the rest of the plaza), the delay is expected to increase to 89.4 sec/veh. At Access F, the current delay is 36.7 sec/veh (LOS E), increasing to 40.5 sec/veh (LOS E) by 2023 in the no-build-scenario.
 - With the addition of the proposed development, Accesses D and F will be widened to provide a separate left turn lane. In this configuration, both right-turn out movements are expected to operate at a LOS C and the left turns out are both expected to operate at LOS F, with a high delay (407.9 sec/veh or almost seven minutes per vehicle) for Access D and a delay of 93.8 sec/veh (just over a minute and a half) at Access F.
 - During peak hours and for relatively short periods of time, it is not unusual for left turning vehicles approaching a major street to experience delays from a side street or driveway. In this case, the signals at both Thomas Road and Osborn Road do create gaps in traffic for which the software does not adequately account. During the majority of the day, these driveways will operate at acceptable levels of service; therefore, no mitigation measures are recommended. In addition,

since the site is on a corner, drivers who experience such delays with any regularity may eventually find exiting to Osborn Road, from which a left turn onto Hayden Road could be made at a traffic signal, the best route from the site.

- ◆ The results of the opening year 2023 HCM 6th Edition analyses indicate that all study intersections should operate with acceptable levels of service of LOS D or better with the exception of Access D and Access F. The eastbound left-turn movement at the intersection of Hayden Road and Access D could expect to experience delay of 51.5 second per vehicle (sec/veh) (LOS F) and 407.9 sec/veh (LOS F) during the AM and PM peak hour of the Build Scenario. The eastbound left-turn movement at the intersection of Hayden Road and Access F could expect to experience delay of 93.8 sec/veh (LOS F) during the PM peak hour of the Build Scenario. Longer delay on smaller cross roads at an arterial road is common during peak travel times.
- ◆ With an existing left turn lane approaching Access A on Osborn Road and a continuous two-way left turn lane on Hayden Road, no new left-turn deceleration lanes are required approaching the site driveways. Separate outbound left- and right-turn lanes will be provided on Access A approaching Osborn Road and on Accesses C and F approaching Hayden Road.
- ◆ The developer will investigate providing a southbound right-turn deceleration lane on Hayden Road approaching the main site access, Access D. While right of way may be available, existing utility poles may prevent a turn lane constructed to minimum City standards. A queue storage calculation indicated a minimum of 75 feet would be sufficient, approximately the same as the existing northbound right turn lane the City provided on Hayden Road approaching Camelback Road
- ◆ Sight distance should be provided at the proposed access based on the standards provided in the *City of Scottsdale Design Standards and Policies Manual, 2018 Update*.

TRAFFIC IMPACT ANALYSIS SUMMARY
Greenbelt 88/Village Property
Southwest corner of Hayden Road and Osborn Road
15-ZN-2020

Summary Prepared by Kiran Guntupalli + P. Murphy, COS Traffic Engineering
Traffic Impact Study Prepared by Joe Spadafino, CivTech, Dated: July 2021
Traffic Impact Study Status: Not Accepted

Existing Conditions:

Site Location – Southwest corner of Hayden Road and Osborn Road

Existing Development – Site is currently the Lucky Plaza, a shopping center plaza including retail, restaurants and a credit union.

Street Classifications –

- Hayden Road is classified as a Major Arterial within the vicinity.
- Osborn Road is classified as a Major Collector west of Hayden Road and a Minor Collector east of Hayden Road.

Existing Street Conditions –

- The Hayden Road and Osborn Road intersection is signalized. There are exclusive left turn lanes in all approaches. The eastbound approach provides an exclusive right turn lane in a “trap” configuration from the upstream 2nd eastbound through lane.
- Hayden Road has three (3) lanes in each direction with a center two-way left turn lane.
- Osborn Road west of Hayden Road has two (2) lanes in each direction. Osborn Road east of Hayden Road has one (1) lane, a bike lane, and a parking lane in each direction.

Existing Volumes –

- There are 11,600 daily vehicles on Osborn Road west of Hayden Road.
- There are 28,000 daily vehicles on Hayden Road north of Indian School Road; there are 29,000 daily vehicles on Hayden Road south of Thomas Road.

Existing Speed Limits –

- Hayden Road has a 45 mph speed limit adjacent to the site.
- Osborn Road has a 35 mph speed limit adjacent to the site.

Collision Information –

The intersection of Hayden Road and Osborn Road reported 34 collisions from 2017 to 2020. Of these collisions, thirteen (13) were reported as left-turn collisions, eight (8) angle collisions, six (6) rear-end collisions, four (4) sideswipe collisions, two (2) single vehicle collisions, and one (1) rear-to-side collision.

2018 Collision Report Stats –

	V/C	Volume	Col Rate
Hayden Thomas to Osborn	0.67	32,300	3.56
Hayden Osborn to Indian School	0.61	29,400	2.14
Osborn Miller to Hayden	0.36	11,600	0.46
Osborn Hayden to Granite Reef	0.31	4,400	2.49
<i>City Segment Average</i>			<i>1.53 Avg</i>
Hayden/Osborn Intersection	n/a	39,300	0.73
<i>City Intersection Average</i> <i>(Major Arterial/Major Collector)</i>			<i>0.60 Avg</i>

Proposed Development:

Description - The proposed development plan consists of a new multi-family complex with 278 dwelling units, and approximately 25,019 square feet of new retail/restaurant space split between two (2) stand-alone buildings, and one (1) spaces attached to the multifamily complex. The existing Arizona Federal Credit Union will remain, as will the existing Carl's Jr. and Starbucks.

Site Access – The applicant is proposing to have all existing driveways remain. Existing driveways on Scottsdale Road include full access driveways 250', 520', and 760' south of Osborn Road a right-out only driveway 650' south of Osborn Road. Existing driveways on Osborn Road include a full access driveway 710' west of Scottsdale Road and a right-in/right-out driveway 280' west of Scottsdale Road.

TRIP GENERATION COMPARISON TABLE: LATEST SITE PLAN VALUES

	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed - Apartments 278 Dwelling Units Retail Shops 17,319 Square Feet Quality Restaurants 7,700 Square Feet	3,360	58	173	231	166	110	276
Existing - Mixed Uses	4,976	127	78	205	205	206	411
Increase/Decrease	-1,236	-69	+95	+263	-39	-96	-135

Note: Trip generation and comparison excludes existing buildings that are to remain.
Existing uses include shopping center, medical office, restaurants, and sporting goods.

TIMA states that "CivTech was asked by the developer to apply reductions to the trip generation due to internal capture and multi-modal use." But City intends on showing the actual trip generation numbers and the reductions can be captured during trip assignment.

Traffic Analysis:

Additional Traffic Volumes – As the proposed development is anticipated to generate fewer daily trips than the trip generation estimation of the existing land uses to be replaced, daily trips on adjacent streets are anticipated to decrease slightly with the proposed project.

Additional Information:

Residents in the past have frequently expressed concern with eastbound to northbound left-turn movement and additional residential units will amplify this concern. Therefore, city is requiring that this project make necessary signal modifications to install east/west permissive-protected phase for left-turn movements.

Summary:

A Traffic Impact and Mitigation Analysis ("TIMA") was submitted for the project. Staff desired a more detailed analysis of driveways and the adjacent Hayden Road and Osborn Road intersection. The approval of the zoning district change for the proposed apartments and retail/restaurant buildings will result in an estimated 3,360 trips generated per day to and from the project site. The development is estimated to generate 231 a.m. peak hour trips, and 276 p.m. peak hour trips. This represents a **decrease** of 1,236 daily trips over the existing shopping center buildings to be replaced.

Traffic Engineering staff have the following comments:

- Right turn volumes exceed 30vph at the northern driveway and main site driveway (located approximately 515 feet south of Osborn Road) on Hayden Road. Per DSPM 5-3.206, right-turn deceleration lanes are required at both these locations. The garage access in site plan will need to be re-designed to encourage garage access through central driveway.
- Require installation of a pork shop and R5-1 to discourage garage traffic from exiting Starbucks driveway.
- Install a left-turn signal phase at Hayden Road and Osborn Road intersection to reduce left-turn movement from the site onto Hayden Road and address an existing traffic issue at the intersection.
- Remove the existing right-out only driveway on Hayden Road; this is not necessary for site access. Prefer consolidation of existing driveways if feasible.
- Update calculations to reflect most recent trip generation.
- Staff does not support the use of 18% internal capture + 5% multi-modal reductions. Regional data suggest use of 1% multi-modal and internal capture should be less than 10%.

CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Greenbelt 88 at Hayden and Osborn roads

Updated July 27, 2021

Overview

This Citizen Review Report is being performed in association with an application (15-ZN-2020) to rezone the approximately 7-acre site located on the southwest corner of Hayden Road and Osborn Road from Planned Neighborhood Commercial, Planned Community District (PNC, PCD) to Planned Unit Development (PUD). There will be no change to the General Plan or the Southern Scottsdale Area Character Plan. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowner associations, and other interested parties. One unique aspect to this project is the team's deep personal connections to south Scottsdale, with many members growing up and/or still residing in south Scottsdale, including one key team member living within blocks of the project. Community feedback, easy access to project information, neighborhood-driven values, and transparency is at the heart of forming this proposal. Therefore, communication with all stakeholders will be ongoing at appropriate times throughout the planning process.

Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the planning process. Team members met 1:1 in person and via Zoom with around a dozen neighbors and community leaders, answered their questions and addressed their concerns to the best of our knowledge, and made sure these individuals were on our mailing list to receive future updates. Of all 1:1 meetings, all but one were supportive of the redevelopment in spite of any expressed concerns.

Communication with impacted and interested parties has taken place with verbal, written and electronic contact. The project team has also created a website for the project - www.greenbelt88.com - that includes history of the site, timeline, ownership, vision, retail opportunities, market realities, updates, resources, and plans for the redevelopment. The main page of the website hosts an opt-in form to join the mailing list, collect stakeholder contact information, and provide comments while the updates page provides the opportunity for residents to provide feedback via the comments. The mailing list sign-up is utilized to send out updates and reminders for any forthcoming public meetings.

Community Involvement

The outreach team began communicating with neighboring property owners, existing tenants, and community members in July 2020 prior to sending the first open house announcement. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will continue to be reached via telephone and/or e-mail to answer any questions relating to the project. Members of the team have observed social media posts, corrected misinformation, and made sure the neighborhood knows the team is accessible to answer questions by providing the website and contact information.

On August 13, 2020, surrounding property owners, HOAs and other interested parties within a 1,000-foot radius were notified via first class mail regarding the project. The distribution of this notification EXCEEDED the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as team and City contact information for any questions or comments. The notification also contained information regarding a virtual Open House that was held on August 26, 2020, via Zoom with the project's leadership team for those who wished to learn more about the project. On August 13, 2020, an Early Project Under Consideration sign was also posted on site with the same general information and specific information regarding the upcoming virtual open house.

More than 100 interested people attended the first Open House. Attendees had questions about continued retail uses, the addition of more apartments to the area, traffic, parking, height, proximity to the golf course, and potential impact on views. These questions were addressed to the best of the team's ability and knowledge at this virtual open house.

The August 26th meeting was at full capacity with a number of people in the waiting room, and demand was high for a second opportunity to solicit community feedback. Therefore, the team decided to conduct a second Open House to give additional opportunity for input and distribution of information. On September 3, 2020, new notification letters were sent out to the expanded mailing list. On September 14, 2020, prepared with triple the capacity as the first meeting, the team held a follow-up virtual open house meeting, which included some additional renderings, with about 40 people in attendance.

In addition to the formal open house meetings, the team has been in consistent communication with individuals and neighborhood and civic groups, including the executive director of COGS as well as the founder of a new effort called Safeguard Scottsdale. On February 27, 2021, a flyer was delivered to neighbors and posts on social media were made by Safeguard Scottsdale asking neighbors to request a continuance of the scheduled March 18, 2021, DRB meeting. This flyer (which included the logo of the City of Scottsdale at the top) - did not include the project website or contact information for the development team. On March 8, 2021, our architect met with leaders from both groups as well as two sitting council members to help answer questions, explain common misconceptions about infill development, address concerns, and collect feedback. This was a positive, productive meeting in which both COGS and Safeguard Scottsdale leadership committed to providing our team's contact information and website in their communications to

neighbors, allowing for a truly collaborative and transparent effort by all parties.

On March 18, 2021, a Development Review Board hearing was held regarding the project. Again, On May 6, 2021, a second Development Review Board hearing was held – at which the project was unanimously recommended for approval. The requisite City notifications and sign postings occurred for both of these hearing and the information was also provided on the project website.

On May 21, 2021, new signs were posted on site which included information about the update Planning Commission hearing. On June 9, 2021, a hearing before the Planning Commission was held in which the case was continued. Since that time, the team has continued to conduct outreach. On June 30, 2021, new notification letters were sent out (again, to the expanded 1,000-foot radius of property owners) providing an update on the project and inviting them to attend an open house on-site to discuss and review the project. On July 15, the open house was held in vacant suites on site. Roughly 40 members of the public attended the open house. Exhibits were on display, a presentation was made, and members of the team were available to answer questions. The following day, (July 16), and per the request of a Safeguard Scottsdale, a meeting was held at the offices of Withey Morris to discuss the project in further detail in a more intimate setting with a smaller group.

Members of the team have also conducted outreach with nearby business owners and many have since provided their support in writing to the City. In fact, the team has yet to receive any negative feedback from surrounding businesses.

The development team will continue to make themselves available to discuss the project. Additionally, the project website (www.greenbelt88.com) serves as a hub for project information. Interested parties can reach out to the team's outreach consultant, Andrea Alley, at hello@greenbelt88.com or the project planner, George Pasquel III at george@witheymorris.com.

ATTACHMENTS:

Notification Letters

Notification Lists

Affidavit of Posting

Website with continuous updates for the public: www.greenbelt88.com

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 12:51 PM
To: Kevin McArthur
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Approve re-zoning for Greenbelt88 at Hayden & Osborn

Good Afternoon Mr. McArthur,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/city-council/case-info-sheet)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Kevin McArthur <kmcarthur@sunwestbank.com>
Sent: Wednesday, August 18, 2021 12:47 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: Todd Silver <ToddSilver@aol.com>
Subject: Approve re-zoning for Greenbelt88 at Hayden & Osborn

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

Dear City of Scottsdale Council Members and Planning Commission:

I work in Scottsdale and writing to request that you all Approve Greenbelt88 mixed use re-zoning at Hayden and Osborn-project 15-ZN-2020.

This project I believe is in good hands with Todd. He has owned the property for many years and has served the community well by suppling retail business to the surrounding area. I believe he will add to the city by bringing in the multifamily units to continue the growth of Scottsdale and the mixed use of the property will continue to serve the community with restaurants and other tenants.

**ATTACHMENT #10
(Public Comments Support)**

Please approve the project.

Sincerely,

Kevin McArthur | VP – Relationship Manager

Sunwest Bank | 14301 N. 87th Street, suite 313, Scottsdale, AZ 85260

Mobile: 714-642-2575

KmcArthur@Sunwestbank.com



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Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 11:52 AM
To: Jennifer Steele
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Approve re-zoning for Greenbelt88 at Hayden & Osborn

Good Morning Ms. Steele,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/citycouncil/cases/case-info-sheet)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Jennifer Steele <jsteele1001@outlook.com>
Sent: Wednesday, August 18, 2021 11:33 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Approve re-zoning for Greenbelt88 at Hayden & Osborn

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

Dear City of Scottsdale Council Members and Planning Commission:

I live in south Scottsdale, specifically Thomas and Hayden area and frequent Lucky plaza daily. My children also attend school off Osborn and Miller. I am writing to request that you all Approve Greenbelt88 mixed use re-zoning at Hayden and Osborn- project 15-ZN-2020. I feel this project will revitalize the area and allow for more community gatherings as the plans specifically have gathering spaces and new businesses planned! South Scottsdale and this area especially, is a popular area for out of town visitors, golfing enthusiasts, spring training etc. We need to revitalize and modernize these areas and keep up with the demand and appeal. I appreciate your time and consideration.

Jennifer Steele
South Scottsdale Resident

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 11:51 AM
To: Steven Overman
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Approve re-zoning for Greenbelt88 at Hayden & Osborn

Good Morning Mr. Overman,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/city-council/case-info-sheet)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Steven Overman <overman.steven@gmail.com>
Sent: Wednesday, August 18, 2021 11:25 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Approve re-zoning for Greenbelt88 at Hayden & Osborn

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

Dear City of Scottsdale Council Members and Planning Commission:

I live in Scottsdale and am writing to request that you all Approve Greenbelt88 mixed use re-zoning at Hayden and Osborn- project 15-ZN-2020. I feel this will greatly improve the area and look forward to revamping an outdated business complex.

Sincerely,
Steven Overman

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 11:51 AM
To: Laura Eggink
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Approve re-zoning for Greenbelt88 at Hayden & Osborn

Good Morning Ms. Eggink,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/city-council/case-info-sheet)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Laura Eggink <leggink@yahoo.com>
Sent: Wednesday, August 18, 2021 11:12 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Approve re-zoning for Greenbelt88 at Hayden & Osborn

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

Dear City of Scottsdale Council Members and Planning Commission:

My family and I live close to and patronize many of the shops at the proposed mixed-use rezoning site on Hayden and Osborn- project 15-ZN-2020. We wholeheartedly support the proposed changes. As you know, the area south of Indian School is in dire need of investment and this shopping center is an integral part of South Scottsdale's everyday living needs. With big-box stores, such as Office Max, leaving the center I fear we may end up with another abandoned mall in the area. The plans look great, please approve this zoning request.

With thanks,

Laura Eggink

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 10:51 AM
To: Judd Rousseau
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Approve re-zoning for Greenbelt88 at Hayden & Osborn

Good Morning Mr. Rousseau,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>


We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Judd Rousseau <juddrousseau@gmail.com>
Sent: Wednesday, August 18, 2021 10:45 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Approve re-zoning for Greenbelt88 at Hayden & Osborn

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

Dear City of Scottsdale Council Members and Planning Commission:

I live, and shop, in Scottsdale and am writing to request that you all Approve Greenbelt88 mixed use re-zoning at Hayden and Osborn- project 15-ZN-2020.

I feel this development is a great asset to the “revitalization” and redevelopment of South Scottsdale.

I like many others in the City, am not a huge fan of “mega” apartment complexes (or even the smaller ones) that have been allowed to be built that do not take any input from the public or try and fit the area. This development has taken

the time to listen and try to make a project that can “improve” the area, add housing, retail, AND create common areas that the public can enjoy as well.

There are those that will never want “change” no matter how positive it may be, however, I as someone who lives down the street and rides his bicycle a lot along the green belt, I would look forward to seeing this redone and enjoy that it improves the area.

I also believe ANY future apartment complex building requests in the future should be “mixed use” with retail and business and looked at as “what do they offer the citizens of Scottsdale NOT living in them besides revenue”?

I hope this project turns out well and can serve as a role model for future projects.

Sincerely,
Judd Rousseau
7937 E Loma Land Dr
Scottsdale AZ 85257

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 10:38 AM
To: Mark Winkleman
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Greenbelt88; Project 15-ZN-2020

Good Morning Mr. Winkleman,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/city-council/case-info-sheet)

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Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Mark Winkleman <mw@mgsrealty.com>
Sent: Wednesday, August 18, 2021 10:28 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt88; Project 15-ZN-2020

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

Dear City of Scottsdale Council Members and Planning Commission:

I live and work in Scottsdale in proximity to Hayden and Osborn. I patronize the businesses at that location and have remained aware of the zoning case as it has proceeded. The proposed plan seems reasonable to me and consistent with other developments in Scottsdale. The retail world is evolving and this project takes into account that evolution. It appears to me that the property owner has compromised and addressed many of the issues that have been raised. I request that you approve the Greenbelt88 mixed use re-zoning at Hayden and Osborn.

Thank you,

Mark Winkleman
MGS Realty Partners
7117 E. Rancho Vista Drive
Suite 6003

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 9:58 AM
To: Jody Bartel
Cc: Cluff, Bryan; Smetana, Rachel
Subject: RE: Mixed use rezoning.

Good Morning Ms. Bartel,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/city-council/case-info-sheet)

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Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Jody Bartel <jodylovesjazz400@gmail.com>
Sent: Wednesday, August 18, 2021 9:40 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Mixed use rezoning.

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

Dear City of Scottsdale Council Members and Planning Commission:

I live (and/or work) in Scottsdale and writing to request that you all Approve Greenbelt88 mixed use re-zoning at Hayden and Osborn-project 15-ZN-2020.

Thank you.
Jody Bartel
7650 E via de Lindo
Scottsdale 85258
Sent from my iPhone

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 9:23 AM
To: jtipton@hogangroupaz.com
Cc: Cluff, Bryan; Smetana, Rachel
Subject: RE: Approve Rezoning of Greenbelt88 at Hayden & Osborn

Good Morning Mr. Tipton,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/city-council/case-info-sheet)

Again, thank you for contacting City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: jtipton@hogangroupaz.com <jtipton@hogangroupaz.com>
Sent: Wednesday, August 18, 2021 8:57 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Approve Rezoning of Greenbelt88 at Hayden & Osborn

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

Dear City of Scottsdale Council Members & Planning Commission,

I live and work in Old Town Scottsdale. I'm writing you to request that you all approve the Greenbelt88 mixed use rezoning at Hayden and Osborn, Project 15-ZN-2020. This area would greatly benefit from a redevelopment like this. I can't see any reason to oppose this development of under 300 units and some retail on these major streets and fronting on the greenbelt. The current development here needs new life and this plan would accomplish that.

Sincerely,

Jim Tipton

The Hogan Group

7114 East Stetson Drive, #400

Scottsdale, AZ 85251

602-553-4110 | Direct

480-206-8630 | Cell

jtipton@hogangroupaz.com

www.HoganGroupAZ.com

Please consider the environment before printing this email 

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 8:23 AM
To: maryanderson94501
Cc: Cluff, Bryan
Subject: RE: GREENBELT 88

Good Morning Ms. Anderson,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/city-council/case-info-sheet)

We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: maryanderson94501 <maryanderson94501@gmail.com>
Sent: Wednesday, August 18, 2021 7:48 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: GREENBELT 88

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

As an owner of a condo in Sunrise Condominiums, I totally support this project. It will upgrade and beautify the area from all views. Please approve this project.

Mary Anderson
3600 No. Hayden Road
UNIT 2713

Sent from my Verizon, Samsung Galaxy smartphone

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 8:22 AM
To: Troy Huczel
Cc: Cluff, Bryan
Subject: RE: Approve re-zoning for Greenbelt88 at Hayden & Osborn

Good Morning Mr. Huczel,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/cityofscottsdale/caseinfo)

We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Troy Huczel <thuczel@asu.edu>
Sent: Wednesday, August 18, 2021 6:53 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Approve re-zoning for Greenbelt88 at Hayden & Osborn

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

Dear City of Scottsdale Council Members and Planning Commission,

I live and work in Scottsdale and writing to request that you all Approve Greenbelt88 mixed use re-zoning at Hayden and Osborn- project 15-ZN-2020.

It is an outdated property and the revitalization would greatly improve the area.

Looking for your support,

Troy Huczel

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 8:21 AM
To: Jennie Caterinacci
Cc: Cluff, Bryan
Subject: RE: Approve re-zoning for Greenbelt88 at Hayden & Osborn

Good Morning Mrs. Caterinacci,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. It is currently scheduled to be heard at the Planning Commission public hearing on August 25th, 2021.

If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/city-council/case-info-sheet)

We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Jennie Caterinacci <jennifer.caterinacci@gmail.com>
Sent: Wednesday, August 18, 2021 6:21 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: todd888@gmail.com
Subject: Approve re-zoning for Greenbelt88 at Hayden & Osborn

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

Good Morning City of Scottsdale Council Members and Planning Commission:

I am a local realtor, and my husband and I live in the Village Grove neighborhood off Hayden and Osborn Road.

We are so excited to watch the renewal of the neighborhood, including the new Pima Elementary School and updates to Pima Park on Thomas Rd and 86th Street (thank you!). We are writing to request that you all Approve Greenbelt88 mixed use re-zoning at Hayden and Osborn- project 15-ZN-2020. The current complex is dated and completely underutilized for the prime location it's in right on the greenbelt and walking distance from hundreds of single family homes.

We would love to see life brought back into that area with a mixed use plaza including local shops and fun restaurants on the ground level, and new housing/apts/condos above, which is desperately needed in the area. This is a perfect opportunity to bring the appeal of Arcadia living into South Scottsdale, and provide a cohesive feel between the Gentry on the Green project that's moving forward at Hayden and Camelback and these two points on the Greenbelt.

Also, can you please add a dog park in South Scottsdale :)

Thank you!

Jennie Caterinacci
(440) 715-5117

From: [Andy Jacobs](#)
To: [Development Review Board](#)
Subject: Comment on Hayden/Osborn redevelopment
Date: Tuesday, March 02, 2021 3:16:12 PM

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

Dear members,

I live at 3502 N. 85th st. and I would like to say I wholeheartedly support the redevelopment proposal at Hayden and Osborn. As a neighbor, I welcome the additional amenities and refreshed look it will provide the neighborhood. Please don't hesitate to reach out with any questions.

Thank you,
Andy Jacobs
602-377-2979

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 16, 2021 8:07 AM
To: Terry Pisel
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: I support the Hayden and Osborn redevelopment

Good Morning Mr. Pisel,

Thank you for reaching out to City Council to express your support for the Greenbelt 88 proposal. If you are not already, please consider following the link below for upcoming public meetings and additional information on the Greenbelt 88 proposal.

We will make certain your input is included with all public comment should this project move forward for council's vote.

Case Information-Greenbelt 88: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://scottsdaleaz.gov/city-council/case-info-sheet)

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Terry Pisel <tpquickshot@hotmail.com>
Sent: Sunday, August 15, 2021 9:39 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: safeguardscottsdale@gmail.com
Subject: I support the Hayden and Osborn redevelopment

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

Hello Counsel,

I am writing to say that **I am in favor of the proposed redeveloping on the corner of Hayden and Osborn**. This area is run down, half of the shops are empty, people camp in cars behind the shopping center and the bus stops and side walks are regularly filled with homeless and drunks. I believe developing this area will bring much needed housing, fresh businesses, plenty of jobs and increase taxes that the city can use to help clean up the area and keep Scottsdale beautiful. Some think that density, height, and an increase in traffic are the issues but I believe it the unwilling to invite change that are the real problem. Tear that shopping center down and let the developer start something new cause not everything is worth saving and sometime things need to be replaced and this shopping center needs to be replaced.

Thanks,

TP

Schilling, Bethany

From: Jason Alexander <jason.alexander.az@gmail.com>
Sent: Wednesday, June 9, 2021 12:29 PM
To: Planning Commission; City Council
Subject: Support for Greenbelt 88

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

Hello,

I had the privilege of speaking with Architect Jeff Brand today and hearing about this project. It is exactly the kind of infill we need, that provides community revitalization, open spaces, mixed use and the retail opportunities that the community wants. Mr. Brand further explained that the residential density of the entire plaza - not just the area up for redevelopment - is more inline with the existing neighborhood density than I had been led to believe. Four stories in mixed-use right on the Greenbelt makes sense, as part of our denser neighborhoods bordering the downtown core.

We all dream of a city that has no buildings, no traffic and no crowds while providing all the amenities and choices of a robust economy. This is simply unrealistic, and basing policy on this puts personal preferences ahead of the overall health of the City and does not incorporate the needs of our children. The anti-apartment mindset is visceral, nimby, and not in keeping with the goals of diversity in housing choices we have embraced in our draft General Plan. Basing one's demand for the future on the city one knew 20, 30, 40 years ago is also unrealistic. Cities grow, buildings age, there is no stasis. Buildings have a life expectancy, and we must evolve. That plaza will continue to age, and lose tenants, if changes aren't made. This is exactly what the community doesn't want.

The survey I've seen online opposing the project is too leading, and completely ignores the project benefits and fixates on apartments only. Names are not required, the survey sponsor is not listed, and it can be filled out repeatedly. Its sole value is to tell us what we already know: there are strong opinions and the community is talking.

I urge you to support Greenbelt 88. Judge the project on its merits, not on the too-common local opposition to any change.

Thank you
Jason Alexander
11 yr Scottsdale resident

Schilling, Bethany

From: Brian & Jess Cox <amrine@cox.net>
Sent: Tuesday, June 8, 2021 4:01 PM
To: City Council
Cc: todd888@gmail.com
Subject: Greenbelt88 @ Hayden & Osborn

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

Hello,

I am writing to say I support the above proposed project. I live near by at Camelback/Granite Reef.

I believe this project will continue to improve the neighborhood and update a much older property bringing better tenants and more tax revenue. Ultimately maintaining home values and the reason folks want to live in Scottsdale.

Sincerely,

Jessicah Amrine
602-790-4527

Schilling, Bethany

From: Melinda Hinkson <melhinkson@gmail.com>
Sent: Wednesday, June 9, 2021 9:58 AM
To: City Council
Subject: Greenbelt 88 at Hayden and Osborn Rds

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


To whom this concerns: My family has both lived and worked in Scottsdale for many years. One of the reasons we gravitated to Scottsdale is the oversight of the growth in the area, maintaining the beauty and openness while embracing the controlled development necessary to evolve with each upcoming generation's needs and demands. Over the years we have dined, golfed, roller bladed, strolled, dog walked and enjoyed massages at or near the Greenbelt, and we are thankful that Scottsdale has maintained this feature for the greater enjoyment. While we know there are always 'nimby's' for every change in life, we sincerely hope this development gets the green light to proceed, as we feel it will not only clean up a tired center that is ready for a facelift, but better cater to the needs of the community and we would look forward to additional updated opportunities to continue to enjoy the Greenbelt area. From what we understand and have seen so far, it looks like a good plan for the property. **Please let it proceed to part of the updated beauty we so enjoy in Scottsdale.**

Thank you,

Melinda and Dan Hinkson
(602)469-4772 | (602)469-1772
melhinkson@gmail.com

Schilling, Bethany

From: sue murtey <SUE.MURTEY@outlook.com>
Sent: Tuesday, June 8, 2021 1:47 PM
To: City Council
Cc: Todd888@gmail.com
Subject: Greenbelt88

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

I support this project
Sue Murtey

Schilling, Bethany

From: Jason Alexander <jason.alexander.az@gmail.com>
Sent: Wednesday, June 9, 2021 12:29 PM
To: Planning Commission; City Council
Subject: Support for Greenbelt 88

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

Hello,

I had the privilege of speaking with Architect Jeff Brand today and hearing about this project. It is exactly the kind of infill we need, that provides community revitalization, open spaces, mixed use and the retail opportunities that the community wants. Mr. Brand further explained that the residential density of the entire plaza - not just the area up for redevelopment - is more inline with the existing neighborhood density than I had been led to believe. Four stories in mixed-use right on the Greenbelt makes sense, as part of our denser neighborhoods bordering the downtown core.

We all dream of a city that has no buildings, no traffic and no crowds while providing all the amenities and choices of a robust economy. This is simply unrealistic, and basing policy on this puts personal preferences ahead of the overall health of the City and does not incorporate the needs of our children. The anti-apartment mindset is visceral, nimby, and not in keeping with the goals of diversity in housing choices we have embraced in our draft General Plan. Basing one's demand for the future on the city one knew 20, 30, 40 years ago is also unrealistic. Cities grow, buildings age, there is no stasis. Buildings have a life expectancy, and we must evolve. That plaza will continue to age, and lose tenants, if changes aren't made. This is exactly what the community doesn't want.

The survey I've seen online opposing the project is too leading, and completely ignores the project benefits and fixates on apartments only. Names are not required, the survey sponsor is not listed, and it can be filled out repeatedly. Its sole value is to tell us what we already know: there are strong opinions and the community is talking.

I urge you to support Greenbelt 88. Judge the project on its merits, not on the too-common local opposition to any change.

Thank you
Jason Alexander
11 yr Scottsdale resident

Schilling, Bethany

From: Brian & Jess Cox <amrine@cox.net>
Sent: Tuesday, June 8, 2021 4:01 PM
To: City Council
Cc: todd888@gmail.com
Subject: Greenbelt88 @ Hayden & Osborn

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

Hello,

I am writing to say I support the above proposed project. I live near by at Camelback/Granite Reef.

I believe this project will continue to improve the neighborhood and update a much older property bringing better tenants and more tax revenue. Ultimately maintaining home values and the reason folks want to live in Scottsdale.

Sincerely,

Jessicah Amrine
602-790-4527

Schilling, Bethany

From: Melinda Hinkson <melhinkson@gmail.com>
Sent: Wednesday, June 9, 2021 9:58 AM
To: City Council
Subject: Greenbelt 88 at Hayden and Osborn Rds

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


To whom this concerns: My family has both lived and worked in Scottsdale for many years. One of the reasons we gravitated to Scottsdale is the oversight of the growth in the area, maintaining the beauty and openness while embracing the controlled development necessary to evolve with each upcoming generation's needs and demands. Over the years we have dined, golfed, roller bladed, strolled, dog walked and enjoyed massages at or near the Greenbelt, and we are thankful that Scottsdale has maintained this feature for the greater enjoyment. While we know there are always 'nimby's' for every change in life, we sincerely hope this development gets the green light to proceed, as we feel it will not only clean up a tired center that is ready for a facelift, but better cater to the needs of the community and we would look forward to additional updated opportunities to continue to enjoy the Greenbelt area. From what we understand and have seen so far, it looks like a good plan for the property. **Please let it proceed to part of the updated beauty we so enjoy in Scottsdale.**

Thank you,

Melinda and Dan Hinkson
(602)469-4772 | (602)469-1772
melhinkson@gmail.com

Schilling, Bethany

From: sue murtey <SUE.MURTEY@outlook.com>
Sent: Tuesday, June 8, 2021 1:47 PM
To: City Council
Cc: Todd888@gmail.com
Subject: Greenbelt88

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

I support this project
Sue Murtey

From: [Dana Close](#)
To: [Planning Commission](#)
Subject: 15-ZN-2020 Greenbelt 88
Date: Monday, June 7, 2021 8:55:17 PM

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

Dear Planning Commission,

I am writing as a private citizen in support of the Greenbelt 88 Project.

I live about a 10 minute bike ride from this location (1838 N. 78th St) and frequent those stores and restaurants often.

While I strongly believe that some of the projects that have been proposed and built in the last few years have not met expectations, it would appear this one is a bit different. So in the spirit of judging this project on its own merit, please see my comments below.

Safe to say that those of us who have spent a lot of time in and around this plaza realize that housing trash cans along the beautiful golf course view is a waste. Also the times are changing and this location could use a bit of a face lift. However, even as old as it is, it has been maintained beautifully by this developer for almost 20 years. It has colorful flowers and jacaranda trees, which is a refreshing break from those who will allow their property to have only sparse gravel as a frontage. It is my understanding that the new landscape design only enhances the existing beauty. And hats off to more shade trees in the parking lot! Points for that one!

The Good things:

- Reduction in short term rentals
- Less stucco! More interesting design
- Art!
- INCREASED PARKING
- MORE TREES! BIGGER TREES!!! (a thousand points!)
- Integrated public use

I wish the housing was a product that was for sale and not more apartments. I don't know one person who doesn't wish that...except maybe apartment builders. But, I realize that there is nothing we can do about that. So, what I hope from those of you in positions of power is that you will hold this design quality to the fire and demand that it be as beautiful as the "conceptual" drawings we are always sold...and very rarely ever get (I understand design is a charge for DRB). If a developer is going to put in an apartment...it must be great...there are too many that are not. This is something we can control, and we must. Please, work together with DRB if necessary to make that happen. (Respectfully, Planning and DRB should probably be working together more anyway.)

The system of quality control of design and attention to the area around new development has not been working very well in our recent past. We are counting on this project to be different because it is such an important neighborhood gathering spot. Trust from the citizens has been lost with respect to our checks and balances, which is why I am sure you are being flooded with petitions by now. It is

on Planning, DRB, and Council to hold this to a high standard...all the way to the end. I hope the time has come to make sure that what we are building meets a higher standard. It would be great if it started with Greenbelt 88.

Thank you for your time.

Respectfully,
Dana Close



From: [Judith Merritt](#)
To: [Planning Commission](#)
Subject: 15-ZN-2020 Project
Date: Wednesday, June 9, 2021 12:16:20 PM

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

Good afternoon

I fully support this project! I have lived in this neighborhood off & on for over 50 years and believe it is time to start upgrading South Scottsdale for our changing times. Because of ONLY 4 stories I do not believe it will destroy our views like many other multi story, boring apartments that have been going up.

I currently live @ 7733 E Sandalwood Dr & have been on my HOA for 15 of the 20 years I've owned & plan on staying here for hopefully another 20.

Thanks,
Judith A Merritt

From: [Judd Rousseau](#)
To: [Planning Commission](#)
Subject: Case #15-ZN-2020 - Lucky Plaza
Date: Wednesday, June 9, 2021 7:23:41 AM

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

Hello,

I am a resident in South Scottsdale, in fact, very close to that area. I currently utilize the carwash membership across the street and often frequent the UPS Store in that shopping center as well as some of the other retail and restaurants. I also use the greenbelt for bicycle riding quite often and have often hoped that some day the center would be redone since it is very old and run-down looking.

I am in FULL SUPPORT of this project! I understand some residents' concerns when they hear the word "apartments", I initially had the gut reaction too but, I really like the thought and design that went into this project. I think any future "multi-family" project in South Scottsdale should use this as a "baseline" to work with when they start their design. I like the fact they have done a traffic study and are building the resident parking structure with the new parking amendments in mind. I like the fact that it will leave some of the retail and include NEW retail and restaurants. I love that the project will look good from BOTH the street side AND the park side and not to mention, the added biking line connectivity and running track!

This IS the exact type of revitalization South Scottsdale needs!

Sincerely,
Judd Rousseau
7937 E. Loma Land Dr.
Scottsdale AZ 85257

From: [Paul Basha](#)
To: [Planning Commission](#)
Subject: Case 15-ZN-2020 Greenbelt 88 on 10 June Planning Commission Agenda
Date: Wednesday, June 9, 2021 12:28:09 PM

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

Members of the Scottsdale Planning Commission,

Since 1984 (except for two years) I have lived within three miles of the Hayden / Osborn intersection. For 24 of those 37 years, I have also worked within one-and-one-half-mile of this center. For the past six years, I have both lived and worked within one-and-one-half-mile of this center.

For the past 37 years, I have regularly shopped and conducted business at Big 5, Office Max, Arizona Desert Federal Credit Union, the UPS Store, Uncle Sal's, and various other restaurants that have previously been on the property. In the past three years, in the Big 5 store, typically I am the one-and-only shopper being served by three to five employees. A quick review of Google Earth historic aerial photographs reveals that for the past 15 years, the parking area is typically less than 20% occupied.

The center has deteriorated badly in the past 20 years. With the advent of online shopping, the current retail business buildings are badly inadequate for current market realities. The center desperately needs to be removed and recreated. Scottsdale is heavily reliant on sales tax from tourists, restaurant patrons, and shoppers. Thriving businesses keep our property taxes low and keep our community desirable for both living and visiting.

Furthermore, Scottsdale needs modern affordable housing for people in their twenties and thirties.

A very important aspect of this development is that it removes the large asphalt parking area separating the buildings from the street. Scottsdale prides itself on beauty - we are better than an uninviting dilapidated strip center that could exist anywhere.

This proposal includes a public plaza and public art. Most importantly, this development provides direct visual and physical access to and from our beautiful Indian Bend Wash Greenbelt.

Please vote to recommend to the City Council approval of 15-ZN-2020.

Thank you for your thoughtful consideration,

Paul Basha

From: [Aaron Lamoureux](#)
To: [Planning Commission](#)
Subject: Greenbelt 88
Date: Monday, June 7, 2021 1:38:01 PM

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

Hello,

I am writing in support of the proposed Greenbelt88 (15-ZN-2020) project on your June 9th agenda. As a long-time resident in the neighborhood, I have watched this plaza decline with many spaces remaining vacant, and with the future vacancy of OfficeMax and Big 5, I am concerned that without redevelopment and revitalization this corner will become a blight on our neighborhood. We welcome future residents and the added density will help support new businesses and contribute to the success of surrounding existing businesses.

The opportunity to create something that makes the greenbelt property useful to the surrounding residents is something we embrace and look forward to enjoying.

The design team responded to community concerns with 15 key changes, including a commitment to public art, a reduction in residential units and increase in retail square footage, and enhanced landscape design.

I have spoken with the development team and feel that this is a great step forward for the neighborhood, and will continue to remain in touch with them throughout the entitlement process to provide feedback and suggestions.

Thank you,

Aaron Lamoureux
480.717.0006

From: [Jon Rosenberg](#)
To: [Planning Commission](#)
Subject: Greenbelt 88 Project
Date: Wednesday, June 9, 2021 2:04:10 PM
Attachments: [image001.png](#)
[image004.png](#)

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

Dear Planning Commissioners:

I am writing to let you know that I am greatly supporting the Greenbelt 88 project on Hayden and Osborn.

I am very familiar with this center as our firm has had the opportunity to assist with the leasing over the years.

What we are seeing now is a center in severe decline and one which will not be able to resurrect itself in the future.

It is unrealistic to think that OfficeMax will survive much longer in our new world of online retail. Further, Big 5 will ultimately need to relocate to a center that has much stronger co-tenants in order to survive.

As I am sure you are aware, replacing a big box tenant has become increasingly more difficult, thus the likelihood of a mostly vacant center (which will continue to empty out as these larger tenants vacate) is almost guaranteed.

A mixed use project, similar to what is being proposed, is what is clearly needed for not only this location, but for Scottsdale.

The importance of a 4th floor allows for more open space and a better feel overall. It does not back up to any single family homes and is several hundred feet either direction from any.

This property owner and his development team are clearly putting forth an outstanding project, which will add sorely needed quality multifamily. In a time when demand for multifamily is at an all-time high with no end in sight, losing the opportunity will be a huge mistake and will force residents to neighboring cities.

The alternative to not allowing this project will be something that the area neighbors and Scottsdale will regret long term. This is an outstanding opportunity to continue to improve the southern part of our city and I hope that you will recommend that this project moves forward as proposed.

Thank you for your consideration,

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

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From: [Laura Ortner](#)
To: [Planning Commission](#)
Subject: Greenbelt 88 Project
Date: Tuesday, June 8, 2021 2:05:15 PM

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

I am writing in support for the Greenbelt 88 project on Hayden and Osborn. This center has been on the decline for years and is not oriented in a way that would make sense to simply remodel, but instead calls for the kind of mixed use that is being proposed. The opposition saying it's too tall does not seem to understand that without that 4th floor (from what I understand, only a 4' difference in height from what is allowed there now) is what gives the community a parking structure instead of asphalt surface parking, more open space, maximized retail, better landscaping, public art, and everything that would make this a fun place to hang out. This project does not back up to any single family homes. There have been plenty of bad apartment projects, but this is not the one to make an example of and stands on its own merits. Please recommend that this project move forward as proposed so that we can start seeing better infill in our South Scottsdale neighborhoods!

Thank you.
Laura Ortner

From: [Cassady McKay](#)
To: [Planning Commission](#)
Subject: Greenbelt 88 Project on Hayden and Osborn
Date: Tuesday, June 8, 2021 4:24:19 PM

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

Good Afternoon,

I am writing in support of the Greenbelt 88 Project on Hayden and Osborn. It is my understanding and observation that this center has been in need of repair for years and is not being utilized to its fullest potential. This center could be a prime focal point for activities, retail, public art, parking and many other attractive uses for our neighborhood and residents of South Scottsdale. I can't think of a better location for a revamped center that is overdue by at least 10 years. It is my hope that my voice, and other residents' voices, be heard and that this project moves forward as proposed so that we can start to see improved infrastructure and better community appeal and utilization overall.

Thank you for your consideration.

Sincerely,
Cassady McKay

From: [Travis Junion](#)
To: [Planning Commission](#)
Subject: Greenbelt 88 Project
Date: Tuesday, June 8, 2021 2:21:40 PM

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

Planning Commission Members and Staff,

Thank you for your service to Scottsdale. I write today in support of the Greenbelt 88 project. My wife and I are long-term Scottsdale residents and live in Scottsdale Estates, less than a mile away from the proposed Greenbelt 88 project. When I first heard of the potential redevelopment of this center, I was concerned and intrigued. This center has struggled as far back as I can remember and I feared yet another massive apartment complex stretched to the curbs. My wife and I participated in one of the virtual meetings with the development team and were impressed with the proposal and the engagement with the neighbors. I appreciate many on the team live in the neighborhoods around the project and are motivated to transform this outdated center to fully take advantage of the greenbelt. It is evident this team is committed to producing a quality development with architectural integrity fitting with Scottsdale's high standards in contrast to many of the hyper dense, characterless stucco boxes proliferating South Scottsdale. I am impressed the developer has listened to input over concerns about density and has reduced the number of rental units. With regard to neighborhood outreach, this team has made every effort to overcome the challenges presented by Covid to connect with neighbors, receive input and address concerns. I'm disappointed in my neighbors who have taken to various platforms to unfairly attack members of the development team and patently misrepresent what is being submitted for approval. The development team has conducted their outreach in a transparent manner and demonstrated good faith in the reduction of rental units. I am encouraged by the unanimous approval of the project by the Design and Review Board. Approving this project will set a new standard for high quality infill projects in Scottsdale. In closing, I urge your support for this project to the City Council for approval.

Respectfully,

Travis Junion

From: [Aaron Kimmel](#)
To: [Planning Commission](#)
Subject: Greenbelt 88 Project
Date: Tuesday, June 8, 2021 7:18:59 PM

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

To whom it may concern,

I am writing in support for the Greenbelt 88 project on Hayden and Osborn. This center has been on the decline for years and is not oriented in a way that would make sense to simply remodel, but instead calls for the kind of mixed use that is being proposed. Weekly I exercise in the multipurpose trail which is behind the complex and it is clearly in need of a complete remodel. The 4th floor (from what I understand, only a 4' difference in height from what is allowed there now) is what activates the Greenbelt and gives the community a parking structure instead of asphalt surface parking, more open space, maximized retail, better landscaping, public art, and everything that would make this an asset to our neighborhood and the greater Scottsdale area. This project does not back up to any single family homes. There have been plenty of bad apartment projects, but this is not the one to make an example of and stands on its own merits. Please recommend that this project move forward as proposed so that we can start seeing better infill in our South Scottsdale neighborhoods! This project will give the families of South Scottsdale the opportunity to continue to work, live, and thrive for years to come. Thank you for your time and consideration.

Respectfully,
A. Kimmel

From: [Carly Magee](#)
To: [Planning Commission](#)
Subject: Greenbelt 88 Support
Date: Tuesday, June 8, 2021 6:12:31 PM

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

Hello -

I am writing in support for the Greenbelt 88 project on Hayden and Osborn. I am a regular patron at the neighborhoods beloved Uncle Sals restaurant and can firmly state that even though I love the establishment the rest of the center has been on the decline for years. My husband and I have lived in the neighborhood for 10 years and are always wishing we had more activities on the greenbelt. This proposed mixed use space does exactly that. We will finally have a beautiful location to ride our bikes to and grab a drink on a patio facing the beautiful Greenbelt instead of a parking lot! The 4th floor is what activates the Greenbelt giving more open space, maximized retail, better landscaping, public art, and everything that would make this an asset to our neighborhood and the greater Scottsdale area. There have been plenty of bad apartment projects, but this is not the one to make an example of and stands on its own merits. Please recommend that this project move forward as proposed so that we can start seeing better infill in our South Scottsdale neighborhoods!

Thank you!

Carly Magee, MPH, M(ASCP)^{CM}

Regional Sales Director
DIAGNOSTICS

p: [206.276.5195](tel:206.276.5195)
Carly.Magee@meridianbioscience.com
Carly.m.magee@gmail.com
meridianbioscience.com

Sent from my iPhone

From: [David Eckhardt](#)
To: [Planning Commission](#); [Andrea Alley](#); [david eckhardt](#)
Subject: Greenbelt 88
Date: Tuesday, June 8, 2021 7:49:08 AM

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

This is a wonderful project !. I live just a couple hundred yards away from all of the new residential, commercial, and hotel projects currently being built around McDowell and Scottsdale roads. This addition to the neighborhood is well thought out, well planned and will be a welcome addition to south Scottsdale. My family uses the greenbelt quite often and I'm particularly impressed how this corner now becomes a part of the greenbelt and connection with the pedestrian improvements along Osborn. We frequent the businesses currently there and the new plan includes them in the new design with much better accessibility. Public greenbelt trail, public plaza, public art from local artisans, an increase in trees and landscape and less hot asphalt surface parking. This is a win for the city all around. Thank you for moving this design forward!

David Eckhardt, 69st and Palm

From: [Darwin Crawford](#)
To: [Planning Commission](#)
Subject: Greenbelt 88
Date: Tuesday, June 8, 2021 6:14:47 PM

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

Hi there,

I am writing in support of the Greenbelt 88 project on Hayden and Osborn. This center has been on the decline for years and is not oriented in a way that would make sense to simply remodel, but instead calls for the kind of mixed use that is being proposed.

From everything I'm seeing, reading, and hearing, there is a very loud minority who clearly have more time to utilize social media than most, who are seriously blowing this out of proportion. For example, the proposed project is about 4' higher than what is currently allowed. 4 FEET. Not sure how everyone else feels, but 4' of height on a building does not drastically affect my, or frankly, anyone's life. It also allows for something we REALLY need, which is underground parking.

The suburban sprawl, surface parking model is a serious heat source, looks terrible, and wastes a lot of space. Why do we as a city want that? To silence a few loud folks online? What?

I personally think we must do better. The trade off of a sprawling heat sink versus a few salty comments online does not pencil out. Not for the developer, not for the quality of the city, and certainly not for something as immutable as the laws of thermodynamics within a geographically constrained area.

At this point, I would really appreciate this project, as it will revitalize a complete eyesore of a shopping center, provide some much needed green space, better retail, and does not back up to any single family homes.

Move it forward. I'm tired of listening to uninformed neighbors with a planning degree from the university of facebook disparage the hard work of licensed professionals who have dedicated their careers to facts, planning, and architectural equilibrium.

--

Best,

- Darwin Crawford
228.366.0240
darwin.crawford@gmail.com
Scottsdale, AZ

Subscribe to my YouTube:

https://www.youtube.com/channel/UCx8kQiGDRBJMPDqOTgdVjIw/featured?sub_confirmation=1

Want a Real Estate Newsletter? <https://mailchi.mp/4646cbf379eb/realestatestuff>

From: [Raoul Zubia](#)
To: [Planning Commission](#)
Subject: Greenbelt 88
Date: Tuesday, June 8, 2021 10:28:49 PM

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

Commissioners,

I am writing in support for the Greenbelt 88 project on Hayden and Osborn.

This center has been in decline for years and is not positioned in a way that would make sense to simply remodel. Instead, it calls for the kind of mixed use that is being proposed. The 4th floor from what I understand, is only a four-foot difference in height from what is allowed there now, is what activates the Greenbelt and gives the community a parking structure instead of asphalt surface parking. This would allow for more open space, maximized retail, better landscaping, public art, and everything that would make this an asset to our neighborhood and the greater Scottsdale area. Moreover, this project does not back up to any single-family homes.

We have seen plenty of bad apartment projects, this is not the one of them. This project stands on its own merits. Please recommend this project move forward as proposed so that we can start seeing better infill in our South Scottsdale neighborhoods!

Thank you,

Raoul Zubia
raoul.zubia@yahoo.com
480.242.3312

From: [Don Henninger](#)
To: [Planning Commission](#)
Subject: Greenbelt 88
Date: Wednesday, June 9, 2021 9:34:56 AM

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

To members of the Planning Commission:

I am writing today to express my support of the Greenbelt 88 project on Hayden and Osborn roads.

As a long-time resident of McCormick Ranch, I pass by the center nearly every day and have watched its slow, steady decline. It does not look like Scottsdale.

This is a great example of what a smart redevelopment project should look like.

The development team has done its homework, responded to the neighborhood's feedback and many of the team members live in the area, too.

Greenbelt 88 could serve as a model for infill and redevelopment in our city and I hope you will give it your stamp of approval when it comes before you this afternoon.

With respect,
Don Henninger

--

Don Henninger

Executive director

SCOTT

Scottsdale Coalition of Today & Tomorrow

www.SCOTTnow.com

480-650-2025

From: [Michelle Lamoureux](#)
To: [Planning Commission](#)
Subject: Greenbelt88
Date: Monday, June 7, 2021 1:41:07 PM

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

Hello,

I am writing in support of the proposed Greenbelt88 (15-ZN-2020) project on your June 9th agenda. As a long-time resident in the neighborhood, I have watched this plaza decline with many spaces remaining vacant, and with the future vacancy of OfficeMax and Big 5, I am concerned that without redevelopment and revitalization this corner will become a blight on our neighborhood. We welcome future residents and the added density will help support new businesses and contribute to the success of surrounding existing businesses.

The opportunity to create something that makes the greenbelt property useful to the surrounding residents is something we embrace and look forward to enjoying.

The design team responded to community concerns with 15 key changes, including a commitment to public art, a reduction in residential units and increase in retail square footage, and enhanced landscape design.

I have spoken with the development team and feel that this is a great step forward for the neighborhood, and will continue to remain in touch with them throughout the entitlement process to provide feedback and suggestions.

Thank you,
Michelle Lamoureux

From: [Laraine Rodgers](#)
To: [Planning Commission](#)
Subject: In support of the Greenbelt 88 Project
Date: Wednesday, June 9, 2021 1:12:28 PM

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

To Planning Commission members:

I've lived in Scottsdale over 30 years and support the Greenbelt 88 project on Hayden and Osborn roads.

As a former resident of a nearby community --83rd Place just north of Thomas in the 1990s-- I remember enjoying living, eating and shopping in that community. When I drive by the Hayden and Osborn property today, what I see is a run down strip mall, merely a hollow shell that signifies decay. I love our city and this area takes away from the jewel that is Scottsdale.

This project is a smart redevelopment project that has responded to feedback from neighbors, city staff and others.

With infill and redevelopment being so critical in our city, please approve Greenbelt 88 when it comes before you this afternoon.

Respectfully,

Laraine Rodgers

480-544-8410

From: [Kevin Maxwell](#)
To: [Planning Commission](#)
Cc: [Andrea Alley](#)
Date: Wednesday, June 9, 2021 10:23:18 AM

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

Planning Commissioners,

I am writing in support of the Greenbelt 88 project on Hayden and Osborn.

I have been watching the community debate on this development for the past 9 months. I initially started off leaning against support of this project, however learning about all of the input the developer took from the community and the benefit it would bring to South Scottsdale I have reconsidered and I endorse this project.

This asset to our neighborhood and the greater Scottsdale area. This project does not back up to any single-family homes. There have been plenty of bad apartment projects, but this is not the one to make an example of and stands on its own merits. Please recommend that this project move forward as proposed so that we can start seeing better infill in our South Scottsdale neighborhoods!

Thank you for your time.

Kevin Maxwell
Technology Analyst
480-516-4261
@ludwig428
kevin.d.maxwell@gmail.com

Currently reading- The Premonition, by Michael Lewis



From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #263)
Date: Tuesday, June 8, 2021 10:16:46 PM

Planning Commission Public Comment (response #263)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	6/8/2021 10:16:02 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Greenbelt 88
COMMENT	
Comment:	<p>I am writing in support for the Greenbelt 88 project on Hayden and Osborn. This center has been in decline for years and is not positioned in a way that would make sense to simply remodel. Instead, it calls for the kind of mixed use that is being proposed. The 4th floor from what I understand, is only a four-foot difference in height from what is allowed there now, is what activates the Greenbelt and gives the community a parking structure instead of asphalt surface parking. This would allow for more open space, maximized retail, better landscaping, public art, and everything that would make this an asset to our neighborhood and the greater Scottsdale area. Moreover, this project does not back up to any single-family homes. We have seen plenty of bad apartment projects, this is not the one of them. This project stands on its own merits. Please recommend that this project move forward as proposed so that we can start seeing better infill in our South Scottsdale neighborhoods!</p>
Comments are limited to 8,000 characters and may be cut	

and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Raoul Zubia

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

raoul.zubia@yahoo.com

Phone:

(480) 242-3312

Address:

7307 E. Villa Way Scottsdale, AZ 85257

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Planning Commission](#)
To: [Ibsen, Bronte](#)
Subject: Planning Commission Public Comment (response #267)
Date: Wednesday, June 9, 2021 12:32:48 PM

Planning Commission Public Comment (response #267)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	6/9/2021 12:31:43 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Greenbelt 88
COMMENT	
Comment:	<p>Hello, I had the privilege of speaking with Architect Jeff Brand today and hearing about this project. It is exactly the kind of infill we need, that provides community revitalization, open spaces, mixed use and the retail opportunities that the community wants. Mr. Brand further explained that the residential density of the entire plaza - not just the area up for redevelopment - is more inline with the existing neighborhood density than I had been led to believe. Four stories in mixed-use right on the Greenbelt makes sense, as part of our denser neighborhoods bordering the downtown core. We all dream of a city that has no buildings, no traffic and no crowds while providing all the amenities and choices of a robust economy. This is simply unrealistic, and basing policy on this puts personal preferences ahead of the overall health of the City and does not incorporate the needs of our children. The anti-apartment mindset is visceral, nimby, and not in keeping with the goals of diversity in housing choices we have embraced in our draft General Plan. Basing one's demand for the future on the</p>

<p>city one knew 20, 30, 40 years ago is also unrealistic. Cities grow, buildings age, there is no stasis. Buildings have a life expectancy, and we must evolve. That plaza will continue to age, and lose tenants, if changes aren't made. This is exactly what the community doesn't want. The survey I've seen online opposing the project is too leading, and completely ignores the project benefits and fixates on apartments only. Names are not required, the survey sponsor is not listed, and it can be filled out repeatedly. Its sole value is to tell us what we already know: there are strong opinions and the community is talking. I urge you to support Greenbelt 88. Judge the project on its merits, not on the too-common local opposition to any change.</p>	
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Jason Alexander
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	jason.alexander.az@gmail.com
Phone:	(480) 329-8875
Address:	9976 E. Jasmine Drive
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [mike norton](#)
To: [Planning Commission](#)
Subject: Please Approve Greenbelt 88
Date: Wednesday, June 9, 2021 12:02:02 PM

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

Last night our City Council voted unanimously to approve the Amendments to our General Plan. That document calls for precisely what this project proposes. A blend of critically required housing and quality commercial space will replace an aging big box shopping center that now serves primarily as an enormous and relatively empty slab of asphalt. A superb heat generator if we needed more heat. But with far too few cars stopping to shop.

This scenario will play out, and needs to play out, many more times over the next decade. Our City was built in the '60's and unfortunately too much of it looks very much like the worst of that era. Strip malls and monstrous parking lots need to be replaced. Anyone who thinks they will get better with time is delusional.

As to Apartments - please stop acting like they are something noxious or evil. We have a housing crisis. The entire Nation has the same problem. And we are especially short of attainable housing.

I've lived in Scottsdale since 1994. I envy those who found some of the beautiful condos and apartments that now sit throughout the downtown area and the Scottsdale Quarter. This inspiring open space project wrapped around the Greenbelt will be full of residents in a heartbeat - including those like me who wish we could get out of the much larger homes we bought decades ago but have no place to move if we do.

I would be happy to be the first resident to move in Greenbelt 88. Give people like me a chance to do that.

--

CEO

The Athena Foundation Scottsdale, a visionary think tank supporting the development of public policy for our Community

A 501(c)(3) organization

Former Co-Chair and Founding Chair

For The Best of Scottsdale, a Political Action Committee for the Scottsdale City 2019 Bond Election

Scottsdale Unified School District Committees:

2012-2013 Academic Year -- Budget Committee

2017- Present -- Bond Oversight Committee

2015 - 2019 -- Cheyenne Traditional School Site Council elected member - 2 terms

2019 -- **Yes To Children**, Political Action Committee For the M&O Override election (Steering Committee Member)

Former Co-Chair and Co-Founder

The SCOTT Project, founded upon the principle that fact based analysis and civil discussion between opposing points of view moves Scottsdale forward more efficiently

than any other concept

<https://www.linkedin.com/in/michael-norton-6083ab36/>

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From: [Elizabeth Nielson](#)
To: [Planning Commission](#)
Subject: Support for Greenbelt 88
Date: Tuesday, June 8, 2021 2:49:52 PM

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

Dear Planning Commission members,

I write to you today to express my support for the Greenbelt 88 project at Hayden and Osborn.

My husband and I own our home less than a mile from the proposed project. We've watched the current center decline over the years and are eager for a high quality mixed use redevelopment that will benefit the neighborhood. We have participated in the outreach meetings conducted by the development team and have been impressed with their commitment to delivering a project exceeding Scottsdale's high standards for development. We've watched massive apartment complexes devoid of character take over South Scottsdale. This project is a far cry from what has been previously approved and is an opportunity to set a new standard for redevelopment in our established neighborhoods. Those opposing the project have taken to various platforms with deceptive push polls misrepresenting what is being proposed. This development team has a past record of completing high profile projects in Scottsdale and now we have the opportunity to bring a real asset to this area for long term residents and new alike.

I strongly urge your approval of this project to the City Council.

Thank you,

Liz Nielson

From: [Lee Ann Witt](#)
To: [Planning Commission](#)
Subject: Support of Greenbelt 88 project
Date: Wednesday, June 9, 2021 1:02:41 PM

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

Dear Planning Commission,

I am in full support of the Greenbelt 88 project at Hayden and Osborn roads.

This is a great opportunity and a great example of what a smart redevelopment should look like. I am impressed by the local team that has immersed themselves into bringing a project that provides vitality to the area that truly needs it. It takes a run-down environment and revives it into a thriving, exciting opportunity not only the neighborhood, but for the community at large that enjoys the greenbelt and would now have open access to restaurants and a vibrant feel to the area.

I am dismayed when I visit this area of town and the surrounding areas that are declining. I hear “revive South Scottsdale”, “give us the same opportunities as our North Scottsdale”, and “doesn’t anyone care about our end of town – we are part of Scottsdale too!” Here is an opportunity to answer each of these comments in a professional, thoughtful, respectful way that adds an economic impact to all. I want ALL areas of Scottsdale to be vibrant and unique. That takes visionaries, smart growth and development, and a desire to provide more positives than negatives to the community.

I realize that there are concerns with too many apartment complexes being developed. Yet Greenbelt 88 allows for retail space that would provide services to those living above and NOT just an apartment complex. It is a pocket full of synergy that expands out to the community.

We have little housing to offer and an aging population. We have to provide vibrant and affordable opportunities to newcomers. I believe the developer has truly listened to the needs of the community and has made significant compromises that elevates this area.

Please recommend that Greenbelt 88 moves forward as proposed so that South Scottsdale can continue to provide unique and vibrant opportunities for all.

Respectfully,

Lee Ann Witt

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 2:55 PM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #267)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 18, 2021 12:41 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #267)

Development Review Board Public Comment (response #267)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/18/2021 12:40:49 PM

Survey Response

COMMENT	
Comment:	<p>My name is Andrew Capriola and I am the proud owner of Carlsbad Tavern and Restaurant located on Hayden Rd and Osborn. Carlsbad Tavern started in Scottsdale in 1995 and have been at the current location since 1998. We are a family owned and operating business. I also just so happen to own the land that Carlsbad Tavern sits upon. We purchase the land in 1997. My family has had several restaurants in Scottsdale. My father owed Salt Cellar in the mid to late 70's and the Bombay Bicycle club in the early 80s. I personally have been coming to Scottsdale since the mid 70's. I bring this up because I have seen Scottsdale changes over the years for the good. The project Greenbelt88 is literally across the street from my restaurant. That business center has seen a slow decline for many years, and it is not getting any better. Subway closed recently, from restaurant standpoint that is never good when a chain closes. That tells me that current location is need of something to change. The way people shop as changed permanently. Having two stores that size is not beneficial to the</p>

	<p>surrounding areas. It will not generate the sales tax dollars that the City of Scottsdale can use for a variety of uses for their residents. Project Greenbelt would definitely provide a boost in sales tax dollars from the a multiple use project. We have all seen great change in South Scottsdale over the years. That was not so, just ten years ago. We have seen Los Arcos mall center redeveloped, Motor mile relocated and now Papago Plaza is being redeveloped as we speak. Project Greenbelt88 will save that corner at Hayden and Osborn. Having new residents across the street would have a direct affect on my business and the surrounding business as well. This is a turn-key project that will better serve that location. Andrew Capriola Owner, Carlsbad Tavern and Restaurant</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Andrew Capriola
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	andrew@carlsbadtavern.com
Phone:	
Address:	3313 N Hayden Rd, Scottsdale, AZ 85251
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:11 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #264)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, March 17, 2021 9:39 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #264)

Development Review Board Public Comment (response #264)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/17/2021 9:38:22 PM

Survey Response

COMMENT	
Comment:	<p>As a person who has grown up in the Scottsdale neighborhoods (north) for childhood, and currently (south) with a family of my own, while working in-between at Saguaro High School: I wanted to share my thoughts on this project. Living just East of Hayden and Osborn for almost 2 decades, I have seen this area grow, turnover, and recently rejuvenate. Pima school beautification project gave a whole new sense of pride to the neighborhood and families attending. The re-design of even the parking lot, saved back-ups and blockades, not to mention walking the halls of the new grounds. I use this reference because the beautification of the greenbelt stretch in our neighborhood, in my humble opinion, would be a fantastic uplift to an area that sees families of all ages enjoying the closeness of walking distances (schools, donut shops, restaurants) that can add to the attraction of new restaurants, shops and spaces. Lastly, recognizing the positive impact of beautification projects and new designs, bring such a sense of pride and pleasure. Hopefully we have some new energy in</p>

	the neighborhood to be proud of. In Support, Joe Muecke
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Joe Muecke
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	coachmuecke@gmail.com
Phone:	
Address:	3210 N. 81st. St. , Scottsdale, 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:10 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #263)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, March 17, 2021 9:29 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #263)

Development Review Board Public Comment (response #263)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/17/2021 9:28:26 PM

Survey Response

COMMENT	
Comment:	We are desperate for this project! Our neighborhood is full of young families that want their roots in this neighborhood and a project like this would establish Scottsdale families like myself. We live on the other side off Hayden and Osborn and would really just be thrilled to have a place to take our families for food and entertainment.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Stephanie Muecke
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	stephanieamuecke@gmail.com
Phone:	

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, March 17, 2021 1:49 PM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #259)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, March 17, 2021 1:47 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #259)

Development Review Board Public Comment (response #259)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/17/2021 1:46:05 PM

Survey Response

COMMENT	
Comment:	<p>I am writing in support of the proposed Greenbelt88 project on your March 18th agenda. As a long-time resident in the neighborhood, I have watched this plaza decline with many spaces remaining vacant, and with the future vacancy of OfficeMax and Big 5, I am concerned that without redevelopment and revitalization this corner will become a blight on our neighborhood. We welcome future residents and the added density will help support new businesses and contribute to the success of surrounding existing businesses. The opportunity to create something that makes the greenbelt property useful to the surrounding residents is something we embrace and look forward to enjoying. I have spoken with the development team and feel that this is a great step forward for the neighborhood, and will continue to remain in touch with them throughout the entitlement process to provide feedback and suggestions.</p>

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:

Aaron Lamoureux

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:

lamoureux3@hotmail.com

Phone:

(480) 717-0006

Address:

3126 North 85th Street, Scottsdale, AZ. 85251

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Castro, Lorraine
Sent: Tuesday, April 20, 2021 8:27 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #272)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Tuesday, April 20, 2021 6:57 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #272)

Development Review Board Public Comment (response #272)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	4/20/2021 6:56:11 AM

Survey Response

COMMENT	
Comment:	Hello, I am writing to voice my total support for the redevelopment project at Hayden & Osborn Roads (Case# 15-ZN-2020). The updated plan to reduce the number of apartments to under 300 and increase the retail space PLUS add outdoor amenities as green areas, running track and better bicycling paths is EXACTLY what South Scottsdale NEEDS when going forward with revitalizing and renovating the area. I truly hope this could become a model for more developments in the future for Scottsdale when it comes to promoting a great City to Live, Work, Shop AND be ACTIVE!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Judd Rousseau

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email: juddrousseau@gmail.com

Phone: (480) 677-0774

Address: 7937 E Loma Land Dr, Scottsdale AZ 85257

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

Cluff, Bryan

From: Castro, Lorraine
Sent: Tuesday, April 20, 2021 8:27 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #271)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Sunday, April 18, 2021 2:39 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #271)

Development Review Board Public Comment (response #271)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	4/18/2021 2:38:04 PM

Survey Response

COMMENT	
Comment:	As a long time residents of Scottsdale and one who is involved in building community, this redevelopment project is very exciting and a most positive mixed use location in downtown Scottsdale. As a city that was voted and prides it self as "most liveable city" we ought to move this project along quickly for the benefit of the city and all parties involved. Aa one who used to shop in that location I can see only benefits for Scottsdale and its residence. Respectfully Joseph Levertov
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Joseph Levertov
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Ylevertov@gmail.com

Cluff, Bryan

From: Castro, Lorraine
Sent: Tuesday, April 20, 2021 8:25 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #270)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Sunday, April 18, 2021 2:21 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #270)

Development Review Board Public Comment (response #270)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	4/18/2021 2:20:13 PM

Survey Response

COMMENT	
Comment:	This area needs a long overdue makeover. You don't really know the green belt is back there. Tying the buildout into the greenbelt with a fully updated center would be great. Though retail is idea I understand that apartments might be part of it.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Laura Ortner
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Ksuortner@gmail.com
Phone:	(480) 682-7511
Address:	8745 e culver st, Scottsdale 85257



Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

We are transforming a 40-year-old outdated shopping plaza that we've owned for the past 18 years into a 4-story new and exciting mixed-use quality residential and retail center. We're opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, Starbucks, Carl's Jr. & Arizona Federal Credit will remain operational during renovation)

We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Sondra Atou

Email Address: satou@petwin.com **Phone Number:** 480-636-8022

Mailing Address, City, State & Zipcode: 3260 N Hayden Rd Scottsdale AZ 85251

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☒ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☒ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☒ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Variety

How did you hear about this project? Next door at 3260

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



(Owner of both large office buildings adjoining and to the south

VP of www.Petwin.COM)



Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Greg Siebenthal

Email Address: gsieb7@gmail.com **Phone Number:** 8582434790

Mailing Address, City, State & Zipcode: 1830 Avenida Del Mundo #511. Coronado CA 92118

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☐ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☐ I work in Scottsdale.
- ☒ I own property in Scottsdale.
- ☐ I am a local Scottsdale business.
- ☐ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☐ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☐ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Dont know

How did you hear about this project? From Todd Silver

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



(ADJOINING PROPERTY - OWNER OF STARBUCKS PARCEL)



Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Bruce Shapiro

Email Address: azpbruce@gmail.com **Phone Number:** 16024181745

Mailing Address, City, State & Zipcode: 7181 e camelback #1203 Scottsdale az 85251

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☒ I own property in Scottsdale.
- ☐ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☒ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☒ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer Yes **No**

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? i stay up on whats happening in the area

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



(HAYDEN AND THOMAS PROPERTY OWNER)



Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Ron Westad

Email Address: Ron.Westad@azfcu.org **Phone Number:** 6026831010

Mailing Address, City, State & Zipcode: 333 N 44th Street, Phoenix, AZ 85008 (3396 N. Hayden, Hayden & Osborn)

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☐ I live in Scottsdale.
- ☒ I live near Scottsdale.
- ☐ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☐ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☒ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer Yes **No**

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? We are an adjoining business

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:

(Hayden & Osborn - Adjoining Business

Ronald L. Westad | President & CEO

Arizona Federal Credit Union.

Phone: (602) 683-1010 | ArizonaFederal.org





Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Jay Jackson

Email Address: jk.jackson@sbcglobal.net **Phone Number:** 8182467021

Mailing Address, City, State & Zipcode: 2621 KENNINGTON DRIVE

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☐ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☐ I work in Scottsdale.
- ☒ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☐ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☒ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? from Todd Silver

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



(OWNER OF CARL'S JR. ADJACENT TO THE PROJECT)



Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Meredith Jackson

Email Address: meredithsj@sbcglobal.net **Phone Number:** 818-281-6749

Mailing Address, City, State & Zipcode: 2621 Kennington Drive, Glendale, CA 91206

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☐ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☐ I work in Scottsdale.
- ☒ I own property in Scottsdale.
- ☐ I am a local Scottsdale business.
- ☐ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☐ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☒ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Undecided

How did you hear about this project? I am the owner of the Carl's Jr. adjacent to the project.

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: I think the redevelopment of the Lucky Plaza is a fabulous idea and would enhance the area as well as the other businesses nearby.

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



(OWNER OF CARL'S JR. ADJACENT TO THE PROJECT)



Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

We are transforming a 40-year-old outdated shopping plaza that we've owned for the past 18 years into a 4-story new and exciting mixed-use quality residential and retail center. We're opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, Starbucks, Carl's Jr. & Arizona Federal Credit will remain operational during renovation)

We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Yossi Levertov

Email Address: yylevertov@gmail.com **Phone Number:** 4807605527

Mailing Address, City, State & Zipcode: 9990 N. Scottsdale rd

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☒ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☒ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer Yes **No**

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project?

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Tyler Waller

Email Address: tywaller7@gmail.com **Phone Number:** 4807601700

Mailing Address, City, State & Zipcode: 11840 N. 54th St. Scottsdale, AZ 85254

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☒ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☒ I currently shop at this plaza.

When the project is complete:

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- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☒ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Apartments

How did you hear about this project? Todd Silver

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:

Tamarwaller10@gmail.com

Jackwaller10@gmail.com





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Sean Duncan

Email Address: SeanDuncan@QuickenLoans.com **Phone Number:** 18057466877

Mailing Address, City, State & Zipcode: 8626 e Virginia Ave

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☐ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☐ I am a local Scottsdale business.
- ☐ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
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- ☐ I am interested in renting space at the new plaza.
- ☐ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Trader Joes

How did you hear about this project?

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Rachael Anderer

Email Address: rachaelanderer@gmail.com **Phone Number:** 4802982228

Mailing Address, City, State & Zipcode: 8420 E Hubbell Street

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☐ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☐ I am a local Scottsdale business.
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- ☐ I currently shop at this plaza.

When the project is complete:

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- ☐ I am interested in renting space at the new plaza.
- ☐ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Trader Joe's

How did you hear about this project? Ari Spiro

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Michelle Schwartz

Email Address: michelle.schwartz@katerra.com **Phone Number:** 4805401545

Mailing Address, City, State & Zipcode: 3080 N Civic Center Plaza, Suite 100, Scottsdale AZ 85281

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☐ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
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- ☒ I currently shop at this plaza.

When the project is complete:

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- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☒ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? City public meeting announcement

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: By redeveloping this center, Scottsdale will have a true mixed-use development. Activated 24-7, with residents, restaurants, enhanced social spaces and views across the greenbelt. The thoughtful design provides safe access to bike paths, golf course and amenities while keeping vehicular flow on the perimeter for retail guests. Future residents will be attracted to the epitome of a Scottsdale lifestyle.

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Michael Achtman

Email Address: michael.achtman@orionprop.com **Phone Number:** 4808870597

Mailing Address, City, State & Zipcode: 7150 E Camelback Road

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☐ I live in Scottsdale.
- ☒ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

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- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza? non chain restaurants

How did you hear about this project? Colleague

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Mendel Vaisfiche

Email Address: mmendelv@gmail.com **Phone Number:** 6024325955

Mailing Address, City, State & Zipcode: 7117 E. Rancho Vista Drive, Scottsdale, AZ 85251

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? a Friend

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Melinda Hinkson

Email Address: melhinkson@gmail.com **Phone Number:** 6024694772

Mailing Address, City, State & Zipcode: 984 N 85th Pl, Scottsdale AZ 85257

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☒ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☒ I currently shop at this plaza.

When the project is complete:

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- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☒ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? local developer

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: This update will be awesome for our community, as much in the area is outdated

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Mary Nollenberger

Email Address: Mary.Nollenberger@orionprop.com **Phone Number:** 14807488266

Mailing Address, City, State & Zipcode: 6649 S. Champagne Way

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☐ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☐ I am a local Scottsdale business.
- ☐ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

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Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Quick Serve concepts for lunch and casual dining

How did you hear about this project? Ari Sprio Orion Investment Real Estate

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:

nicole.ridberg@orionprop.com kevin.weller@orionprop.com





Greenbelt88 & Lucky Plaza Community Survey

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Mark Winkleman

Email Address: mw@mgsrealty.com **Phone Number:** 6024325955

Mailing Address, City, State & Zipcode: 7117 E. Rancho Vista Drive, Scottsdale, AZ 85251

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☐ I work in Scottsdale.
- ☒ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
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Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? Tom Brophy

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Judi Butterworth

Email Address: judi.butterworth@orionprop.com **Phone Number:**

Mailing Address, City, State & Zipcode:

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
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Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer Yes **No**

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project? Ari Spiro

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: Very smart redesign for this property. It's appropriate for the area. Good luck.

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Jason Hyams

Email Address: jhyams@insightland.com **Phone Number:** 6023851515

Mailing Address, City, State & Zipcode: 3022 N 50th St, Phx AZ 85018

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☐ I live in Scottsdale.
- ☒ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☐ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

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Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer Yes No

Would designated golf cart parking areas be beneficial? Circle one answer Yes No

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project?

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Jackson Everhart

Email Address: jackson.everhart@orionprop.com **Phone Number:** 9702193038

Mailing Address, City, State & Zipcode: 5950 N 78th Street. Scottsdale, AZ 85250

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza? Whiskey bar

How did you hear about this project? Ari Spiro

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

We are transforming a 40-year-old outdated shopping plaza that we've owned for the past 18 years into a 4-story new and exciting mixed-use quality residential and retail center. We're opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, Starbucks, Carl's Jr. & Arizona Federal Credit will remain operational during renovation)

We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Eli Setton

Email Address: esetton@cox.net **Phone Number:** 4806294899

Mailing Address, City, State & Zipcode: 7950 E Acoma Drive, Suite 101, Scottsdale, AZ 85260

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☐ I live in Scottsdale.
- ☒ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☐ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☐ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza?

How did you hear about this project?

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Eddie Gonzalez

Email Address: eddie.gonzalez@svn.com Phone Number: 602-510-2204

Mailing Address, City, State & Zipcode: 5343 N 16th Street

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☒ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☐ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☒ I currently shop at this plaza.

When the project is complete:

- ☒ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza? Keep the tenants local.

How did you hear about this project? THE MAN!! Todd Silver

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: I am excited to see this project take off.

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:

lindsey.dulle@svn.com





Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

We are transforming a 40-year-old outdated shopping plaza that we've owned for the past 18 years into a 4-story new and exciting mixed-use quality residential and retail center. We're opening up great new public areas to the community for enjoyment, working with existing tenants on potential relocation and new opportunities. (NAP, Starbucks, Carl's Jr. & Arizona Federal Credit will remain operational during renovation)

We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Brent R Moser

Email Address: Bmoser@leearizona.com **Phone Number:** 16025701278

Mailing Address, City, State & Zipcode: 5445 E VIA BUENA VISTA

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☐ I live in Scottsdale.
- ☒ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☐ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

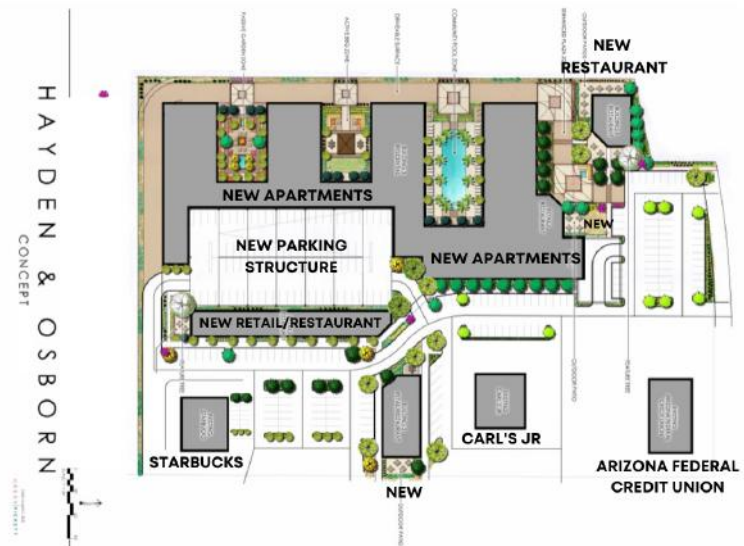
Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Serranos

How did you hear about this project? My network

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

3388 N. Hayden Road, Scottsdale, AZ 85251 | (Proposed) mixed-use at Hayden & Osborn | 288 units & 25000 sq.ft. of Retail & Restaurants

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Brandon Treger

Email Address: brandon@treger.com **Phone Number:** 16023889444

Mailing Address, City, State & Zipcode: 7918 E McClain Dr Suite

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☒ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☐ I currently shop at this plaza.

When the project is complete:

- ☒ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☐ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

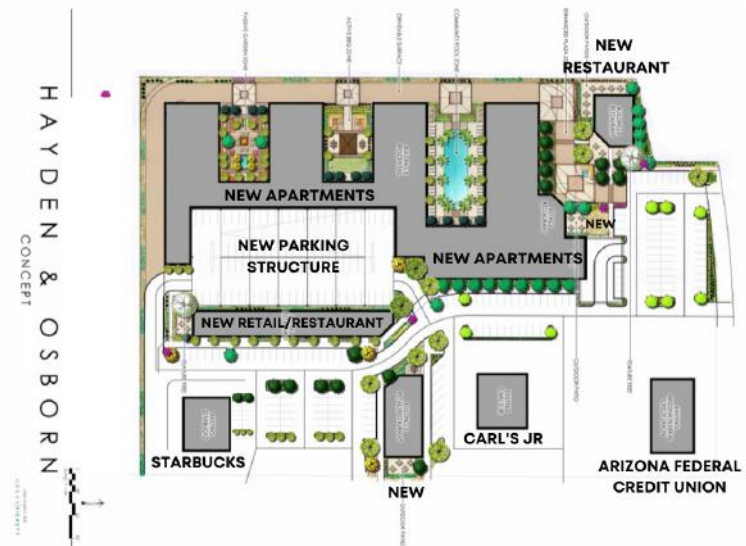
Would designated golf cart parking areas be beneficial? Circle one answer Yes **No**

What restaurants/retail/services would you like to see at the plaza? Whiskey bar

How did you hear about this project?

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments:

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:





Greenbelt88 & Lucky Plaza Community Survey

OfficeMax LuckyPlaza Redevelopment

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We value the community and would like to hear your input!

Thank you,

Todd Silver

602-388-8823 todd888@gmail.com

First and Last Name: Ari Spiro

Email Address: ari.spiro@gmail.com **Phone Number:** 480-292-3697

Mailing Address, City, State & Zipcode: 7150 E Camelback RD, Suite 425, Scottsdale, AZ 85251

I support the proposed redevelopment of this center with a mixed-use plan including 25K sqft of retail and 288 residential units.

Circle one answer **Yes** No

Select All That Applies:

- ☒ I live in Scottsdale.
- ☐ I live near Scottsdale.
- ☒ I work in Scottsdale.
- ☐ I own property in Scottsdale.
- ☒ I am a local Scottsdale business.
- ☒ I socialize in Scottsdale.
- ☒ I currently shop at this plaza.

When the project is complete:

- ☐ I would like to live here.
- ☒ I want to dine & shop in the new plaza.
- ☐ I am interested in renting space at the new plaza.
- ☒ I want to enjoy the new Greenbelt and public areas for walking, viewing the sunset & more.

Select All That Applies:

- ☒ I am generally interested in this new mixed use project & I'd like to be informed of any future updates.
- ☒ I am happy to attend public meetings in support of the project.

Would designated bicycle parking areas be beneficial? Circle one answer **Yes** No

Would designated golf cart parking areas be beneficial? Circle one answer **Yes** No

What restaurants/retail/services would you like to see at the plaza? Keep the tenants local.

How did you hear about this project? Have visited the property for 25 years

Thank you for your input and for allowing us to share your feedback! Please feel free to share any additional suggestions, feedback or comments: This prime corner needs a mixed-use project that the city can be proud of.

Please provide the names/emails/phone of any family/friends you have who may be interested in providing their input:



Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, April 28, 2021 11:20 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #276)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, April 28, 2021 11:08 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #276)

Development Review Board Public Comment (response #276)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	4/28/2021 11:06:50 AM

Survey Response

COMMENT	
Comment:	I am writing in support of the Greenbelt88 multi-purpose project (Case Number 15-ZN-2020. This is a great example of how collaboration with the community turns a mediocre project into a great project. Lots of open space. No single family residences within 500' of the project. And a dying retail strip mall becomes something beautiful instead of empty parking lots and empty big box stores.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Michael J Norton
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	xway.mike.norton@gmail.com

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, April 28, 2021 10:43 AM
To: Cluff, Bryan
Subject: FW: Case Number ZN-15-2020

From: Travis Junion <travisjunion@gmail.com>
Sent: Tuesday, April 27, 2021 8:21 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Case Number ZN-15-2020

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

I am writing in support of Greenbelt 88. My wife and I own a home and live in the area of the project. It is high time this center is updated in this key location in South Scottsdale. This project will activate and revitalize an important neighborhood asset located along the city's Greenbelt. After reviewing information on the project, I think it is beneficial for Scottsdale for the following reasons:

- 18-year property owner is also the developer
- Replaces a struggling retail center and outdated land use with thousands of square feet of vacancy
- High-quality mixed-use projects draw new business, residents, and support existing businesses in the area
- Project will activate the Greenbelt for enjoyment by everyone in the community
- 25,000 square feet of restaurant and neighborhood-service retail space
- Increased landscaping and open space
- Led by a hyper-local design team, many of which are neighbors
- Thoughtful design elements with no boxy stucco design being proposed
- Several years of community feedback considered in planning

Please recommend this project for support by the Planning Commission and to be approved by the City Council. Many thanks for considering this input to uphold our city's high standards for development.

Respectfully,

Travis Junion and Elizabeth Nielson
Scottsdale, AZ

Cluff, Bryan

From: Castro, Lorraine
Sent: Monday, April 26, 2021 3:57 PM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #275)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Monday, April 26, 2021 3:51 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #275)

Development Review Board Public Comment (response #275)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	4/26/2021 3:50:49 PM

Survey Response

COMMENT	
Comment:	Greenbelt 88 makes sense for this property. Big box retailers are closing stores and/or reconfiguring their concepts to much smaller stores. Unanchored retail projects survive only if they are much smaller and have good parking. New residential would be a positive for Scottsdale as it grows into a more sophisticated metropolitan city. And a few good restaurants are also welcome to serve our neighborhoods and businesses.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Judi Butterworth
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	judiabutterworth@gmail.com

Cluff, Bryan

From: Castro, Lorraine
Sent: Friday, April 23, 2021 12:35 PM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: Development Review Board Public Comment (response #274)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Friday, April 23, 2021 12:01 PM
To: Castro, Lorraine <Lcastro@scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #274)

Development Review Board Public Comment (response #274)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	4/23/2021 12:01:18 PM

Survey Response

COMMENT	
Comment:	I have been a tenant of this property for approx 14 years. Over this ti.e we have been a regular destination for local residents and businesses. While the property has been very good for us from a location standpoint, I feel that an upgrade is welcome. I feel a change to a res/comm property would be good for the current Scottsdale residents and my business.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mark Huettner / The UPS Store
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	markaztx@gmail.com

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, April 22, 2021 4:36 PM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: Development Review Board Public Comment (response #273)

It looks like she sent the same email twice

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, April 22, 2021 4:33 PM
To: Castro, Lorraine <Lcastro@scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #273)

Development Review Board Public Comment (response #273)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	4/22/2021 4:33:11 PM

Survey Response

COMMENT	
Comment:	This project would have a huge impact on the overall quality of life for the members of our community. We use the green belt and surrounding businesses often and this project would enhance the appeal of living in South Scottsdale.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Cassady McKay
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Cassadymckay@gmail.com
Phone:	(760) 492-4242



Coalition of Greater Scottsdale

8924 E. Pinnacle Peak Road
Suite G-5 PMB 518
Scottsdale, AZ 85255

www.COGSaz.net

e: mails: COGS@cogsaz.net

6 August 2021

To: Scottsdale Planning Commissioners

Re: Greenbelt 88 Case `15-ZN-2020 located at 3388 North Hayden Road

The COGS Board of Directors does not support the current project on this zoning case 15-ZN-2020. We join the larger area Neighborhood Leadership who are opposed following months of attempts for compromise with the developer's team.

We have closely followed this project for many months—

- Attended ZOOM meetings with area neighborhood leadership
- Delivered subdivision informational flyers on this project and the Miller Road round-a-bout
- Assisted area homeowners to understand the city processes and sequence of hearings
- Recommended methods to communicate with the developer's team, the area homeowners and the DRB, Planning Commission and City Council
- Hosted a meeting with Jeff Brand of Nelsen Partners and Jan Vuicich, Safeguard Scottsdale, to review updated project plans and to answer their group's questions and concerns

The project:

- Major opposition is the potential to set a precedence of **four stories adjacent to the Greenbelt**
- Concerns center on potential loss of community supported service retail
- The proposed 278 apartment units have **"excessive" number of small studio and one-bedroom units**, and thereby reaches the inappropriate **42 units/acre—the highest density** on the average 24 units/acre Greenbelt.
- Architecturally the Nelsen Partners, Jeff Brand and his team, present their usual high-quality of work. BUT the apartments and **7% minimal retail for a "mixed-use" complex** is not consistent with the existing residential projects adjacent to the Greenbelt and golf courses.

Respectfully submitted, COGS Board of Directors 501c4

Chris Schaffner, Copper Phillips, Howard Myers, Jim Davis,

Marilynn Atkinson, Stan Morganstern and Sonnie Kirtley

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 10:53 AM
To: wingshooter_1@cox.net
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: greenbelt88 rezone hayden&osborn

Good Morning,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: wingshooter_1@cox.net <wingshooter_1@cox.net>
Sent: Wednesday, August 18, 2021 10:46 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: greenbelt88 rezone hayden&osborn

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

I have lived in this neighborhood since 1979. This shopping plaza is an important facility for my wife and I. We shop and eat there on a regular basis. The loss would not only create a great inconvenience for us but any added multi housing can only add to the traffic, another inconvenience.

As I ride around south Scottsdale I am perplexed at the amount of multi housing. I personally have experienced an increase in neighborhood crime, something unheard of when I first moved here.

Please do not rezone for anymore high density housing. We are being sold out.

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 8:26 AM
To: Vanessa Goldeen
Cc: Cluff, Bryan
Subject: RE: Hayden/Osborn Project

Good Morning Ms. Goldeen,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.


Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Vanessa Goldeen <vgoldeen@gmail.com>
Sent: Wednesday, August 18, 2021 6:49 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Hayden/Osborn Project

 **External Email: Please use caution if opening links or attachments!**
City Council Members.

We have been deeply concerned about the proposed redevelopment at the corner of Hayden and Osborn.

This is pure greed on the part of the city if they allow this development. Scottsdale charm and ambiance is at stake, but more importantly the impact of this level of residents will disrupt the neighborhood.

The amount of residents this development would add would make our properties values drop and contest and already impacted location especially when spring training is underway and

games are going on the stadium.

A smaller scale development would be more reasonable and appropriate for this area. There are many locations on the east side of PIMA for such a development.

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 18, 2021 8:25 AM
To: Michael Bertorelli
Cc: Cluff, Bryan
Subject: RE: Hayden/Osborn Corner

Good Morning Mr. Bertorelli,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Michael Bertorelli <mbertore@sbcglobal.net>
Sent: Wednesday, August 18, 2021 7:36 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Hayden/Osborn Corner

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

Dear City of Scottsdale Council Members

Mayor David Ortega, City Councilmembers – Tammy Caputi, Tom Durham, Betty Janik – Vice Mayor, Kathy Littlefield, Linda Milhaven, Solange Whitehead,

Dear Planning Commission

Renee Higgs - Chair, Joe Young – Vice-Chair, Christian Serena, Barney Gonzales, William Scarbrough, Barry Graham, George Ertel

We, the citizens of Scottsdale, are deeply concerned about the Re-Zoning request at the corner of Greenbelt / Hayden, project 15-ZN-2020.

After two years of trying to work with the developer, we are **requesting denial** of this project that fails to meet the nexus of benefit versus detriment to the community.

The following are the reasons we are requesting a No - Zoning Change and do not allow this Zoning Change:

DENSITY

The average density is 20-24 units per acre in the local area. The project would more than double the density compared to the surrounding area at a density of 41 units per acre. The project is introducing 288 apartments. **THE PROJECT IS TOO DENSE FOR THE AREA.**

UNSUSTAINABLE UNIT MIX

There are approximately 7,000 new apartments already approved in Scottsdale and waiting to be built. The mix of units is Studio, 1 BDR, and 2 BDR with the average unit size being 778 sq feet are more in line with extended stay hotels than homes. These apartments are not intended to attract long-term residents: The target tenant will be more transient members with little investment in the community.

WATER, WATER, WATER!!!

TRAFFIC

The project adds 394 spaces for residential parking and in addition to the commercial parking requirements, for a total of 509 vehicles. The corner will become congested with traffic. Peak traffic currently results in difficulty exiting this site and has higher accidents than other intersections. The additional tenants will cause more significant congestion. The community is concerned about the traffic at the corner with vehicles exiting onto Hayden. The community is also concerned with exiting the project headed west towards Scottsdale Road, as there is only one exit way on the Northside of the project.

PEDESTRIAN CIRCULATION HAZARDS

A roundabout is planned for the intersection of Miller and Osborn. Traffic will feed into the Osborn Hayden corner; the community is concerned about the safety of pedestrians with increased traffic. If citizens walk to the Greenbelt or access the property, the additional vehicles and parking are a hazard for both citizens and cars. The walking areas surround the outside of the building requiring pedestrians to walk across the parking lot to access the West side of the property. The project increases the potential to have more pedestrians in the parking lot and vehicle circulation of the property. We are concerned for the safety of the pedestrians trying to access the Greenbelt if they are not using a city-designated sidewalk..

BUILDING HEIGHT

We request that the project maintains the allowed height of 36' based on current zoning. However, the community's character must be protected from precedence setting changes that pave the way for future densification and destruction of our quality of life.

Greenbelt 88 does not add public value to this area.

Per the DRB report on 4/22/2021 - "The proposed building height should be justified/offset by public benefits. More attention needs to be provided to the building massing in an effort to reduce bulk/height". While the DRB recommended the approval. **The community will not realize more benefits to substantiate the additional height of 48' + 10' ft mechanical screen for a total of 54' in height.**

REDUCED COMMERCIAL

The retail reduction from 65,000 sq ft is limited to the 25,000 retail designed in shallow store frontage that limits potential tenants, including the current businesses on site. The community is concerned that not all of the 25,000 sq ft are designed for public commercial uses and may be allocated for tenant uses such as a "pet spa" and the leasing office for the building tenants. Scottsdale needs to retain its commercially zoned properties for a sustainable economic portfolio. Commercial uses provide jobs to residents and revenue to the city.

LACK OF LAND USE BALANCE

The PUD would change the retail mix from 100% down to an insignificant 8% retail and 92% residential combination.

The public has spoken out repeatedly on the uses of the retail center; the shopping and restaurants are supported considerably by the local community.

The restaurant Uncle Sal's confirmation on staying has not been secured for the new location. Neither have any of the current tenants such as The UPS Store, The Blind Big, The Copy Max, The Dance Studio, and several others on the list. The community is concerned at the loss of all of the retail that, based on the structure of the new building, will not secure tenants that are significant to the community.

PRECEDENT

The Greenbelt is one of the crown jewels of Scottsdale. Per the City of Scottsdale Indian Bend Wash Master Plan, the community creates urban "green spaces". The height and the building along the Greenbelt will diminish the city's current project already set in place. The height will allow for additional precedence to be developed and will reduce the ability for the City Council to negate other sizes and densities along the Greenbelt

The change will have a significant impact on our neighborhoods and compromise the spirit and intent of the surrounding community that is predominantly a single-family home neighborhood.

Thank you,

Michael Bertorelli
E Clarendon Ave

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 16, 2021 8:23 AM
To: alyssa paulus
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Greenbelt88 - Hayden&Osborn - NO REZONE

Good Morning Ms. Paulus,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: alyssa paulus <aqpaulus@hotmail.com>
Sent: Sunday, August 15, 2021 6:40 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt88 - Hayden&Osborn - NO REZONE

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

Hello City of Scottsdale Council -- I have owned my home on Osborn & 83rd St for 7 years and I, in fact, was born in Osborn Memorial Hospital (now Honor Health Osborn). I have always enjoyed the environment: older single family homes with trees, big green parks and open greenbelt. As a kid I loved playing in the Indian Bend Wash and watching the water flow after a rain. Now as an adult, I really like to walk through the older neighborhoods and see the creative remodels and landscaping people have done over the years.

As an almost lifetime resident of this neighborhood, I am very concerned with the poor development that has been going up, especially along the greenbelt and in general the old town area. The community suffers with these high density, view blocking rentals that are being thrown up everywhere. The buildings themselves -- materials and workmanship are obviously of poor quality and there is not even the slightest attempt to have decent architecture or any landscaping above shrubs and rock.

I would like to request that the City Council really take a look at the zoning and designs they are allowing in this neighborhood and try to be true to the old town feel. The city has done such a great job with the parks and old town area, it is extremely disappointing to see sub par 'modern' rentals and condos that just don't fit in this area.

NO REZONE for the Hayden and Osborn corner (Greenbelt88).

Thank you,
Alyssa Paulus

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 16, 2021 8:22 AM
To: Linda
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Hayden-Osborn development

Good Morning Ms. Monag,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Linda <lj3rs@cox.net>
Sent: Sunday, August 15, 2021 2:47 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Hayden-Osborn development

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

There is no need to rezone this area for more apartments. There have been so many built lately and many more in the planning stage. The area around Hayden/Osborn does not need the extra density and traffic that it will bring. The loss of commercial space is not necessary either. Take a break and look at what has already been built and what is being built before planning more high density complexes. Most of the council members campaigned on slowing down development and being deliberate about what is planned and built in the future so please follow through with those campaign promises. Think about what is really good for that area of Scottsdale and the people who already live in that area. Thank you, Linda Monag

Sent from [Mail](#) for Windows 10

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 16, 2021 8:02 AM
To: A. McMahon
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: oppose 15-ZN-2020 (Greenbelt 88)

Good Morning Dr. McMahon,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: A. McMahon <mcmahon.a@cox.net>
Sent: Friday, August 13, 2021 11:04 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: oppose 15-ZN-2020 (Greenbelt 88)

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

Dear Councilmembers,

I oppose 15-ZN-2020 (Greenbelt 88). It's too tall, too dense, and horrible precedent adjacent to the Greenbelt.

Before it's too late, Scottsdale must start sticking to its Plans. Deviations from City Plans should be few and far between, a privilege granted on rare occasions for exceptional reasons. For Scottsdale to develop and re-develop according to our Plans, the culture of Scottsdale's Planning Department, Development Review Board and Planning Commission must radically change. Council: please lead the way.

Dr. Alisa McMahon
7454 E. Camino Rayo de Luz
Scottsdale 85266

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 16, 2021 8:01 AM
To: Joined
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Green belt 88

Good Morning,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Joined <ljoyce1018@centurylink.net>
Sent: Friday, August 13, 2021 10:54 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Green belt 88

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

Please vote "no" on the rezoning on Hayden and Osborn

Sent from my iPhone

Cluff, Bryan

From: Schilling, Bethany
Sent: Friday, August 13, 2021 8:01 AM
To: Patricia Wolff
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Greenbelt 88 Hayden/Osborn

Good Morning Ms. Wolff,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Patricia Wolff <pwolff.az@gmail.com>
Sent: Thursday, August 12, 2021 9:14 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt 88 Hayden/Osborn

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

Do not rezone. We do not need more apartments in south Scottsdale. I live in the neighborhood and use all those stores, restaurants and bank in a regular basis. It would be a huge inconvenience to have to drive further for services that are so close right now.

Patricia Wolff

Sent from my iPhone

Cluff, Bryan

From: Schilling, Bethany
Sent: Friday, August 13, 2021 8:00 AM
To: Angie Schafroth
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Green belt 88

Good Morning Ms. Schafroth,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>


Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Angie Schafroth <angieschafroth@yahoo.com>
Sent: Thursday, August 12, 2021 5:21 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Green belt 88

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

Please no more rezoning we don't need 286 more apartments to add Density traffic and more petty theft. Let's focus on building more stability in South Scottsdale a place to raise families as it has been known for. I would love to see more retail as we are missing out compared to North or McCormick ranch. I am fearful a rezone = selling and then to apartments. Enough is enough.

Angie

Cluff, Bryan

From: Schilling, Bethany
Sent: Thursday, August 12, 2021 1:09 PM
To: Betsey Prevost Ricciardi
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Greenbelt-88/Hayden-Osborn

Good Afternoon Ms. Prevost Ricciardi,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Betsey Prevost Ricciardi <betseyprevost@yahoo.com>
Sent: Thursday, August 12, 2021 1:02 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt-88/Hayden-Osborn

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

Dear Mayor Ortega and Scottsdale Council members;

My husband and I moved to AZ in 1984 from the east coast. We have so enjoyed living here, and were always proud to call Scottsdale our home. However, change is good and healthy...but certainly not for what is being done to Scottsdale currently. It's an abomination, to say the least. Unfortunately, we are not recognizing a lot of areas in Scottsdale anymore, and we're slowly losing pride in the city. If we have visitors, we no longer take them to Old Town and other areas nearby. The density and plethora of apartment buildings in that area, to include South Scottsdale, is an embarrassment. Was more housing needed? Yes. But, not driven by a frenzied greed and a disregard for attractive and sensible architecture, a disregard for the height of buildings, and a consideration for the future. Importantly, the ramifications of this greed and disrespect will be measured for decades.

Most importantly, there is now a canopy of shame on all of you who support this continuance of acquisitiveness. Has anyone calculated the toll that living in this high density, with smaller living spaces, will do to one's health and enjoyment, and the detriment that will cascade onto the existing neighborhoods that now cling and survive in the literal shadows of the new so-called architectural behemoths? I think not.

Ultimately, and unfortunately, what has already begun, is that many Scottsdale residents are now planning an exodus from the town they had fallen in love with, but currently mourn what it has become, and is still becoming. Could it be that this is your ultimate goal: "Out with the old, and in with the new?"

I challenge everyone of you to search your souls deeply, and to determine what truly moves and motivates you to support such architectural indignity onto a city which is quickly losing its identity and worldwide reputation.

Sincerely,

Betsey Prevost Ricciardi
Scottsdale, AZ 85266

Cluff, Bryan

From: Schilling, Bethany
Sent: Thursday, August 12, 2021 1:06 PM
To: jeffrey sadow
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Greenbelt88

Good Afternoon Mr. Sadow,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: jeffrey sadow <jeffreysadow14@gmail.com>
Sent: Thursday, August 12, 2021 12:26 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt88

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

Dear Council - Having sat in on the preliminary meeting (on Zoom last year) regarding this project, it is evident that much more residential is now being proposed than originally discussed. The community supports the retail and restaurants in the space currently. Though I might have supported an update of the said property as multi-use with retail/restaurants, this project is now on the side of more congestion and glut in an area that simply does not need it. Please reconsider this project and either boot it entirely or change it dramatically to better serve the surrounding community.

Thank you for your consideration, Jeffrey Sadow

Cluff, Bryan

From: Schilling, Bethany
Sent: Thursday, August 12, 2021 10:13 AM
To: Teri Huston
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Greenbelt 88 at Hayden & Osborn

Good Morning Ms. Huston,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Teri Huston <tmhuston@cox.net>
Sent: Thursday, August 12, 2021 10:09 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt 88 at Hayden & Osborn

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

Please do not approve the rezoning for this apartment complex. The complex is too tall and will be detrimental to our neighborhood.

We all know, just by looking at all the other apartments already built, that the commercial space sits vacant and is only included to get the rezoning approved. The owner of the property knew what the zoning was when they purchased the property.

As a citizen in this residential neighborhood we cannot even get a variance approved for something that has been on our property for over 20 years, yet the council constantly approves these zoning changes for big developers. Enough apartments already.

Teri Huston

8156 E. Whitton Avenue

Sent from [Mail](#) for Windows

Cluff, Bryan

From: Schilling, Bethany
Sent: Thursday, August 12, 2021 8:04 AM
To: Billie Young
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Project 15-ZN-2020 corner of Greenbelt /Hayden

Good Morning Mr. Young,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Billie Young <sellarizona@mindspring.com>
Sent: Wednesday, August 11, 2021 4:32 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Cc: Billie Young <sellarizona@mindspring.com>
Subject: Project 15-ZN-2020 corner of Greenbelt /Hayden

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

Dear Mayor Ortega and honorable members of the Scottsdale City Council,
I live in Sherwood Heights located between Thomas Rd. to the North and McDowell to the South just east of 56th Street. Right now there is a massive project at 64th St. and McDowell as well as a big new apartment project on McDowell and Scottsdale Road. It's overwhelming! There are many existing apartments and Condos on McDowell Rd. Once these new units have residents we will have thousands more people in cars on the street in a highly concentrated area. It will really affect traffic at Scottsdale Road and McDowell, as well as 64th Street and McDowell. Then cars will spin off and cut through to the neighborhood streets to avoid traffic and invade our quiet neighborhoods! With more people comes more crime. I feel for the people on Hayden and Osborn. It's an invasion of people, big tall buildings and cars. Not to mention it will create less breeze, less light, more heat in the summer and less privacy for the already existing residents. I would deny the request for

project 15-ZN-2020 on the corner of Greenbelt/Hayden. Developers build to make money and walk away leaving existing residents to live with what they left behind. There is a beauty to common sense density.
Sincerely,
Billie J. Young
Sherwood Heights Resident

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 11, 2021 12:41 PM
To: Bill Dehn
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: 15-ZN-2020 located at 3388 North Hayden Road

Good Afternoon Mr. Dehn,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Bill Dehn <outlook_OC1EB4004534968E@outlook.com>
Sent: Wednesday, August 11, 2021 12:17 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: 15-ZN-2020 located at 3388 North Hayden Road

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

I am opposed to the rezone of this property because it sets a precedent for an extra story on the buildings next to the Greenbelt. I also question the significance of the number of housing units (many studios) and the lack of meaningful retail in the project.

Please reject this rezone.

Thank you,

Bill Dehn
11209 E Cavedale Dr
Scottsdale 85262

Sent from [Mail](#) for Windows

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 11, 2021 11:42 AM
To: hinchman@aol.com
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Vote NO on the project known as Greenbelt 88 (5-ZN-2020)

Good Morning Ms. Hinchman,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: hinchman@aol.com <hinchman@aol.com>
Sent: Wednesday, August 11, 2021 11:28 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Vote NO on the project known as Greenbelt 88 (5-ZN-2020)

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

Dear City Council,

I do not support Greenbelt 88 (15-ZN-2020). This project does not comply with the image of Scottsdale with its open spaces and sustainable neighborhoods. This project removes daily services from its residents. We already have lost too much of our retail shopping and services. Putting multi-story buildings along our greenbelt destroys our open spaces.

Sincerely,

Lillian Hinchman

CONFIDENTIALITY NOTICE: This electronic transmission (including any files attached hereto) contains information that is legally privileged, confidential, and exempt from disclosure. It is intended for use only by the individual or entity named above. If you are not the intended recipient or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, copying, distribution, or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it, remove it from your computer

and/or network and immediately notify me by email. Thank you. Receipt by anyone other than the named recipient(s) is not a waiver of any attorney-client, work product or other applicable privilege, protection or doctrine.

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 11, 2021 10:22 AM
To: mssam@juno.com
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Rezoning

Good Morning Ms. Samfilippo,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: mssam@juno.com <mssam@juno.com>
Sent: Wednesday, August 11, 2021 10:11 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Rezoning

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

Please DO NOT rezone Hayden and Osborn for the new Greenbelt 88. Enough with the height and density! From where is all that water supposed to come? Don't change our city into Tempe!

Elena Samfilippo

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 11, 2021 9:16 AM
To: Joseph P Reilly
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: No to the Hayden Osborne Rezone

Good Morning Mr. Reilly,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Joseph P Reilly <reillyzona@gmail.com>
Sent: Wednesday, August 11, 2021 9:12 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: No to the Hayden Osborne Rezone

⚠ External Email: Please use caution if opening links or attachments!
City Council Members,

Please reject the rezoning proposal for Hayden/Osborne south of Indian School. It would push Scottsdale in the direction of a higher-density and less naturally-enhanced environment. It would also strain services to a degree that is visible to all, visitors and full time residents alike.

Thank you.

Joseph Reilly
10814 East Le Marche Drive
Scottsdale AZ 85255

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 11, 2021 8:49 AM
To: Scott Simanson
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Greenbelt 88

Good Morning Mr. Simanson,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Scott Simanson <scott.simanson@gmail.com>
Sent: Wednesday, August 11, 2021 7:24 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt 88

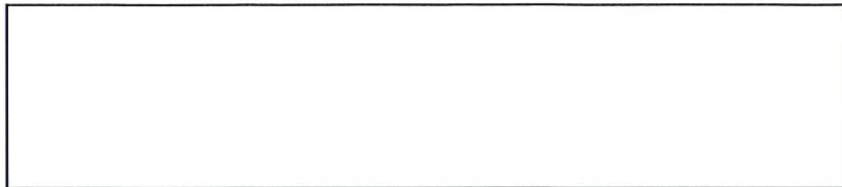
 **External Email: Please use caution if opening links or attachments!**

All,

The developers have gotten used to the Council overriding the citizens when they hit a wall with the homeowners. Show them the new Council works for the citizens of Scottsdale, not the developers.
I respectfully request you deny this rezoning request.

Sincerely,

Jon Scott Simanson



Scott Simanson
REALTOR®

scott.simanson@gmail.com

jonsimanson.bhhsaz.com

480-694-5914

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Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 11, 2021 8:48 AM
To: Gary Wincott
Cc: Cluff, Bryan; Smetana, Rachel
Subject: RE: Green belt 88 Projwct

Good Morning Mr. Wincott,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Gary Wincott <gwincott@me.com>
Sent: Tuesday, August 10, 2021 7:16 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Green belt 88 Projwct

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

Scottsdale City Council Members,

1
Aug 10, 2021

I agree with all of the comments and concerns expressed in the petition. Scottsdale has continually ignored the established zoning, density and height requirements strictly to satisfy the profits of the developers. The City of Scottsdale is becoming another San Francisco and Los Angeles nightmare of congestion. I strongly support not approving any change from the current zoning rules and regulations. Thank you for your consideration.

Gary Wincott

10260 E. White Feather Lane - # 1001
Scottsdale, AZ 85262-5603
cell phone: 925-899-1561
e-mail: gwincott@me.com

Cluff, Bryan

From: Schilling, Bethany
Sent: Wednesday, August 11, 2021 8:47 AM
To: jwpete777@aol.com
Cc: Cluff, Bryan; Smetana, Rachel
Subject: RE: NO on rezone of Greenbelt 88

Good Morning Mr. Peterson,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: jwpete777@aol.com <jwpete777@aol.com>
Sent: Tuesday, August 10, 2021 6:13 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: NO on rezone of Greenbelt 88

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

Dear Council:

Please stop the march to urban density in Scottsdale. We don't need 2000 more rental units and we don't want to be like every other city.

We want to be spacious, open, and western!

Joel Peterson
Scottsdale

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 4:42 PM
To: Marie-Elizabeth Finamore
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Greenbelt 88

Good Afternoon Ms. Finamore,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Marie-Elizabeth Finamore <marie@finamore.net>
Sent: Tuesday, August 10, 2021 4:38 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt 88

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

the height, density, and loss of current retail are not acceptable. asking you to deny this project. thank you!

Marie-Elizabeth Finamore
Life is Good!

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 4:08 PM
To: pb415linker@cox.net
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: GREENBELT 88

Good Afternoon Mr. and Mrs. Linker,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: pb415linker@cox.net <pb415linker@cox.net>
Sent: Tuesday, August 10, 2021 4:07 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: GREENBELT 88

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

PLEASE VOTE NO ON THIS DEVELOPMENT.

The Greenbelt was designed for water management, recreational space, attractive park. The proposed development seems like a boon for developers and a tax grab. Is there nothing that can't be developed as a cultural enhancement and left that way for the citizen taxpayers to enjoy?

Bruce & Paula Linker
7959 E. Desert Cove Ave

Scottsdale, 85260

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 3:35 PM
To: Terie Roubos
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Greenbelt 88

Good Afternoon Ms. Roubos,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>


Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Terie Roubos <tjar2641@icloud.com>
Sent: Tuesday, August 10, 2021 3:32 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt 88

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

Please vote NO on this totally unnecessary addition to the overcrowded condo market in south Scottsdale.
Terie Roubos

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 2:21 PM
To: Jan Perozeni Corbus
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: No to Re-Zoning 15-ZN-2020 at 3388 N. Hayden Road

Good Afternoon Ms. Perozeni Corbus,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Jan Perozeni Corbus <jpenizeni@earthlink.net>
Sent: Monday, August 9, 2021 5:10 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: No to Re-Zoning 15-ZN-2020 at 3388 N. Hayden Road

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

Please enter my opposition to 15-ZN-2020 at 3388 N. Hayden Road.

I do not support more apartments in this area; I do not support a re-zoning of the area.

No Greenbelt 88.

Thank you.

Jan Perozeni Corbus
11101 E. Bajada Drive
Scottsdale, AZ 85262

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 2:21 PM
To: Susan Kauffman
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: 15-ZN-2020

Good Afternoon Ms. Kauffman,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Susan Kauffman <susantk@icloud.com>
Sent: Monday, August 9, 2021 4:45 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: 15-ZN-2020

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

I view this zoning change as once again, developers doing their work of maximizing building spaces, at the detrimental appearance to that area of the Greenbelt. The Greenbelt is an outstanding show of the Scottsdale goal of promoting outdoor activities. A building of the height and density proposed not only flies in the face of zoning in that area, it will detract from an area that tourists and residents enjoy. There are other places this developer can build on, but they choose to add the Greenbelt to their marketing of the buildings, at the cost of the appearance to the Greenbelt.

Susan Kauffman
susantk@icloud.com
480-229-3334 voice/text

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 2:20 PM
To: Kristin Maloney
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Stop re-zoning for Greenbelt88 at Hayden/Osborn

Good Afternoon Mrs. Maloney and Mr. Everts,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Kristin Maloney <kristinbmaloney@gmail.com>
Sent: Monday, August 9, 2021 4:50 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Stop re-zoning for Greenbelt88 at Hayden/Osborn

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

Dear City of Scottsdale Council Members,

I'm writing to request that you DENY Greenbelt88, the re-zoning at the corner of Greenbelt/Hayden and Osborn, project 15-ZN-2020.

My husband and I just purchased our first home within walking distance from this area. We are proud to be in this neighborhood - knowing it reflects the classic old town Scottsdale look and feel, with ranch style single family homes, green belt + parks, and schools all nearby.

We are disappointed with the prospect of that feeling changing with the addition of (yet another) a high rise apartment complex in the area, so close to our neighborhood. I see these already popping up all along south Scottsdale Road.

We feel this rezoning will further increase congestion and traffic in our area and I'm concerned about how this will impact grocery stores, gas stations, and crowd the green belt paths we enjoy so much. I ask you to please consider not just my voice but all of the view of the homeowners in this community and represent us by putting our preferences first, before those of a developer.

Thank you,

Kristin Maloney & Anthony Everts



--
Kristin Maloney

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 2:05 PM
To: John Rodwick
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Rezoning

Good Morning Mr. Rodwick,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: John Rodwick <johnrodwick@gmail.com>
Sent: Monday, August 9, 2021 5:10 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Rezoning

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

Please do not allow the rezoning at Hayden and Osborne. This is not in keeping with the character of that area and is too dense.

Thank you

John Rodwick
Holly Hand
26609 N 71st Pl
Scottsdale

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 2:05 PM
To: Lauren Grey
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: I oppose 15-ZN-2020 (Hayden & Osborn)

Good Morning Ms. Grey,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>


Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Lauren Grey <lg@sprisemedia.com>
Sent: Monday, August 9, 2021 5:15 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: I oppose 15-ZN-2020 (Hayden & Osborn)

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

Dear City Council,

I am writing to you as a resident to say that I don't believe that 15-ZN-2020 will be a net benefit to its neighborhood, the beloved Greenbelt, or the city at large. I request that this project is denied the rezoning that it has applied for.

This project does not appear to be true to the spirit of a Mixed Use proposal, as there will be very little for the public except to stare at a giant & imposing apartment building as we walk through the park.

I believe there is no need to start densifying the Greenbelt like this, and that the parcel has plenty of opportunity in its current zoning.

Thank you for your time.

--

Lauren Grey

Custom Web Design & Development
Sprise Media in Sunny Scottsdale, AZ

Action items may be in purple. ♥ for Lists and Specifics.

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 2:05 PM
To: Laura Weaver
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Greenbelt 88

Good Morning Ms. Weaver,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Laura Weaver <lauraweaver@qwestoffice.net>
Sent: Monday, August 9, 2021 5:47 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt 88

 **External Email: Please use caution if opening links or attachments!**
NO REZONING ON THE GREENBELT 88 PROJECT!!

ENOUGH IS ENOUGH!!

Thank you,

Laura Weaver

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 2:05 PM
To: Glenyss Lim
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Oppose re-zoning

Good Morning Ms. Lim,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Glenyss Lim <glenysslim@hotmail.com>
Sent: Monday, August 9, 2021 6:30 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Oppose re-zoning

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

I oppose the re-zoning of the Hayden/Osborn area

15-ZN-2020 located at 3388 North Hayden Road. This re-zoning does not take into account the negative impact of high density housing and building height on the Green Belt and neighborhood ambience and lifestyle. Also, traffic density is already high for the nature of this area. Further, the approval of this development sets a precedence for future developments of this nature.

Again, I oppose this re-zoning.

Glenyss Lim
Zip code:85250

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 2:05 PM
To: Molly Brass
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: No to Greenbelt 88

Good Morning Ms. Brass,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Molly Brass <molly.a.brass@gmail.com>
Sent: Monday, August 9, 2021 6:12 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: No to Greenbelt 88

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

Dear City Council Members -

As a resident of Scottsdale (scottsdale and McDonald), the continued proposals for existing buildings to go vertical, and potentially require general plan amendments to do so, is concerning. We moved to scottsdale for the beautiful mountain views and serene lifestyle.

The introduction of high density living options is not, and should not be the future of the Scottsdale way. If and when the Ritz finally opens our daily lives will be turned upside down. We do not need more, potentially defunct, projects in a five mile radius of this chaos.

I urge you all the not stifle improvements, but ensure they are smart and sustainable.

Thanks -
Molly Brass

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 2:05 PM
To: lorilaim@msn.com
Cc: Cluff, Bryan; Smetana, Rachel
Subject: RE: Stop re - zoning at Hayden / Osborn

Good Morning Ms. Monroe Headlee,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

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Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: lorilaim@msn.com <lorilaim@msn.com>
Sent: Tuesday, August 10, 2021 9:37 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Stop re - zoning at Hayden / Osborn

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

Good Morning,

Please Stop this project it is diminishing was is supposed to be preserved. It's supposed to be a greenbelt and should have a retail to resident balance. This is Near a school and invites transient in close proximity to our children. Do not approve.

Sincerely,

Lorilai Monroe Headlee

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 1:10 PM
To: AJ Germek
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Greenbelt 15-ZN-2020 located at 3388 North Hayden Road

Good Afternoon Mr. Germek,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: AJ Germek <aj.germek9@gmail.com>
Sent: Tuesday, August 10, 2021 1:08 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt 15-ZN-2020 located at 3388 North Hayden Road

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

Please hold the line and do not authorize the re-zoning for this project. It's only a bite, but the bites will not end until every square inch is built-up or paved over.

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 12:53 PM
To: Sterling Flynn
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: Hayden/Osborn rezoning

Good Afternoon Mr. and Mrs. Flynn,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Sterling Flynn <sterlingsflynn@gmail.com>
Sent: Tuesday, August 10, 2021 12:47 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Hayden/Osborn rezoning

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

We live at 8316 E. Roma and are against the rezoning at Hayden and Osborn. That area is way too congested now.

Sterling and Jim Flynn

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 12:47 PM
To: Bob Saeger
Cc: Cluff, Bryan; Smetana, Rachel
Subject: RE: No to Re-Zone SW Corner of Hayden & Osborn

Good Afternoon Dr. Saeger,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Bob Saeger <pbunyan44@cox.net>
Sent: Tuesday, August 10, 2021 12:03 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: No to Re-Zone SW Corner of Hayden & Osborn

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

Please emphatically reject any thought of re-zoning the SW corner of Hayden & Osborn, and exercise some reasonable sanity in making your decisions on all these higher story apartments developers want you to pass.

Thank you,
Dr. Bob Saeger
Scottsdale

Sent from [Mail](#) for Windows

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 11:06 AM
To: ted
Cc: Cluff, Bryan; Smetana, Rachel
Subject: RE: Zoning comment

Good Morning Mr. Keller,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: ted <ted@tkell.com>
Sent: Monday, August 9, 2021 4:44 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Zoning comment

 **External Email: Please use caution if opening links or attachments!**
15-ZN-2020 located at 3388 North Hayden Road

This project remains, even after the developers attempts, wholly inconsistent with the character and future for this neighborhood.

The height and very small apartments along with the lip service to retail leave something that will be a place of constant turnover and never settle into a place of comfortable Scottsdale living.

The EXTREEM number of small apartment developments are already making Scottsdale a traffic nightmare and you are on a track to make us into a community like downtown LA. We do not wish to

have to move after living here for 55 years.

Ted Keller
8523 E Highland ave
85251

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 11:06 AM
To: James H Davis
Cc: Cluff, Bryan; Smetana, Rachel
Subject: RE: Greenbelt 88

Good Morning Mr. Davis,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: James H Davis <jimdavisestancia@gmail.com>
Sent: Monday, August 9, 2021 6:59 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt 88

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

Dear Council members: Please do not approve Greenbelt 88 as currently proposed. The developer has not negotiated in good faith and is attempting to steamroll the city into this rezoning. With 9000 apartment/condo units built, under construction and approved in this part of Scottsdale since 2019, Scottsdale does not need to accept this additional over apartmentization of Scottsdale.

Jim Davis

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 11:06 AM
To: Christine Frank
Cc: Cluff, Bryan; Smetana, Rachel
Subject: RE: Project 15-ZN-2020

Good Morning Ms. Frank,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Christine Frank <ccshirey70@gmail.com>
Sent: Monday, August 9, 2021 9:34 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Project 15-ZN-2020

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

Dear Councilmembers,

I request no zoning change for project 15-ZN-2020, and I request that the project maintain the allowed height of 36 feet based on current zoning.

Regards,

Christine Frank

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, August 10, 2021 11:06 AM
To: Ron Norris
Cc: Cluff, Bryan; Smetana, Rachel
Subject: RE: Apartment Building on Hayden South of Osborn

Good Morning Mr. Norris,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Ron Norris <ronnorrisaz@aol.com>
Sent: Tuesday, August 10, 2021 9:11 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Apartment Building on Hayden South of Osborn

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

Please do not approve this as we have enough apartments and this one would ruin the area where they re trying lo locate.

Thank you,

Ron Norris
Woodleaf

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 9, 2021 3:33 PM
To: p H
Cc: Smetana, Rachel; Cluff, Bryan
Subject: RE: new zoning on hayden and osborn

Good Afternoon Ms. Hanratty,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: p H <denealhanratty@gmail.com>
Sent: Monday, August 9, 2021 3:30 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: new zoning on hayden and osborn

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

I vote no on the rezoning of this property. We need businesses like the ones in this complex and I do not believe we need anymore apts. in South Scottsdale. Vote against this. Vote to support your businesses and your voters.

sincerely, Paula Hanratty

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 9, 2021 12:35 PM
To: Margie Creedon
Cc: Cluff, Bryan
Subject: RE: No on Greenbelt88 rezoning

Good Afternoon Ms. Creedon,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Margie Creedon <margiecreedon@gmail.com>
Sent: Monday, August 9, 2021 12:32 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: No on Greenbelt88 rezoning

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

Hello,

I'm a 20 year resident of Scottsdale and this neighborhood. I can't forget 10 years ago when a pedestrian was running across the street at Hayden, north of Thomas and was stuck and killed.

A well-known local Real Estate investor's son was the victim.

<https://www.statepress.com/article/2011/09/asu-alumnus-killed-in-hit-and-run>

If you lived here, maybe you remember it. I wonder what Mr. Pollack would think of increased vehicle/pedestrian traffic on this stretch of road today being proposed? With the redevelopment of the eastside strip mall just across from this

proposed apartment complex, there will be many more pedestrians wanting to cross mid-street, just as Mr. Pollack's son did.

One more death is one too many if we don't address the traffic and proposed increased density on this stretch of road.

With kinds regards,
Margie Creedon
2940 N. 83rd street
Scottsdale, AZ 85251
480-221-9449

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 9, 2021 12:27 PM
To: Raina Sainz
Cc: Cluff, Bryan
Subject: RE: Hayden/Osborn petition: NO TO REZONE

Good Afternoon Mr. and Mrs. Sainz,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

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Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Raina Sainz <rainasainz@gmail.com>
Sent: Monday, August 9, 2021 12:03 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Hayden/Osborn petition: NO TO REZONE

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

Dear Sir/Madam,

We are writing to you today to absolutely OPPOSE the Rezoning of the property at Hayden/Osborn rds.

Hayden is already dense enough with apartments and condos. This developer wants it all.. and that is nothing new. All developers come in with the maximum benefits for their pockets.

Please understand we are not against more development. This city is going to grow for sure. Please stop trying to put it all around downtown.

Remember Herb Drinkwater!!! "The West most Western Town." It sure won't be that if all we see is 4 to 6 storey buildings.

PLEASE STOP THE CRAZY HIGH RISE BUILDINGS AROUND DOWNTOWN. GO NORTH!!! Past Shea.

Thank you for taking time to read our request.

Sincerely,

Jesus and Raina Sainz

7916 E Keim Dr, Scottsdale, AZ 85250, been our property since 1981

602 430 2603

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 9, 2021 12:26 PM
To: Vanessa
Cc: Cluff, Bryan
Subject: RE: NO to the rezoning on Hayden & Osborn

Good Afternoon Ms. Goldberg,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: Vanessa <protour@aol.com>
Sent: Monday, August 9, 2021 12:06 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: NO to the rezoning on Hayden & Osborn

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

Dear City Council Members,

I am appalled by what is happening to the Hayden corridor in South Scottsdale: One huge apartment/condo complex after another. This is turning a living neighborhood into a BEDROOM STRIP!

The Greenbelt88 project falls right into all of the negatives: Too much density of small living spaces, too many cars, elimination of neighborhood character with loss of shopping and service, monster buildings replacing spacious construction...

NO! This project IS MAKING THE WHOLE TREND WORSE!

City council and mayor, we elected you to STOP the destruction of Scottsdale's character! Now do it, for goodness sake!!

Sincerely,

Vanessa Goldberg

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 9, 2021 10:46 AM
To: Kathy-Brie Tompkins Ramirez
Cc: Cluff, Bryan; City Council
Subject: RE: Greenbelt 88 project

Good Morning Ms. Tompkins Ramirez,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Kathy-Brie Tompkins Ramirez <bellasmom52106@yahoo.com>
Sent: Monday, August 9, 2021 10:06 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt 88 project

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

Please do not rezone Hayden & Osborn for the Greenbelt 88 project, we have too many overpriced high rise luxury apartments in our area of Scottsdale as it is. No more, please!

Kathy-Brie
Sent from my iPhone

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 9, 2021 8:43 AM
To: David Schafranka
Cc: City Council; Cluff, Bryan
Subject: RE: project 15-ZN-2020.

Good Morning Mr. Schafranka,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021.

Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: David Schafranka <westejas@q.com>
Sent: Monday, August 9, 2021 8:40 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: project 15-ZN-2020.

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

Dear City Council,
No Rezone!! No more Appts! No more tall
buildings!! The local citizens enjoy the retail that is
there. These multi-story projects are visual eye
sores in the wonderful green belt.
NO on project 15-ZN-2020!

David Schafranka
westejas@q.com

Cluff, Bryan

From: Schilling, Bethany
Sent: Monday, August 2, 2021 8:14 AM
To: Kris Tull
Cc: Cluff, Bryan
Subject: RE: Greenbelt 88

Good Morning Mr. Tull,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. The last public hearing resulted in a continuance on June 9th, 2021. This proposal is currently scheduled to be heard by the Planning Commission again on August 25th, 2021. Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Kris Tull <k.tull@yahoo.com>
Sent: Sunday, August 1, 2021 9:49 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Greenbelt 88

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

This project does not serve our community and is simply about money. If you all keep allowing the height restrictions to be changed we will have zero Mountain View's left. McDowell rd looks terrible! Pretty soon Papago will not be able to be seen driving down the road based on your bad decisions. The GB88 project is too dense and no amount of research fodder is going to change my mind about the traffic issues this project will create! Already too congested.

Sincerely,

Kris Tull
7754 E Thomas Rd.
Future no Mountain View resident if GB88 is allowed.

Sent from my iPhone

Schilling, Bethany

From: Nycole Ahumada <nycole.ahumada@gmail.com>
Sent: Monday, June 7, 2021 11:43 PM
To: Planning Commission; City Council
Subject: Reference project: 15-ZN-2020

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

My name is Nycole Ahumada and I have lived in the beautiful city of Scottsdale for the past ten years. We love our neighborhood and community. Scottsdale is charming and a great tourist attraction. Please STOP building apartments. There are enough unattractive apartments that have been built along Hayden road.

We live on Osborn and Hayden road and as it is, it is a busy street. The benefit of owning your home and living in a neighborhood is safety. Building apartments would make the area have more traffic and would bring more people- thus, making it less safe for our kids.

PLEASE DO NOT BUILD

Sincerely,

Nycole Ahumada
8023 E. Monterey Way
Scottsdale, AZ 85251

Schilling, Bethany

From: bberlese@aol.com
Sent: Monday, June 7, 2021 2:45 PM
To: Mayor David D. Ortega; City Council; Planning Commission
Subject: GREENBELT 88

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

Mayor Ortega, City Council Members and Planning Commissioners,

As a 28 year resident and retired city employee of 29 years I respectfully request that this project be denied. The density of this project is considerably greater than other area developments and the height is greater than other developments. This project location in the downtown area will only negatively add to an existing horrendous traffic situation.

I have watched with dismay over the past 5-10 years the proliferation of multi-family developments through out the city whether north or south and the added traffic that comes along with those projects. The City of Phoenix has also approved similar developments on the west side of Scottsdale Road & FLW Blvd with the same negative traffic impact which we can't do anything about. The condition of our streets are in terrible shape and will only get worse due to utility and infrastructure improvements to accommodate new developments.

At what point do we as residents say "enough is enough?" In my opinion I'd say we are there. I rarely venture to south Scottsdale anymore to enjoy some of our favorite restaurants due to traffic and scarce parking availability.

Thank you in advance for consideration of this request and look forward to the denial of this project!

Bob Berlese
(602) 228-4320

Schilling, Bethany

From: Freddijo Burk <freddijo_burk@yahoo.com>
Sent: Wednesday, June 9, 2021 9:59 AM
To: City Council
Subject: Reference Project : 15-ZN-2020

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

A four story 288 apartment building on the southwest corner of Hayden and Osborn is not needed! We have two recently new apartment buildings south of Thomas; one at Oak and Hayden and the other one at the Harpers Nursery property. Both were built of wood and I did not see one fire wall go up during construction. Scottsdale used to have strict building ordinances. Both properties are cheap looking and do not add any beauty to the area.

To add 288 more apartments at the corner of Osborn and Hayden is an outrage; add to that 25,000 ft of undetermined retail.....like what? Do we need some more fast food joints? Have any of the council tried to exit Osborn onto Hayden in the early morning? People from the neighborhoods east of Hayden are trying to get to work and the line for a right turn is long and slow. To this you add at least 288 additional cars going and coming! This project looks like another fast buck for some developer....those of you on the Council should care what happens to our city and what the residents want to have in Scottsdale. I had not heard a word about this hearing until someone put a flyer on my door yesterday. It doesn't appear that our best interests are taken into consideration. We do not need future slums in the making, reconsider this proposal.

Freddijo Burk
2917 N. 81st Place
Scottsdale, Az

Schilling, Bethany

From: Jane Burtnett <janeburtnett@yahoo.com>
Sent: Wednesday, June 9, 2021 10:07 AM
To: City Council
Subject: No to apt complex

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

at Hayden and Osborn. I need the businesses that are there, not more apts that ruin the view and add more traffic.
Thank you.

Jane S Burtnett

Sent from my iPhone

Schilling, Bethany

From: Timothy Cavanagh <trcavanagh@protonmail.ch>
Sent: Tuesday, June 8, 2021 10:18 AM
To: Planning Commission; City Council
Subject: Greenbelt 88

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

To: Scottsdale Planning Commission, City Council Dear Sir/Ma'am: We would like to express concerns

regarding the current version of the proposed development on the Southwest corner of Hayden and Osborn, Greenbelt 88. Our concerns are primarily for the traffic and congestion that 288 apartments added to an existing retail area would bring to this intersection, a secondary intersection with significant pedestrian traffic and on the feeding street to Pima Traditional Grade School. We feel that any modification which could be done to the plan to decrease the high-density

housing portion of the plan would make the intersection safer. Thank you for your consideration of this concern. With Kind Regards, Tim

& Sheila Cavanagh 602-931-6269

Schilling, Bethany

From: Justin Deerwester <deerwester@newwayacademy.org>
Sent: Sunday, June 6, 2021 5:42 PM
To: City Council
Subject: 15-Zn-2020

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

Good Afternoon,

I vote in the local elections and from the voting records will no be voting for any council person that approves the Greenbelt 88 project. That area is crowded enough as is, without the project.

Sent from my iPhone

Sent from my iPhone

Schilling, Bethany

From: Dustin Duea <ddea@msn.com>
Sent: Monday, June 7, 2021 10:24 AM
To: City Council
Subject: Say NO - Greenbelt 88

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

> City Council,

> Please consider what our Scottsdale PZC commission has done to our vibrant community over the last decade? Has all this new single family apartment dwelling really helped the economy of the west's most western town? Some may think so, but they are mostly developers and Scottsdale board members who don't live in 85251.

> With all the NEW Condo/apartments the traffic congestion and crime has increased by 66% in ten years. What's your plan to combat this issue?

> Let's not forget the underground utilities like sewer and water that are almost to capacity, where are you redirecting this issue or who's gonna pay for these improvements?

> The answer, all of us Scottsdale residents but only residents of old town/ south Scottsdale will have to live with these costly and lengthy infrastructure repairs.

>

> If you read this to this point I thank you and please admit if only to yourselves you have blame in these issues.

>

> Dustin Duea - 20 year homeowner

> 602-697-7117

>

>

> Sent from my iPhone

Schilling, Bethany

From: jfaramelli@cox.net
Sent: Monday, June 7, 2021 11:23 AM
To: Mayor David D. Ortega; City Council
Cc: Planning Commission
Subject: GREENBELT 88

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

I am respectfully asking the Mayor, City Council and Planning Commission to deny this project. The applicant has failed to make a strong enough case to have the city change the zoning to a PUD. His density is over 40 units per acre, whereas all other multifamily in this area is around 19 units per acre, the requested height is around 48 feet whereas the building height in this area is at 36 feet.

He has done very little in mitigating the traffic concerns, but most of all the neighborhood has been asking for a meeting to discuss there concerns. It seems that the pandemic as been a very connivant excuse for not notifying the general area/character district the details of this project.

We are exhausted with all of these apartments, adding traffic and crime to our neighborhood, we are an established and strong group of people who would like to see at least one request for apartments be denied.

john faramelli
602-206-9391

Schilling, Bethany

From: jo faramelli <faramellijo3@gmail.com>
Sent: Tuesday, June 8, 2021 5:11 PM
To: Planning Commission; City Council
Subject: Project 15-ZN-2020

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

Gentlemen & Ladies,

I have some concerns and questions regarding the above referenced project and I hope you will give these concerns your deepest consideration.

Vibrancy vs congestion. I have heard that we need to bring vibrancy back to this area. Vibrancy is vigor, activity. We have or had that with our local coffee shops, restaurants and places to shop. Congestion is just, well, more people, crowds. People that will leave the area to shop and dine because we will have nothing to offer. Adding more people for the sake of adding people is not vibrancy.

Traffic. Osborn and Hayden already carry many vehicles every day, do we really need to add to that? Has anyone consulted with the traffic division of our police department and gotten their input? With increased traffic comes more accidents, is the city prepared to hire more police? What about the children attending Pima School? Will SUSD have to provide busing for all students living west of Hayden? I see this as simply more vehicles, more pollution, more accidents.

I will stop with those major items, but I hope you all are aware of how much impact this project is going to make on the surrounding neighborhoods and our quality of life, our ability to have a community here.

Thank you for your time.

Jo Ann Faramelli.

Schilling, Bethany

From: Jesslyn Hall <hjesslyn@hotmail.com>
Sent: Monday, June 7, 2021 11:41 AM
To: City Council
Subject: GREENBELT 88

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

Good Morning!

My name is Jesslyn and I have lived in my home near the proposed construction site for the last twenty one years. While the strip mall on the corner of Hayden and Osborn needs updating, another large apartment building is not the answer. Not only because of the lack of infrastructure for all the hundreds of people whom are planning on moving here, but for the integrity, safety, not to mention the environmental issues it may have on our community. Don't we have enough single family dwellings in our area?- The massive amount of apartments/condos all over old town, all the way down Hayden road, McDowell road, Scottsdale road, etc.being developed already??? I envision something that will give back to all the residents in this area. Beautifying, adding more places to socialize - We love Uncle Sals (one of the few unique places in South Scottsdale) and would be devastated to see the best restaurant in our community be disrupted. All these years I have waited for South Scottsdale to be developed into a more interesting place. There is SOOO much potential here! - More LOCAL -restaurants, shops, cop-op, etc, for the residents, visitors, tourists, and especially for the future of our community.... Not to forget all the traffic in this small area it will cause. Please reconsider this proposal! Development is not just providing places for people to reside, but also adding to the life for the people who actually live here.

Thank you for your time,

Sincerely,

Jesslyn - home owner in the 85251 area

Sent from my iPhone

Schilling, Bethany

From: Kimberly Keck <keck37@gmail.com>
Sent: Tuesday, June 8, 2021 7:02 PM
To: Planning Commission; City Council
Subject: NO to Greenbelt 88 - Reference Project: 15-ZN-2020

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

To whom it may concern,

I have been a resident and property owner in the Village Grove neighborhood for 20+ years. I am strongly against this project.

I wish the city would take in account the residents who have lived in this neighborhood and have made a home here. We originally bought in this area to see the wonderful view of Camelback Mountain. This apartment would block these views. We do NOT have infrastructure to take on another property in this neighborhood.

We do NOT need another apartment complex that is 4 stories high. We already have 30 apartment complexes within the old town area already. We are losing the charm and uniqueness that once was established here.

Keep it unique and original. That's the magnetism of this area.

If you have any questions or comments please let me know. I would be more than happy to help and expand further.

--

With Love,

Kimberly Keck
480-540-4525

Spreading happiness throughout the world, one person at a time

Schilling, Bethany

From: Nycole Ahumada <nycole.ahumada@gmail.com>
Sent: Monday, June 7, 2021 11:43 PM
To: Planning Commission; City Council
Subject: Reference project: 15-ZN-2020

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

My name is Nycole Ahumada and I have lived in the beautiful city of Scottsdale for the past ten years. We love our neighborhood and community. Scottsdale is charming and a great tourist attraction. Please STOP building apartments. There are enough unattractive apartments that have been built along Hayden road.

We live on Osborn and Hayden road and as it is, it is a busy street. The benefit of owning your home and living in a neighborhood is safety. Building apartments would make the area have more traffic and would bring more people- thus, making it less safe for our kids.

PLEASE DO NOT BUILD

Sincerely,

Nycole Ahumada
8023 E. Monterey Way
Scottsdale, AZ 85251

Schilling, Bethany

From: bberlese@aol.com
Sent: Monday, June 7, 2021 2:45 PM
To: Mayor David D. Ortega; City Council; Planning Commission
Subject: GREENBELT 88

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

Mayor Ortega, City Council Members and Planning Commissioners,

As a 28 year resident and retired city employee of 29 years I respectfully request that this project be denied. The density of this project is considerably greater than other area developments and the height is greater than other developments. This project location in the downtown area will only negatively add to an existing horrendous traffic situation.

I have watched with dismay over the past 5-10 years the proliferation of multi-family developments through out the city whether north or south and the added traffic that comes along with those projects. The City of Phoenix has also approved similar developments on the west side of Scottsdale Road & FLW Blvd with the same negative traffic impact which we can't do anything about. The condition of our streets are in terrible shape and will only get worse due to utility and infrastructure improvements to accommodate new developments.

At what point do we as residents say "enough is enough?" In my opinion I'd say we are there. I rarely venture to south Scottsdale anymore to enjoy some of our favorite restaurants due to traffic and scarce parking availability.

Thank you in advance for consideration of this request and look forward to the denial of this project!

Bob Berlese
(602) 228-4320

Schilling, Bethany

From: Freddijo Burk <freddijo_burk@yahoo.com>
Sent: Wednesday, June 9, 2021 9:59 AM
To: City Council
Subject: Reference Project : 15-ZN-2020

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

A four story 288 apartment building on the southwest corner of Hayden and Osborn is not needed! We have two recently new apartment buildings south of Thomas; one at Oak and Hayden and the other one at the Harpers Nursery property. Both were built of wood and I did not see one fire wall go up during construction. Scottsdale used to have strict building ordinances. Both properties are cheap looking and do not add any beauty to the area.

To add 288 more apartments at the corner of Osborn and Hayden is an outrage; add to that 25,000 ft of undetermined retail.....like what? Do we need some more fast food joints? Have any of the council tried to exit Osborn onto Hayden in the early morning? People from the neighborhoods east of Hayden are trying to get to work and the line for a right turn is long and slow. To this you add at least 288 additional cars going and coming! This project looks like another fast buck for some developer....those of you on the Council should care what happens to our city and what the residents want to have in Scottsdale. I had not heard a word about this hearing until someone put a flyer on my door yesterday. It doesn't appear that our best interests are taken into consideration. We do not need future slums in the making, reconsider this proposal.

Freddijo Burk
2917 N. 81st Place
Scottsdale, Az

Schilling, Bethany

From: Jane Burtnett <janeburtnett@yahoo.com>
Sent: Wednesday, June 9, 2021 10:07 AM
To: City Council
Subject: No to apt complex

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

at Hayden and Osborn. I need the businesses that are there, not more apts that ruin the view and add more traffic.
Thank you.

Jane S Burtnett

Sent from my iPhone

Schilling, Bethany

From: Timothy Cavanagh <trcavanagh@protonmail.ch>
Sent: Tuesday, June 8, 2021 10:18 AM
To: Planning Commission; City Council
Subject: Greenbelt 88

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& Sheila Cavanagh 602-931-6269

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> Let's not forget the underground utilities like sewer and water that are almost to capacity, where are you redirecting this issue or who's gonna pay for these improvements?

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> Sent from my iPhone

Schilling, Bethany

From: jfaramelli@cox.net
Sent: Monday, June 7, 2021 11:23 AM
To: Mayor David D. Ortega; City Council
Cc: Planning Commission
Subject: GREENBELT 88

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john faramelli
602-206-9391

Schilling, Bethany

From: jo faramelli <faramellijo3@gmail.com>
Sent: Tuesday, June 8, 2021 5:11 PM
To: Planning Commission; City Council
Subject: Project 15-ZN-2020

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Gentlemen & Ladies,

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Traffic. Osborn and Hayden already carry many vehicles every day, do we really need to add to that? Has anyone consulted with the traffic division of our police department and gotten their input? With increased traffic comes more accidents, is the city prepared to hire more police? What about the children attending Pima School? Will SUSD have to provide busing for all students living west of Hayden? I see this as simply more vehicles, more pollution, more accidents.

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Thank you for your time.

Jo Ann Faramelli.

Schilling, Bethany

From: Jesslyn Hall <hjesslyn@hotmail.com>
Sent: Monday, June 7, 2021 11:41 AM
To: City Council
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Good Morning!

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Thank you for your time,

Sincerely,

Jesslyn - home owner in the 85251 area

Sent from my iPhone

Schilling, Bethany

From: Kimberly Keck <keck37@gmail.com>
Sent: Tuesday, June 8, 2021 7:02 PM
To: Planning Commission; City Council
Subject: NO to Greenbelt 88 - Reference Project: 15-ZN-2020

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

To whom it may concern,

I have been a resident and property owner in the Village Grove neighborhood for 20+ years. I am strongly against this project.

I wish the city would take in account the residents who have lived in this neighborhood and have made a home here. We originally bought in this area to see the wonderful view of Camelback Mountain. This apartment would block these views. We do NOT have infrastructure to take on another property in this neighborhood.

We do NOT need another apartment complex that is 4 stories high. We already have 30 apartment complexes within the old town area already. We are losing the charm and uniqueness that once was established here.

Keep it unique and original. That's the magnetism of this area.

If you have any questions or comments please let me know. I would be more than happy to help and expand further.

--

With Love,

Kimberly Keck
480-540-4525

Spreading happiness throughout the world, one person at a time

Schilling, Bethany

From: buildingart@cox.net
Sent: Tuesday, June 8, 2021 4:52 PM
To: City Council; Planning Commission; Mayor David D. Ortega
Subject: GREENBELT 88

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

Dear Mayor, City Council, and Planning Commissioners,

After reviewing the proposed Greenbelt 88 project, 15-ZN-2020 one question remains: when will the city start responding to the citizen's cries for density and height control? The existing center is obviously in need of renovation and redevelopment. But, why does this always mean going higher and having more units. The surrounding apartments on all three sides of the project are 30 feet tall or less, while the Greenbelt 88 will be 58 feet (48 plus 10 for screening). If the project passes and is built, it will be visually in stark contrast to its neighbors.

The surrounding projects have considerable less density- 20 units per acre to over 40. Because of the density the approximately 300 am/pm trips will double the volume from its neighbors. Could the developer make the project work with R-5 zoning?

Other concerns:

1. Access/egress from the Indian Bend Wash greenbelt should be identified. Where will the access from IBW into the apartment complex be restricted?
2. Nobody likes to us parking garages. How will the surface parking be made available for the retail users not the apartments?
3. One pool for 288 apartments? The Aria Hotel in Las Vegas has a larger amenity package?

How many times has City Council and the Planning Commission heard the 'one of a kind in Scottsdale' moniker? The true is that Scottsdale is the one of a kind. The apartment projects that were build 10 to 20 years ago that now surround the proposed Greenbelt 88 project contributed to the Scottsdale identity. The Greenbelt 88 project goes too far!

Bill Peifer
602.526.1183

Schilling, Bethany

From: Perry Levine <perinrussell@gmail.com>
Sent: Monday, June 7, 2021 11:19 AM
To: City Council; Planning Commission
Subject: Greenbelt 88

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

Hello,

My name is Perin Levine and I live in the neighborhood within walking distance of this potential project. I am strongly against the proposal for this project. It seems like there is a new cookie cutter apartment complex going up everyday in Scottsdale and it is ruining the culture of our town. Rather than ruining the skyline and adding more unneeded apartments, we should instead revitalize our community by remodeling and engraving the plaza that is currently there. We do not need more apartments in this area, it blocks the views and trees and takes away from the character of the neighborhood and Scottsdale. Lastly, it puts our small businesses at stake, we should be encoring affordable complexes where small business can thrive, not just adding new space for corporate chains to put in a new franchise.

Please do not approve this project.

We appreciate you taking the time to hear our voice in the matter.

Thank you,

Perin

Schilling, Bethany

From: Stephanie Polydoroff <spolydoroff@gmail.com>
Sent: Monday, June 7, 2021 6:56 AM
To: City Council; Planning Commission
Subject: Greenbelt 88

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

Hi there,

My name is stephanie Polydoroff and I live in the neighborhood near this potential project. I am not pro this project. There are plenty of apartments going up. If anything remodel the plaza that is currently there. We do not need more apartments in this area, it blocks the views and trees and takes away from the character of the neighborhood and Scottsdale. Also it put me small businesses out of business that add to the neighborhood feel.

Please do not approve this project.

We appreciate you taking the time to hear our voice in the matter.

Thank you

--

Stephanie Polydoroff
Real Estate Sales Expert
239-410-7179



Schilling, Bethany

From: rijumi5 <rijumi5@yahoo.com>
Sent: Monday, June 7, 2021 10:28 PM
To: City Council; Planning Commission
Subject: GREENBELT 88 - PROJECT 15-ZN-2020

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

Hello,

I have lived in the area of Hayden and Osborn for over 26 years. I am not in favor of this new project for the following reasons:

1. It will ruin surrounding neighborhoods with excessive traffic.
2. The apartments will block the view of the greenbelt and become an eye sore.
3. The open feel of this area will become obsolete.
4. The additional 288 new residents plus will congest this area.
5. My property value will probably drop from this proposed development.
6. Sounds like the development company is out to grow their pocket book at the expense of the residents who have lived here longer than this development was born.
7. Find another area that was already zoned for this type of development.

Respectfully,
Julie Powers

Schilling, Bethany

From: capn_mpow <capn_mpow@yahoo.com>
Sent: Monday, June 7, 2021 3:27 PM
To: Planning Commission; City Council
Subject: Project 15-ZN-2020 - Greenbelt 88

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

I don't want any apartments built for project: 15-ZN-2020. It will be too much in a small area. I think it will ruin surrounding neighborhoods that I live in. I live across the street from this location. It will become crowded and congested. I don't want the apartments to block the nice view of the sky. I especially don't want my favorite local stores like Office Max and Big 5 to be closed and torn down. Why do you want to add up to 288 or more residents in such a small area? Sounds horrible.

Thanks,
Miranda Powers

Sent from my Sprint Samsung Galaxy Note10+.

Schilling, Bethany

From: Shalegh Silkey <shalegh.silkey@yahoo.com>
Sent: Wednesday, June 9, 2021 5:19 AM
To: Planning Commission; City Council
Subject: NO on 15-ZN-2020

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

If this has to be built then please only make it two stories maximum so it doesn't block our Camelback View. And that fact that traffic congestion will slow is INSANE.

We all hate the idea of this project, please do not build it!

Shalegh and Jason Silkey

Schilling, Bethany

From: Barbara Steinmeyer <barb8338@cox.net>
Sent: Monday, June 7, 2021 6:03 PM
To: Planning Commission; City Council
Subject: Reference Project: 15-ZN-2020

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

PLEASE , NO, NO, NO to more apartments!! There are brand new apartment complexes just down the street, one where Harper's Nurseries use to be and another where the Baptist Church was, all on Hayden.

We've lived in this area for 40 years. DON'T TAKE AWAY OUR NEIGHBORHOOD SHOPPING AREAS!!! It's pretty sad to see what is happening to this part of Scottsdale. Please send these Contractors, elsewhere!

To the People on these Boards and City Council: do you live in this area?

Barbara Steinmeyer

Robert Steinmeyer

Schilling, Bethany

From: Jeff Straine <jeffstraine@cox.net>
Sent: Tuesday, June 8, 2021 1:54 PM
To: Planningcommision@scottsdaleaz.gov; City Council
Subject: Project: 15-ZN-2020

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

From: Jeff & Ellen Straine
3319 N. 83rdPl.
Scottsdale, Az. 85251

We have been residents here in Scottsdale since 1959. We both graduated from Coronado High School. I (Jeff) worked in the Financial Services Dept. for the City for over 30 years and retired in 2003.

Please begin to rethink the multi-housing glut that we are creating. I invite you to drive up and down Hayden Rd between Osborn Rd & McDowell Rd. I invite you to drive W. on McDowell Rd. from Miller Rd to 64th St. I invite you to drive S. on Scottsdale Rd. from Osborn Rd. to McDowell Rd. The apartment/townhouse construction is out of control. They all look alike to boot. So now to put more at Osborn & Hayden is ridiculous. Find some developers that have some creative ideas. We live at Granite Reef Rd & Osborn Rd. so we are directly affected by this project.

Thanks for your consideration

Schilling, Bethany

From: DAN Troop <dantroop1@msn.com>
Sent: Tuesday, June 8, 2021 1:03 PM
To: Mayor David D. Ortega; City Council; Planning Commission
Subject: GREENBELT 88

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

Mr. Mayor, Council Members, Planning Commissioners,

I am writing to ask you to deny city approval for the subject project. The current site near Hayden and Osborn contains several thriving businesses that may not be able to re-locate, and in any event, we have enough apartments going up in Scottsdale without adding more to the mix.

This property was purchased a few years ago by a group of developers that specialize in acquiring properties and then over time, announcing the need to re-develop the area. While some redevelopment may be called for, more apartments with more density and more traffic are not.

It is becoming more and more difficult to navigate our streets in Scottsdale as a result of the increased traffic over the last several years. The previous council approved a number of high density developments – many of which are still under construction – that has seriously aggravated the problem. I would urgently ask you to consider what this city is going to look like in eight or ten years if this type of development continues to go unchecked, and how that might adversely affect our quality of life.

Enough is enough. We need to draw the line somewhere, and this proposal seems like where it should be drawn. Many of us were hoping that a new council majority – elected by Scottsdale citizens fed up with overdevelopment – would move to change things. With thousands of apartments recently constructed, and thousands more in the pipeline, the city simply doesn't need more.

If the city is so interested in additional housing, how about some single family homes? This type of development is relatively low density and provides us with long term residents, many of whom choose to raise families and otherwise contribute to our community.

Thank you for reviewing this matter, and I hope that the remarks above will be seriously considered before we add more apartments we simply don't need.

Respectfully,
Dan Troop
6619 E. Vernon Ave
Scottsdale
480-941-5952

Schilling, Bethany

From: labs <labs@q.com>
Sent: Monday, June 7, 2021 7:01 AM
To: City Council
Subject: Project 15zn2020

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

Enough already. Do we have any forward thinking at all? Has anyone been between oak and mcdowell on scottsdale rd lately? 3 high density projects within a quarter mile. Ridiculous. These projects will be flop houses in 10 years.

Sent from my Verizon, Samsung Galaxy smartphone

Schilling, Bethany

From: Hilary Wimsatt <lucyjanepepper@yahoo.com>
Sent: Monday, June 7, 2021 3:46 PM
To: Planning Commission; City Council
Subject: vehement opposition to Greenbelt 88/project 15-ZN-2020

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

To members of the Scottsdale Planning Commission and City Council,

I write to express my husband's and my vehement opposition to the proposed Greenbelt 88 project/project 15-ZN-2020. 288 apartments at Hayden and Osborn? This is disgusting. The atmosphere of South Scottsdale has already been degraded enough by hundreds of new apartments and condominiums and the traffic that came with them. When does this end? The sad truth is that it ends when there's no land left to develop.

Projects like this are about money and nothing else. A rich developer and their cronies make many more millions while those of us who have lived in this beloved area for decades watch it die.

288 apartments at Hayden and Osborn are needed by absolutely nobody.

Sincerely,
Hilary Wimsatt & Randy Vuletich

Schilling, Bethany

From: buildingart@cox.net
Sent: Tuesday, June 8, 2021 4:52 PM
To: City Council; Planning Commission; Mayor David D. Ortega
Subject: GREENBELT 88

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

Dear Mayor, City Council, and Planning Commissioners,

After reviewing the proposed Greenbelt 88 project, 15-ZN-2020 one question remains: when will the city start responding to the citizen's cries for density and height control? The existing center is obviously in need of renovation and redevelopment. But, why does this always mean going higher and having more units. The surrounding apartments on all three sides of the project are 30 feet tall or less, while the Greenbelt 88 will be 58 feet (48 plus 10 for screening). If the project passes and is built, it will be visually in stark contrast to its neighbors.

The surrounding projects have considerable less density- 20 units per acre to over 40. Because of the density the approximately 300 am/pm trips will double the volume from its neighbors. Could the developer make the project work with R-5 zoning?

Other concerns:

1. Access/egress from the Indian Bend Wash greenbelt should be identified. Where will the access from IBW into the apartment complex be restricted?
2. Nobody likes to us parking garages. How will the surface parking be made available for the retail users not the apartments?
3. One pool for 288 apartments? The Aria Hotel in Las Vegas has a larger amenity package?

How many times has City Council and the Planning Commission heard the 'one of a kind in Scottsdale' moniker? The true is that Scottsdale is the one of a kind. The apartment projects that were build 10 to 20 years ago that now surround the proposed Greenbelt 88 project contributed to the Scottsdale identity. The Greenbelt 88 project goes too far!

Bill Peifer
602.526.1183

Schilling, Bethany

From: Perry Levine <perinrussell@gmail.com>
Sent: Monday, June 7, 2021 11:19 AM
To: City Council; Planning Commission
Subject: Greenbelt 88

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

Hello,

My name is Perin Levine and I live in the neighborhood within walking distance of this potential project. I am strongly against the proposal for this project. It seems like there is a new cookie cutter apartment complex going up everyday in Scottsdale and it is ruining the culture of our town. Rather than ruining the skyline and adding more unneeded apartments, we should instead revitalize our community by remodeling and engraving the plaza that is currently there. We do not need more apartments in this area, it blocks the views and trees and takes away from the character of the neighborhood and Scottsdale. Lastly, it puts our small businesses at stake, we should be encoring affordable complexes where small business can thrive, not just adding new space for corporate chains to put in a new franchise.

Please do not approve this project.

We appreciate you taking the time to hear our voice in the matter.

Thank you,

Perin

Schilling, Bethany

From: Stephanie Polydoroff <spolydoroff@gmail.com>
Sent: Monday, June 7, 2021 6:56 AM
To: City Council; Planning Commission
Subject: Greenbelt 88

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

Hi there,

My name is stephanie Polydoroff and I live in the neighborhood near this potential project. I am not pro this project. There are plenty of apartments going up. If anything remodel the plaza that is currently there. We do not need more apartments in this area, it blocks the views and trees and takes away from the character of the neighborhood and Scottsdale. Also it put me small businesses out of business that add to the neighborhood feel.

Please do not approve this project.

We appreciate you taking the time to hear our voice in the matter.

Thank you

--

Stephanie Polydoroff
Real Estate Sales Expert
239-410-7179



Schilling, Bethany

From: rijumi5 <rijumi5@yahoo.com>
Sent: Monday, June 7, 2021 10:28 PM
To: City Council; Planning Commission
Subject: GREENBELT 88 - PROJECT 15-ZN-2020

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

Hello,

I have lived in the area of Hayden and Osborn for over 26 years. I am not in favor of this new project for the following reasons:

1. It will ruin surrounding neighborhoods with excessive traffic.
2. The apartments will block the view of the greenbelt and become an eye sore.
3. The open feel of this area will become obsolete.
4. The additional 288 new residents plus will congest this area.
5. My property value will probably drop from this proposed development.
6. Sounds like the development company is out to grow their pocket book at the expense of the residents who have lived here longer than this development was born.
7. Find another area that was already zoned for this type of development.

Respectfully,
Julie Powers

Schilling, Bethany

From: capn_mpow <capn_mpow@yahoo.com>
Sent: Monday, June 7, 2021 3:27 PM
To: Planning Commission; City Council
Subject: Project 15-ZN-2020 - Greenbelt 88

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

I don't want any apartments built for project: 15-ZN-2020. It will be too much in a small area. I think it will ruin surrounding neighborhoods that I live in. I live across the street from this location. It will become crowded and congested. I don't want the apartments to block the nice view of the sky. I especially don't want my favorite local stores like Office Max and Big 5 to be closed and torn down. Why do you want to add up to 288 or more residents in such a small area? Sounds horrible.

Thanks,
Miranda Powers

Sent from my Sprint Samsung Galaxy Note10+.

Schilling, Bethany

From: Shalegh Silkey <shalegh.silkey@yahoo.com>
Sent: Wednesday, June 9, 2021 5:19 AM
To: Planning Commission; City Council
Subject: NO on 15-ZN-2020

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

If this has to be built then please only make it two stories maximum so it doesn't block our Camelback View. And that fact that traffic congestion will slow is INSANE.

We all hate the idea of this project, please do not build it!

Shalegh and Jason Silkey

Schilling, Bethany

From: Barbara Steinmeyer <barb8338@cox.net>
Sent: Monday, June 7, 2021 6:03 PM
To: Planning Commission; City Council
Subject: Reference Project: 15-ZN-2020

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

PLEASE , NO, NO, NO to more apartments!! There are brand new apartment complexes just down the street, one where Harper's Nurseries use to be and another where the Baptist Church was, all on Hayden.

We've lived in this area for 40 years. DON'T TAKE AWAY OUR NEIGHBORHOOD SHOPPING AREAS!!! It's pretty sad to see what is happening to this part of Scottsdale. Please send these Contractors, elsewhere!

To the People on these Boards and City Council: do you live in this area?

Barbara Steinmeyer

Robert Steinmeyer

Schilling, Bethany

From: Jeff Straine <jeffstraine@cox.net>
Sent: Tuesday, June 8, 2021 1:54 PM
To: Planningcommision@scottsdaleaz.gov; City Council
Subject: Project: 15-ZN-2020

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

From: Jeff & Ellen Straine
3319 N. 83rdPl.
Scottsdale, Az. 85251

We have been residents here in Scottsdale since 1959. We both graduated from Coronado High School. I (Jeff) worked in the Financial Services Dept. for the City for over 30 years and retired in 2003.

Please begin to rethink the multi-housing glut that we are creating. I invite you to drive up and down Hayden Rd between Osborn Rd & McDowell Rd. I invite you to drive W. on McDowell Rd. from Miller Rd to 64th St. I invite you to drive S. on Scottsdale Rd. from Osborn Rd. to McDowell Rd. The apartment/townhouse construction is out of control. They all look alike to boot. So now to put more at Osborn & Hayden is ridiculous. Find some developers that have some creative ideas. We live at Granite Reef Rd & Osborn Rd. so we are directly affected by this project.

Thanks for your consideration

Schilling, Bethany

From: DAN Troop <dantroop1@msn.com>
Sent: Tuesday, June 8, 2021 1:03 PM
To: Mayor David D. Ortega; City Council; Planning Commission
Subject: GREENBELT 88

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

Mr. Mayor, Council Members, Planning Commissioners,

I am writing to ask you to deny city approval for the subject project. The current site near Hayden and Osborn contains several thriving businesses that may not be able to re-locate, and in any event, we have enough apartments going up in Scottsdale without adding more to the mix.

This property was purchased a few years ago by a group of developers that specialize in acquiring properties and then over time, announcing the need to re-develop the area. While some redevelopment may be called for, more apartments with more density and more traffic are not.

It is becoming more and more difficult to navigate our streets in Scottsdale as a result of the increased traffic over the last several years. The previous council approved a number of high density developments – many of which are still under construction – that has seriously aggravated the problem. I would urgently ask you to consider what this city is going to look like in eight or ten years if this type of development continues to go unchecked, and how that might adversely affect our quality of life.

Enough is enough. We need to draw the line somewhere, and this proposal seems like where it should be drawn. Many of us were hoping that a new council majority – elected by Scottsdale citizens fed up with overdevelopment – would move to change things. With thousands of apartments recently constructed, and thousands more in the pipeline, the city simply doesn't need more.

If the city is so interested in additional housing, how about some single family homes? This type of development is relatively low density and provides us with long term residents, many of whom choose to raise families and otherwise contribute to our community.

Thank you for reviewing this matter, and I hope that the remarks above will be seriously considered before we add more apartments we simply don't need.

Respectfully,
Dan Troop
6619 E. Vernon Ave
Scottsdale
480-941-5952

Schilling, Bethany

From: labs <labs@q.com>
Sent: Monday, June 7, 2021 7:01 AM
To: City Council
Subject: Project 15zn2020

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

Enough already. Do we have any forward thinking at all? Has anyone been between oak and mcdowell on scottsdale rd lately? 3 high density projects within a quarter mile. Ridiculous. These projects will be flop houses in 10 years.

Sent from my Verizon, Samsung Galaxy smartphone

Schilling, Bethany

From: Hilary Wimsatt <lucyjanepepper@yahoo.com>
Sent: Monday, June 7, 2021 3:46 PM
To: Planning Commission; City Council
Subject: vehement opposition to Greenbelt 88/project 15-ZN-2020

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

To members of the Scottsdale Planning Commission and City Council,

I write to express my husband's and my vehement opposition to the proposed Greenbelt 88 project/project 15-ZN-2020. 288 apartments at Hayden and Osborn? This is disgusting. The atmosphere of South Scottsdale has already been degraded enough by hundreds of new apartments and condominiums and the traffic that came with them. When does this end? The sad truth is that it ends when there's no land left to develop.

Projects like this are about money and nothing else. A rich developer and their cronies make many more millions while those of us who have lived in this beloved area for decades watch it die.

288 apartments at Hayden and Osborn are needed by absolutely nobody.

Sincerely,
Hilary Wimsatt & Randy Vuletich

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, June 22, 2021 8:24 AM
To: Angie Schafroth
Cc: Cluff, Bryan
Subject: RE: Green belt 88

Good Morning Ms. Schafroth,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. At the Planning Commission meeting on June 9th, 2021 there was a continuance issued for the proposal. It is not currently on an upcoming agenda for the Planning Commission or City Council. Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: City of Scottsdale -
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/51398>

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

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

From: Angie Schafroth <angieschafroth@yahoo.com>
Sent: Tuesday, June 22, 2021 8:09 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Green belt 88

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

Good morning! I have lived in the area for 16 years and traffic has become a bit much. I was pulling out onto Hayden from the Big five Starbucks area and it took 10 minutes to get out mind you this was a Tuesday at 10 AM I can't even imagine what it is going to be like if the city adds 288 more apartments. Listen to the citizens we are begging you.

Angie

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, June 22, 2021 8:23 AM
To: DAN VUICICH
Cc: Cluff, Bryan
Subject: RE: Green Belt 88

Good Morning Mr. Vuicich,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. At the Planning Commission meeting on June 9th, 2021 there was a continuance issued for the proposal. It is not currently on an upcoming agenda for the Planning Commission or City Council. Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/citycouncil/cases/greenbelt88)

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: DAN VUICICH <danvuicich@msn.com>
Sent: Monday, June 21, 2021 8:45 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Green Belt 88

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

My name is Dan Vuicich, I live at 8749 Cheery Lynn Road in Scottsdale. I moved here in 1989 and have lived in this area entire time. My message is simple-two words, Precedent and Legacy. You want to set a precedent of oversize structures not only restricting views but ruining the whole idea of the Green Belt.

Do you want your legacy to be another political group not very concerned with its constituents only the wealthy that will forever make Scottsdale just another high density mess. Please be smart and worthy of our trust.

Cluff, Bryan

From: Schilling, Bethany
Sent: Tuesday, June 22, 2021 8:19 AM
To: tony leavy
Cc: Cluff, Bryan
Subject: RE: greenbelt 88

Good Morning Mr. Leavy,

Thank you for reaching out to City Council to express your concern for the Greenbelt 88 proposal. At the Planning Commission meeting on June 9th, 2021 there was a continuance issued for the proposal. It is not currently on an upcoming agenda for the Planning Commission or City Council. Please consider following the link below for information on the proposal and up to date public hearing information.

Greenbelt 88 Case Information: [City of Scottsdale - Case Info Sheet \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/city-council/city-council-agenda-items/2021-june-22-2021-8-19-am/greenbelt-88-case-info-sheet)

Again, thank you for contacting the Scottsdale City Council. We will make certain your input is included with all public comment should this project move forward for council's vote.

Very Respectfully,

Bethany Schilling
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: bschilling@scottsdaleaz.gov

From: tony leavy <tonyleavy@hotmail.com>
Sent: Tuesday, June 22, 2021 7:07 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: greenbelt 88

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

City Council Scottsdale Arizona,

Good morning my name is Anthony F. Leavy, I have lived in the Parks area 85251 of Scottsdale for 21 years, today I would like to implore the council to stop the madness that has over taken our city. The number of high-density apartments is starting to create a city of temporary citizens that have no vested interest in the future of our area. The 4-story complex at the corner of Hayden & Osborn will become the eye sore of our neighborhood much like the high-end condo's that sit unsold, at the corner of Miller and Osborn, the developer is now tiring to lease with no success. Hayden & Osborn is already the 60th most dangerous intersection in the city with a school only half a block away and the developer wants to places another 500 - 800 vehicles into the area, we are just asking for a disaster to happen.

While today I'm focused on the GB 88 this problem is city wide the PUD program while it may have been created with the best of intentions it has been hijacked by big money investors and developers! all the projects completed to date only 3% of the area has been retail. A good example is the Papago project it was approved with the understanding a very badly needed grocery store would be the center of the retail section, to date no Grocery Company has signed on and it is unlikely any will, many of us believe there never was a plan for such a store. I hope the council will listen to the citizens of this great city and stop this over building let's be the first city in the valley to take back our city from the out-of-town big money people and developers.

Thank You
Anthony F. Leavy

From: [Jeff Straine](#)
To: [Planning Commission](#)
Subject: FW: Project: 15-ZN-2020
Date: Tuesday, June 8, 2021 1:57:38 PM

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

I spelled commission wrong. Here is my input. Thanks

From: Jeff Straine [mailto:jeffstraine@cox.net]
Sent: Tuesday, June 08, 2021 1:54 PM
To: 'Planningcommision@scottsdaleaz.gov'; 'citycouncil@scottsdaleaz.gov'
Subject: Project: 15-ZN-2020

From: Jeff & Ellen Straine
3319 N. 83rdPl.
Scottsdale, Az. 85251

We have been residents here in Scottsdale since 1959. We both graduated from Coronado High School. I (Jeff) worked in the Financial Services Dept. for the City for over 30 years and retired in 2003.

Please begin to rethink the multi-housing glut that we are creating. I invite you to drive up and down Hayden Rd between Osborn Rd & McDowell Rd. I invite you to drive W. on McDowell Rd. from Miller Rd to 64th St. I invite you to drive S. on Scottsdale Rd. from Osborn Rd. to McDowell Rd. The apartment/townhouse construction is out of control. They all look alike to boot. So now to put more at Osborn & Hayden is ridiculous. Find some developers that have some creative ideas. We live at Granite Reef Rd & Osborn Rd. so we are directly affected by this project.

Thanks for your consideration

From: [Michael Vance](#)
To: [Planning Commission](#)
Subject: Green belt 88
Date: Tuesday, June 8, 2021 5:57:02 PM

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

I vote no to adding apartments to green belt 88

I like the green belt

Sent from my iPhone

From: [Bruce Ford](#)
To: [Planning Commission](#)
Subject: Greenbelt 88
Date: Tuesday, June 8, 2021 6:27:30 PM

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

I disagree with zoning change at southwest corner of Hayden & Osborn.

Bruce Ford
8314 E Cheery Lynn Rd
Scottsdale, AZ 85251
602.614.8015

Thanks for trying to shove this through in the dark of night. Like thieves.

Netshrinks Legal Notice

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From: [Maria Rivera](#)
To: [Planning Commission](#)
Subject: Greenbelt 88
Date: Tuesday, June 8, 2021 6:37:13 PM

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

To Whom It May Concern,

My family and friends have been living in the Scottsdale Estates located across the street from your planned apartments.

We ALL disagree for important reasons:

Property devaluation

Unsustainable overdevelopment

Long term water insustainability

Degrading the South Scottsdale area with more and more apartments creates more unsafe amounts of traffic for our family oriented neighborhood.

The neighborhood has gathered to ask you not to continue building in our neighborhood.

Thank you for your consideration in this matter.

Sincerely,
Maria Rivera

From: [jesslyn hall](#)
To: [Planning Commission](#)
Subject: GREENBELT 88
Date: Monday, June 7, 2021 11:37:32 AM

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

Good Morning!

My name is Jesslyn and I have lived in my home near the proposed construction site for the last twenty one years. While the strip mall on the corner of Hayden and Osborn needs updating, another large apartment building is not the answer. Not only because of the lack of infrastructure for all the hundreds of people whom are planning on moving here, but for the integrity, safety, not to mention the environmental issues it may have on our community. Don't we have enough single family dwellings in our area?- The massive amount of apartments/condos all over old town, all the way down Hayden road, McDowell road, Scottsdale road, etc.being developed already??? I envision something that will give back to all the residents in this area. Beautifying, adding more places to socialize - We love Uncle Sals (one of the few unique places in South Scottsdale) and would be devastated to see the best restaurant in our community be disrupted. All these years I have waited for South Scottsdale to be developed into a more interesting place. There is SOOO much potential here! - More LOCAL -restaurants, shops, cop-op, etc, for the residents, visitors, tourists, and especially for the future of our community.... Not to forget all the traffic in this small area it will cause. Please reconsider this proposal! Development is not just providing places for people to reside, but also adding to the life for the people who actually live here.

Thank you for your time,

Sincerely,

Jesslyn - home owner in the 85251 area

From: PlanningCommission@ScottsdaleAZ.gov
To: [Castro, Lorraine](#)
Subject: Planning Commission Public Comment (response #173)
Date: Wednesday, August 26, 2020 4:41:10 PM

Planning Commission Public Comment (response #173)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	8/26/2020 4:39:41 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	rezoning of shopping center @ Osborn & Hayden
COMMENT	
Comment:	<p>This is part of "old town" and most of us would like to keep it that way. All of these 3 story apts are awful and making the area crowded. There are already plenty of apts on the other side of Osborn (that are not full) and this complex is a nice place to shop. I have lived in this area 50 years and was born here b4 Scts became a city. Trying to make us like LA or NYC is not welcome and even my kids like it without all the high-rises--which are being built anyway i.e. south of Thomas on Hayden. I'm sure the neighborhood @ Oak is just loving those apts that mean more traffic for their streets. Please NO Thank you</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Kathleen J.
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	appylvr48@hotmail.com

Phone:	(480) 949-0409
Address:	7725 E. Earll Dr. Scts 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #259)
Date: Friday, June 4, 2021 10:10:30 AM

Planning Commission Public Comment (response #259)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	6/4/2021 10:10:05 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	15-ZN-2020
COMMENT	
	<p>I am writing to voice my opposition to the building of the Greenbelt 88 project. Since Aug 2020 we have requested the developer to work on giving us more of what the community wants to see in this project. Our concerns have been met with minimal collaboration. Small changes to the site with no major reduction in the number of apartments or density. The density is 41 units per acre which is double the density in our community. This is completely out of character with our neighborhood and does not fit in with the current area. We have asked for height reduction on the Greenbelt as heading west on Osborn towards Hayden the first thing you would see is a massive 48' height building. The height again is out of character in our neighborhood as well sets a precedent that the height will be allowed on the Greenbelt which was designed to be aesthetically pleasing and a community resource for an escape away from the "city hustle & bustle". Additionally, we are in an older neighborhood, the stress on the outdated infrastructure by adding in 288 + apartments and 300+ tenants and</p>

Comment:

traffic is not properly evaluated. The water, sewage, electricity, and internet (now in a more connected environment) will all need to be updated. We have firsthand seen how the increase in water flow in our area has increased pressure on our neighbor's older water pipes to their houses. In the past year, we have personally witnessed damage to 7 neighbors' homes from burst water pipes to their houses. These types of stresses on infrastructure are not really communicated to the City as the owners are busy dealing with rebuilding their damaged homes to the tune of thousands of dollars. Not to mention the fact that they are months behind in getting anyone to work on their project as the commercial rebuilds get the significant resources of labor available. Additionally, and one that is of major concern is the traffic increase that will be sustained in this area. The left-hand turn from Osborn to Hayden going North is too small to accommodate the number of residents at this location. The turn would be needed to gain access to the 101 at Indian School. The developer has added in an upgrade on the left-hand turn signal but that is not enough resource as only 4-5 cars can fit in the left-hand turn lane at any given point in time. The city is looking to take out the light at Osborn and Miller adding in roundabouts for traffic control flow. This would intensify the situation at Hayden / Osborn with no control over the flow of traffic filling up the very short distance from Miller to Hayden. Add in the additional Continental golf course with Golfers at all times of the day accessing the course to play golf and you will have caused a significant traffic concern. The traffic heading South from the development onto Hayden isn't much more improved. The visibility to turn right out of the project is limited and with the volume of traffic and the increased speed, it makes it difficult to get into a lane to head south towards McDowell. Turning left or going North on this side of the project without the left-hand turn lane is next to impossible and even dangerous during busy hours. In order to turn left you would need to utilize the middle turn lane

as a holding position to merge into oncoming traffic. The members of the DRB attended the site and had these very same concerns. Although the traffic study indicates it is appropriate based on the volume of cars currently, It may not take into consideration that the volume and residents would be exciting during these very busy hours and cause a lot more congestion as well as difficulty getting out of the project and potentially dangerous accident corridor. And finally, the developer has informed us that the tenants are not staying. However, we have confirmed with their corporate headquarters that there are still 5-year leased commitments on the property. The property owner complains that the retailers are leaving in droves but the real fact is that there are presently only three empty spaces approx. 2000 sq ft. each which is a little over 10 % of 65000 sq. ft. of the total complex. And that the current stores are not having success is a complete falsity. The Big 5 store saw an increase in their market value of 1200% in the year 2020 being a Neighborhood Full Line Sporting Goods Retailer. They are good for our community, they align with our neighborhood of active adults and growing families that visit their store week after week. And finally, there is a lot of similarity to the project just denied by the Zoning Commission (16-ZN-2019) 9400 Shea. The project is almost a twin of our project on Greenbelt 88. The Zoning Commission denied the application. I am requesting a denial here for the Greenbelt 88 project as there are too many items that are not a benefit to our community to move forward with this project as-is. The density, the height, the traffic congestion, the loss of valuable tenants, and finally not to mention the concerned citizens that have been voicing their concerns since August 2020 to NOT develop the project as proposed. Please listen to the citizens that live in this community give us what we are asking for and not another rubber stamp project. Sincerely, Jan Vuicich

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:	
First & Last Name:	JAN VUICICH
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	JANHAUGO@MSN.COM
Phone:	
Address:	8749 E CHEERY LYNN RD. SCOTTSDALE, AZ 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #260)
Date: Tuesday, June 8, 2021 12:38:59 PM

Planning Commission Public Comment (response #260)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	6/8/2021 12:38:24 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	15-zn-2020
COMMENT	
Comment:	Please no. Out of character. Enough apts.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Larry Sifert
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	larrysifert@cox.net
Phone:	(480) 367-5880
Address:	6917 n rocking rd, Scottsdale 85250
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #261)
Date: Tuesday, June 8, 2021 3:55:20 PM

Planning Commission Public Comment (response #261)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	6/8/2021 3:55:00 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Greenbelt88
COMMENT	
Comment:	I have lived just north of Hayden and Osborn for 15 years and been a Scottsdale resident for 30 years. The corner you are looking to redevelop would add more congestion in an already busy area. The businesses there are very convenient and helpful to the residents in the area. There are so many available apartment's in the Old Town area. As a concerned citizen I am also concerned of the large influx of out of state residents. The streets are packed with drivers with out of state plates. Thank you
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Stephanie Apke
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Happyapke@yahoo.com
Phone:	

Address:	3302 N. 82nd Place
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #262)
Date: Tuesday, June 8, 2021 9:48:42 PM

Planning Commission Public Comment (response #262)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	6/8/2021 9:48:10 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	15-zn-2020
COMMENT	
	<p>I am writing to voice my opposition to the building of the Greenbelt 88 project. Since Aug 2020 we have requested the developer to work on giving us more of what the community wants to see in this project. Our concerns have been met with minimal collaboration. Small changes to the site with no major reduction in the number of apartments or density. The density is 41 units per acre which is double the density in our community of 20-24 units per acre. This is completely out of character with our neighborhood and does not fit in with the current area. We have asked for height reduction on the Greenbelt as heading west on Osborn towards Hayden the first thing you would see is a massive 48' height building. The height again is out of character in our neighborhood as well sets a precedent that the height will be allowed on the Greenbelt which was designed to be aesthetically pleasing and a community resource for an escape away from the "city hustle & bustle". Additionally, we are in an older neighborhood, the stress on the outdated infrastructure by adding in</p>

Comment:

288 + apartments and 300+ tenants and traffic is not properly evaluated. The water, sewage, electricity, and internet (now in a more connected environment) will all need to be updated. We have firsthand seen how the increase in water flow in our area has increased pressure on our neighbor's older water pipes to their houses. In the past year, we have personally witnessed damage to 7 neighbors' homes from burst water pipes to their houses. These types of stresses on infrastructure are not really communicated to the City as the owners are busy dealing with rebuilding their damaged homes to the tune of thousands of dollars. Not to mention the fact that they are months behind in getting anyone to work on their project as the commercial rebuilds get the significant resources of labor available. Additionally, and one that is of major concern is the traffic increase that will be sustained in this area. The left-hand turn from Osborn to Hayden going North is too small to accommodate the number of residents at this location. The turn would be needed to gain access to the 101 at Indian School. The developer has added in an upgrade on the left-hand turn signal but that is not enough resource as only 4-5 cars can fit in the left-hand turn lane at any given point in time. The city is looking to take out the light at Osborn and Miller adding in roundabouts for traffic control flow. This would intensify the situation at Hayden / Osborn with no control over the flow of traffic filling up the very short distance from Miller to Hayden. Add in the additional Continental golf course with Golfers at all times of the day accessing the course to play golf and you will have caused a significant traffic concern. The traffic heading South from the development onto Hayden isn't much more improved. The visibility to turn right out of the project is limited and with the volume of traffic and the increased speed, it makes it difficult to get into a lane to head south towards McDowell. Turning left or going North on this side of the project without the left-hand turn lane is next to impossible and even dangerous during busy hours. In order to turn left you

would need to utilize the middle turn lane as a holding position to merge into oncoming traffic. The members of the DRB attended the site and had these very same concerns. Although the traffic study indicates it is appropriate based on the volume of cars currently, It may not take into consideration that the volume and residents would be exciting during these very busy hours and cause a lot more congestion as well as difficulty getting out of the project and potentially dangerous accident corridor. And finally, the developer has informed us that the tenants are not staying. However, we have confirmed with their corporate headquarters that there are still 5-year leased commitments on the property. The property owner complains that the retailers are leaving in droves but the real fact is that there are presently only three empty spaces approx. 2000 sq ft. each which is a little over 10 % of 65000 sq. ft. of the total complex. And that the current stores are not having success is a complete falsity. The Big 5 store saw an increase in their market value of 1200% in the year 2020 being a Neighborhood Full Line Sporting Goods Retailer. They are good for our community, they align with our neighborhood of active adults and growing families that visit their store week after week. And finally, there is a lot of similarity to the project just denied by the Zoning Commission (16-ZN-2019) 9400 Shea. The project is almost a twin of our project on Greenbelt 88. I am requesting a denial here for the Greenbelt 88 project as there are too many items that are not a benefit to our community to move forward with this project as-is. The density, the height, the traffic congestion, the loss of valuable tenants, and finally not to mention the concerned citizens that have been voicing their concerns since August 2020 to NOT develop the project as proposed. Please listen to the citizens that live in this community give us what we are asking for and not another rubber stamp project. Sincerely, Jan Vuicich

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:	
First & Last Name:	JAN VUICICH
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	jan@jhaccounting.net
Phone:	(602) 770-0233
Address:	8749 E CHEERY LYNN RD, SCOTTSDALE, AZ 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #264)
Date: Wednesday, June 9, 2021 8:14:30 AM

Planning Commission Public Comment (response #264)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	6/9/2021 8:13:58 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	hayden /osborn aparaments
COMMENT	
Comment:	to many apartments in the area all ready.hayen ,mcdowell to tomas all new apartments .scottdale rd mcdowell to thomas all new apartments.mcdowell ,scottsdale rd to 64th st.all new apartments .we do not need any more in this area.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	mike bishop
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	bishopmike00@yahoo.com
Phone:	(480) 945-1417
Address:	3209 N 82nd PI
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #265)
Date: Wednesday, June 9, 2021 10:17:55 AM

Planning Commission Public Comment (response #265)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	6/9/2021 10:17:30 AM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Greenbelt 88 Proposed Apartments
COMMENT	
Comment:	<p>As a citizen of Scottsdale, I would like to see the zoning regulations enforced. It seems to me that the City wastes a lot of time and energy considering non-compliant building proposals. Please just enforce the existing code as a service to those of us who live here, and keep Scottsdale a pleasant place to live and "The West's Most Western Town". To this proposal specifically, surely high-rise apartments are out of character for Scottsdale, and one only has to drive a minute or so north to see why citizens would like to avoid another set of apartments on the greenway. The last twenty years have seen a lot of highly-questionable, large buildings for apartments and shopping erected in Scottsdale. They have resulted in more traffic, more parking problems, and a significant detracting in the attractiveness of the City. If the City had approved zoning variances for serious economic drivers like a Mayo Hospital or a semiconductor lab-fab, that might be one thing. But these recent constructions do not bring full-rack engineers or doctors or</p>

	researchers or scientists to live and work here. They just seem to decrement the quality of life of those of the rest of us who live here.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Ryan Dick
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	ryandick@hotmail.com
Phone:	(623) 215-5227
Address:	11750 N 95th St Scottsdale AZ 85260
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Planning Commission](#)
To: [Planning Commission](#)
Subject: Planning Commission Public Comment (response #266)
Date: Wednesday, June 9, 2021 12:08:21 PM

Planning Commission Public Comment (response #266)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	6/9/2021 12:07:50 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	Greenbelt 88
COMMENT	
Comment:	Parking at the new development. Not enough tenant parking in the garage (that residents don't have to pay extra for monthly). If have to pay for extra spot, they will just park on surface lot (retail parking), on the side streets and neighborhoods. More jaywalking across Hayden when parking across that street.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Margie Creedon
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	margiecreedon@gmail.com
Phone:	(480) 221-9449
Address:	2940 N. 83rd street, Scottsdale, AZ 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [labs](#)
To: [Planning Commission](#)
Subject: Project 15zn2020
Date: Monday, June 7, 2021 6:50:16 AM

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

Enough already. Sick and tired of seeing the high density construction. Between oak and mcdowell there are 3 high density projects within a quarter mile. These things will be flop houses in 10 years. No forward thinking.

Respectfully
Steve Williams

Sent from my Verizon, Samsung Galaxy smartphone

From: [Freddijo Burk](#)
To: [Planning Commission](#)
Subject: Proposed Zoning Change
Date: Wednesday, June 9, 2021 9:19:13 AM

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

This change is a done deal, no doubt. However, I would like to voice my opposition of the 288 four story apartment building on the southwest corner of Hayden and Osborn. The stop light at Hayden and Osborn is already over run with traffic, how are you going to get 288 extra cars through this area? Does Scottsdale need some more cheap apartment buildings in this area like the ones at Oak and Hayden and the ones that we're built on the old Harpers Nursery property? Both were built of wood and I did not see one fire wall go into the buildings. Scottsdale used to have an ordinance that mandated fire walls in apartment buildings. Were are the safety measures? This project is another fast buck for some builder that does not care about Scottsdale. Just how many cheap looking apartment buildings do we need on Hayden and Scottsdale Road? We already have short rentals in my neighborhood that was zoned for single family homes...not we have people moving in and out that we know nothing about and who care nothing for the area or the people who live here. Please plan more carefully and have the welfare of the citizens of this city in your foremost ideas.

Freddijo Burk
2817 N. 81st. Place

Zimmer, Christopher

From: Jason Alexander <jason.alexander.az@gmail.com>
Sent: Tuesday, April 9, 2019 1:27 PM
To: Gail Sikes
Cc: City Council; Planning Commission
Subject: Re: Rezoning of retail in S Scottsdale

Well said Gail, We lose retail sales, food tax, and upend what the residents want. Not healthy growth. I read the S Scottsdale character plan last month, this doesnt seem to be it.

After spending \$50M on the stadium, they want to cram another 400 dense stick apartments 1/4 mile away.

On Tue, Apr 9, 2019 at 10:44 AM Gail Sikes <gs595@aol.com> wrote:
Hello,

I am writing to give my opinion on 2 proposals in S Scottsdale: (1) the site at 61st St and Thomas Rd (2) the site at Hayden and Osborn.

While many of us in this area are asking for more retail, here we have 2 proposals to get rid of retail for more residential. Both of these sites contain retail that residents here use frequently. I, for one, use the Fry's at 61st St and Thomas several times a week. It always seems to have plenty of business. This Fry's is also used quite frequently by the residents of Brighton Gardens just across the street who, not having cars, can just walk across and buy their groceries. There is also an apartment complex next to the Fry's that allows people to just walk over and buy their groceries. This is a small store, easy to get in and out of, and serves several residential neighborhoods in the area.

I live off 64th St between Thomas and McDowell. On Thomas Rd, the only grocery stores are the Fry's at 44th St (crowded and difficult to get into) in Phoenix, an Albertson's at Scottsdale Rd (again difficult to get in and out of the parking lot due to traffic), and a small specialty grocer at Hayden. On McDowell Rd, the only grocery stores are at 56th St in Phoenix and a Fry's almost to Hayden (another crowded parking lot). Getting rid of this Fry's will be causing some Scottsdale residents to shop in Phoenix for groceries.

The strip mall at Hayden and Osborn contain a frequently used Office Max. The closest other one is in Phoenix at 44th St and Thomas. Again this will cause Scottsdale residents to shop in Phoenix. Also, Uncle Sal's restaurant is very popular and a tourist destination.

I am asking that you not approve this changing from retail to residential. With hundreds of new apartments being built, we actually need more retail rather than less. Please consider our way of life in this area of town over the wishes of the developers who do not have to live here and do not have our interests at heart.

Thank you,

Gail Sikes
6507 E. Hubbell St
85257

Zimmer, Christopher

From: Jon Mann <dback_jon@yahoo.com>
Sent: Tuesday, April 9, 2019 9:28 AM
To: City Council; Planning Commission
Subject: Rezoning from Commercial to Residential in South Scottsdale

My South Scottsdale neighborhood is seeing thousands of new residential units, and more are being proposed. At the same time, the retail component is being decimated.

Currently, there are 3 planned proposals to convert Commercial to Residential:

- 1) Scottsdale Road/Palm Lane
- 2) 61st Street and Thomas Fry's
- 3) Shopping Center on Hayden and Osborne.

NO MORE RESIDENTIAL! We need our retail. We like having local retail/residential without having to drive. STOP DESTROYING SOUTH SCOTTSDALE.

Jon Mann
7313 E. Coronado Road
Scottsdale

Cluff, Bryan

Subject:

RE: Hayden Road and Osborn Project

From: John Faramelli <jfaramelli@cox.net>

Sent: Sunday, March 31, 2019 11:52 AM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: Hayden Road and Osborn Project

It has come to my attention that a residential developer that specializes in multi-family development has purchased the shopping center at Hayden and Osborn Road. I have reviewed the records and found no pre-application meeting, however my experience tells me that he is preparing to convert this shopping center into residential. This shopping center has served the neighborhood and community well. With Uses such Office Mac, Uncle Sals, Big Five Sporting goods. A neighborhood shopping center is exactly what we need to minimize traffic trips, minimize impact to our water and wastewater infrastructure. WE DON'T NEED ANY MORE RESIDENTIAL BECAUSE BANKS OUR LENDING MONEY FOR MULTI-FAMILY. What we do need is to do the right thing. I would like our Nextdoor link be informed on every step in the process. I will do all I can to have this project rethink their plan. I wrote a similar email to the planning commission. You must realize our community is tired of fighting these multi-family developers who notify the community within 650 feet, when these projects have community level impact such as Papago Plaza and the SW corner of Osborn and Hayden.

From: [Diana](#)
To: [Planning Commission](#)
Subject: THANK YOU
Date: Wednesday, June 9, 2021 9:23:03 PM

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

Dear Commissioners,

I know that a four hour meeting is not how you intended to spend your Wednesday evening, and I am grateful for the careful deliberation and discernment that went into your decision. As I stated during the hearing, I did not want to oppose the project, I wanted to improve it, with compromises that residents could support. Several of you noted the lack of change in the plans from over a year ago, I have spent hours reviewing and comparing every set of plans, asking questions, seeking minor changes, and I assure you, I was not in the minority who felt ignored.

FYI, other cities condition a 2 year time limit on their zoning cases, with the provision of reversion of zoning if they don't perform on schedule; six years is too long. Ironically, they wish to allow a tenant *we all desire to keep*, to continue their lease (probably due to contractual obligations) for another 5 years....as I stated, maybe this is not the right time. Maybe they should use the next three years to find consensus with the outlying pad owners so the site can be wholistically planned and apply again in 4 years, when they are closer to the end of the lease agreement. I didn't hear anyone say they loved Carl's Junior's and the lack of street trees along the two public sidewalks on Osborn and Hayden, or the proposed relocation of Carl's Junior's trash and new transformers added to the street front. If they legally included these outlying parcels in their PUD, the density would be considered appropriate to the area, the commercial would be more viable and the street frontage could be improved for public benefit. Instead, we get to keep the outdated fast food drive-through and they will rebuild 2 restaurant pads, and possibly use the remainder of their 25,000 s.f. for amenities that are "commercial looking" but really just amenities to the apartment tenants (ie. not open businesses, but co-share office space, dog spa, gym or other amenities in an apartment complex). The zoning entitlement is at the crux of this case; approving the PUD as it is benefits the property owner, who will enjoy golf course views and Camelback sunsets from the 25' paseo without improving the street front.

I am so thankful our Board and Commission members are listening to residents and seeing through the presentations given by the applicants who have chosen misrepresentation over collaboration. I remain hopeful that they will consider your comments seriously and that a few changes could lead to an agreeable solution. Thank you so much for your time and service to the community.

Sincerely,
Diana Kaminski

From: [Amber Mortensen](#)
To: [Development Review Board](#)
Subject: Hayden and Osborn Redevelopment
Date: Tuesday, March 02, 2021 9:18:36 AM

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

To whom it may concern:

My name is Amber Mortensen, a Scottsdale resident, living in Pointe Scottsdale neighborhood. I, along with some of my fellow neighbors, are looking for clarification and further details on the pending project on Hayden and Osborn.

I am asking for a pause on the project until the community has the opportunity to have a voice in the plans and development. My request also urges a continuance of the meeting on 03/18/2021 until further details are unveiled and the community has a chance to see finalized plans.

I appreciate your consideration of me, my community, and my voice as a resident. Thank you for your assistance and support.

Best,
Amber Mortensen
310-999-9722
Mitchell drive and 86th street

From: [DICK LUTHER](#)
To: [Development Review Board](#)
Subject: Hayden & Osborn Redevelopment
Date: Monday, March 01, 2021 4:03:54 PM

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

There is a project proposed for the corner of Hayden & Osborn that requires a change in zoning from Commercial to a Planned Unit Development. It would allow a height increase from 36 to 48 feet, incorporate 300 apartments and 84 studio apartments.

My wife and I are apposed to this zoning change and would like to see it remain as it is.

We are disturbed with the increasing number of high density units already constructed along Scottsdale Road from Thomas to Osborn. There are already ugly units on Miller from Osborn to Indian School and on Hayden from Oak to Thomas.

We moved to Scottsdale in 1968 and have lived on Osborn Road just down from Pima School ever since. We have seen the traffic increase dramatically with some cars clocked at over 60 mph in a 25 mph zone.

Scottsdale was once the "West's Most Livable City". I do not think that this is true any more!

The desert is being destroyed to the north. Please do not destroy what is already in the "Old Town" area.

Dick and Anne Luther

From: [Justin Deerwester](#)
To: [Development Review Board](#)
Subject: Greenbelt 88
Date: Saturday, February 27, 2021 8:56:17 AM

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

Good morning,

As a Scottsdale resident in this area (Hayden and Osborn) I'd like the Greenbelt 88 project reviewed and the community given a chance to voice their opinion on something that may have a negative impact on our neighborhood.

Thank you,
Justin Deerwester

Sent from my iPhone

From: [kathy livingston](#)
To: [Development Review Board](#)
Subject: Hayden & Osborn Redevelopment
Date: Tuesday, March 02, 2021 5:20:12 PM

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

Gentlemen,

I live near the proposed redevelopment of the Hayden/Osborn property. I have several concerns:

- traffic increases
- what are the proposed retail and commercial tenants
- really, a 300 apartment... just what IS NOT needed,
- concerns about the increase in heights to a 4 story building; didn't even like the 3, but 4 is RIDICULOUS.

I am not against modernization of the center, but the neighbors need some answers to direct questions...vagueness of not appreciated!

Please consider a continuance of the meeting on March 18 until the neighbors receive some answers and more finalized plans from the developer. This is for OUR neighborhood - not a bunch of money hungry developers trying to ruin our lives in our community.

Thank you!

Kathy Livingston

From: [Margaret Conroy](#)
To: [Development Review Board](#)
Subject: Lucky Plaza at Hayden and Osborn
Date: Sunday, February 28, 2021 2:51:12 PM

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

RE: Lucky Plaza, SW corner Hayden and Osborn.

Hello, I am asking for a continuance of the DRB meeting about this plaza on 03/04/2021 until we get some solid answers. I live in the neighborhood and patronize Big 5, Office Max, the UPS Store, Uncle Sal's and the other restaurants in this plaza. While I am not necessarily opposed to redevelopment, looking at this plan, 300 apartments are way too many, and I say NO to the 4 stories. What kind of building material will be used...will the building(s) be durable and safe or just thrown together? Has anyone thought about traffic in the area? I am so sad that development has run rampant with no real plan and Scottsdale is being ruined. Please, a continuance until we get some answers. Thank you, Marge Conroy

From: [Michael Rayo](#)
To: [Development Review Board](#)
Subject: ReZoning of Osborn, and Hayden
Date: Wednesday, March 03, 2021 10:18:48 AM

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

Good morning .

To whom it may concern:

My name is Michael Rayo. I live on Monterey Way and 85 ft St.

I'm writing to you because of my concern of the rezoning of the area, Osborn and Hayden. This area has several stores and restaurants that we partake in their business. There's UPS, Uncle Sal's restaurant, and Big 5 sport store and there's a bank on this property. By changing the zoning code there and building more apartments would do several things, 1, negative traffic and congesting to the area. 2, Bring into this area, more people that do not contribute to our town or to our community except in taxes and or rent to the developer /owner of this property. Think about the fact that the plan has. Three hundred apartments means over 300 hundred plus more people in that small complex. At 300 apartments, figure each apartment would have two, maybe three occupants in each apartment. Which means, six hundred or perhaps nine hundred more people living there. Which means, more traffic, more accidents, more delays. And needless to say, less or no stores and restaurants to partake and contribute to our economy in our neighborhood. Small business is the heart and soul of our community, not apartments. These businesses have been there for such a long time that they would financially be hurt in more ways than one.

Please understand, we really don't need more apartments. There's apartments and condos going up all around this area all ready which doesn't help in traffic, or congestion for this area. Seems like it's getting worse by the year. With more people moving here, and our lack of water. AKA.. our drought. This project will not help that situation.

I'm requesting, and asking that we keep this area as is for the betterment of our community . We don't need more apartments there. Building apartments there would destroy the neighborhood and it would start to look like downtown LA...We really don't need that to happen.

So please reconsider this project and say NO to rezoning this planned development.

Thank you for you time and consideration.

Yours truly

Michael Rayo... a resident of Scottsdale.

--

This email has been checked for viruses by Avast antivirus software.

From: cintisal57@aol.com
To: [Development Review Board](#)
Cc: [Carr, Brad](#)
Subject: HAYDEN AND OSBORN REDEVELOPMENT - WRONG FOR THE COMMUNITY- REQUEST NO ZONING CHANGE
Date: Sunday, February 28, 2021 11:16:36 AM

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

DEAR REVIEW BOARD:

I REQUEST A CONTINUANCE FOR THE HAYDEN AND OSBORN REDEVELOPMENT PROJECT. AS A LONG TIME RESIDENT OF THIS SOUTH SCOTTSDALE COMMUNITY, I DO NOT WANT THIS PROJECT TO MOVE FORWARD AT ALL AND THAT THE ZONING CHANGE NOT BE APPROVED UNTIL THERE ARE MORE DETAILS PROVIDED BY THE DEVELOPER AND MORE INPUT IS ALLOWED BY COMMUNITY MEMBERS.

THIS PROJECT MUST PROVIDE MORE DETAILS ON THE FOLLOWING:

- IMPACT TO TRAFFIC IN THE AREA
- TREMENDOUS STRAIN ON EXISTING RESOURCES AND COMMUNITY MEMBERS DUE TO INCREASED DENSITY AND POPULATION
- THE PROPOSED RETAIL COMMERCIAL TENANTS
- IMPACT TO SEWER/WATER/INTERNET AND ELECTRICAL DUE TO THE MASSIVE NUMBER OF NEW RESIDENTS UP TO 384+ WITH VEHICLES

THIS PROJECT IS WRONG FOR OUR NICE COMMUNITY. WE DO NOT WANT IT TURN INTO MCDOWELL ROAD. THIS PROJECT HAS TOO HIGH OF AN ELEVATION AND TOO MANY APARTMENTS.

WE DO NOT SUPPORT THE ZONING CHANGE TO THE COMMERCIAL COMPLEX THAT MANY OF US USE DAILY.

Respectfully,

Sara and Joe Rumann
8519 E. Monterey Wat
Scottsdale, AZ 85251

From: [Susan Rayo](#)
To: [Development Review Board](#)
Subject: Hayden and Osborn roads
Date: Tuesday, March 02, 2021 8:04:16 PM

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

To whom it may concern,

I was born at St. Joseph's hospital in 1954. I was raised in Sunnyslope and moved to what is now considered South Scottsdale in 1967. I have witnessed Los Arcos Mall come and go as well as Papago Plaza only to squeeze in apartments and condos. . Scottsdale High School was the school to go to back then, but it is long since been replaced with apartments and condos. Drive-in theaters as well as some old walk in theaters are gone. I remember golf courses here one day and gone the next only to build more residential housing. I remember when Hayden, Indian School, Camelback and most other main drags were one lane each way and I remember when there was no 101, 202 or 303 freeways. I understand that times change and with that time change , things change as well. Our infrastructure needs updating before anymore condos, apartments or houses are built. The traffic is so bad in our pretty town that is already over crowded with snowbirds becoming full time residents. Looking up and down Hayden Road, McDowell Rd., Scottsdale Rd., Osborn, Miller, McDonald, Granite Reef, Chaparral , Camelback etc. the only things being built are more and more houses, condos and apartments. Tearing down the plaza at Hayden and Osborn to build more apartments is not something that I want to see. Uncle Sals, The Side Door, The Blind Pig, Office Max, Big 5 and the UPS store would be sorely missed. Please don't tear down more favorite shopping strip malls to make room for more condos and apartments.

STOP THE OVER CROWDING!!!

Susan Rayo

From: [NoReply](#)
To: [Projectinput](#)
Subject: No More Apartments
Date: Thursday, October 15, 2020 11:16:16 PM

[City of Scottsdale](#)



Having shops nearby is really nice and makes scottsdale "livable," stop adding more apartments! -- sent by Savannah Engelking (case# 15-ZN-2020)

[City of Scottsdale](#)



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From: [NoReply](#)
To: [Projectinput](#)
Subject: Case 15-ZN-2020 Greenbelt 88
Date: Saturday, October 17, 2020 10:02:51 AM

[City of Scottsdale](#)



I am strongly opposed to this zoning change. This project is too tall and too dense for the neighborhood. This apartment complex will create too much traffic and congestion in the area. All that will be visible from Hayden road will be the parking garage. This project does not benefit anyone in the neighborhood. -- sent by Teri Huston (case# 15-ZN-2020)

[City of Scottsdale](#)



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From: [NoReply](#)
To: [Projectinput](#)
Subject: 15-ZN-2020
Date: Thursday, October 15, 2020 6:42:19 PM

[City of Scottsdale](#)



I am opposed to this rezoning. The neighborhood is appealing because it does not have the "urban" design and traffic is manageable. The amount of traffic this project will add is reason enough to refuse this rezoning. -- sent by Mary OHara (case# 15-ZN-2020)

[City of Scottsdale](#)



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From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #220)
Date: Monday, February 22, 2021 1:13:41 PM

Development Review Board Public Comment (response #220)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/22/2021 1:13:19 PM

Survey Response

COMMENT	
Comment:	Concerning Case #15-ZN-2020 We do NOT need another apartment building in South Scottsdale nor do we need another mixed use development! Also the zoning and height restrictions were put into place by those that had the foresight in keeping Scottsdale a wonderful place to live and enjoy. Allowing height and setback exceptions are a grave disservice to Scottsdale residents and we are losing the character of our City - one of its biggest draws! Please stop this insanity!!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Doreen Hollowell
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	doreenaz@hotmail.com
Phone:	
Address:	8222 E. Angus Dr., Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #221)
Date: Tuesday, February 23, 2021 7:34:29 AM

Development Review Board Public Comment (response #221)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/23/2021 7:34:00 AM

Survey Response

COMMENT	
Comment:	<p>Regarding the project of Hayden & Osborn case 15-ZN-2020. I am very displeased that the project is going before the DRB. To date there have been no public plans that reflect the following: -the landscaping that will be in place, -the elevation plan -the site plan. The community is being fooled into believing that some pretty pictures on the website are what will be designed on this corner. How can we as a community even know what is going to be built when no actual plans and no details have been submitted to the City of Scottsdale as well as the community that the building will reside in? We are concerned about the elevation of the structure is too tall for the greenbelt, we are concerned about the type of vegetation and landscaping to be done. And finally, we are concerned about the type of material being used in this project and how it is reflective of our area. Since the first community meeting that was held by the developer and the feedback that has been given via emails, social media nothing has changed in the plans, the drawings, or the communication of what will be built. I request a delay on the meeting of 3/18/2021 until more solidified plans can be developed and delivered to</p>

the community for review and feedback. Our community does not want to see 300+ apartments on this corner. We want a community that is involved in building and growing families in our area. Not a development that is 29% studio apartments and 52% 1 bedroom apartments. The type of implied apartments respectfully does not reflect the type of community that we want to develop in our neighborhood. The community has requested more 2-3 bedroom units that are reflective of small families, married couples, and professionals that work from home. Please extend a continuation of the 3/18/2021 date for the project in order for the community to give more feedback to the board and to the developer. The developer has not listened to concerns about this project, has not provided the community any type of solidified documentation and plans on what will be built. The community would like to see plans and drawings and renderings of what will actually be built in this area. Thank you Jan Vuicich

Comments are limited to 8,000 characters and may be cut and pasted from another source.

PLEASE PROVIDE YOUR NAME:

First & Last Name:	Jan Vuicich
--------------------	-------------

AND ONE OR MORE OF THE FOLLOWING ITEMS:

Email:	safeguardscottsdale@gmail.com
--------	--

Phone:	(602) 770-0233
--------	----------------

Address:	8749 E Cheery Lynn Rd, Scottsdale, AZ 85251
----------	---

Example: 3939 N. Drinkwater Blvd, Scottsdale 85251

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #222)
Date: Tuesday, February 23, 2021 1:32:29 PM

Development Review Board Public Comment (response #222)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/23/2021 1:32:10 PM

Survey Response

COMMENT	
Comment:	<p>Our town is increasing the residential development at a fast pace. We are going to overload the traffic on roads that already have issues with speeding. Hayden is a raceway. Now you want to add more rentals that will more than likely have the college students. What has happened to our board allowing random contractors to come in and request high density HIGH RISE dwellings. This town is already packed with rentals. Yes, the snowbirds are moving here permanently due to East Coast storms and Cali people moving due to fires and high cost of living. Please PLEASE listen to the residents that live here and have been year for many MANY years and have come to know and love Scottsdale for it's small town feel....well in the downtown area. We live on Hayden and use it!! Please do not continue to allow high rise buildings and stop the High density residential building. Let them go up and build North Scottsdale. Thank you for listening, Raina Sainz</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Raina Sainz
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	rainasainz@gmail.com
Phone:	(602) 430-2603
Address:	7916 E KEIM DR
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #223)
Date: Tuesday, February 23, 2021 2:11:50 PM

Development Review Board Public Comment (response #223)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/23/2021 2:11:10 PM

Survey Response

COMMENT	
Comment:	This is in regards to the property at Hayden and Osborn. I cannot believe more apartments may be built! We already have so many going up now! The traffic here is already bad. There are only 3 grocery stores nearby. Developers have just ruined our neighborhood. This neighborhood has totally lost it's charm!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Courtney Milewski
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	bajaxr@cox.net
Phone:	(602) 399-0672
Address:	8324 east cypress, Scottsdale 852571M
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #224)
Date: Wednesday, February 24, 2021 9:41:25 AM

Development Review Board Public Comment (response #224)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/24/2021 9:41:03 AM

Survey Response

COMMENT	
Comment:	Regarding project 15-ZN-2020. This apartment project is too dense for the area. How will the traffic on Osborn be addressed. The traffic heading into the Scottsdale Estates community is already too much. Traffic bypasses Hayden and Indian School for freeway access by cutting through the community on Osborn and 82nd street. Also, all we'll see from Hayden is a parking garage and trash dumpsters. There are already too many apartment complexes in south Scottsdale. Please do not approve this dense project in the middle of our neighborhood.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Teri Huston
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	tmhuston@cox.net
Phone:	(480) 945-8375
Address:	8156 E. Whitton Avenue
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #225)
Date: Wednesday, February 24, 2021 2:26:52 PM

Development Review Board Public Comment (response #225)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/24/2021 2:25:51 PM

Survey Response

COMMENT	
Comment:	This needs so much more information before you can make a decision please please wait until you get all of the materials you need and make sure that it connects with the ambience and needs of the location in which you are planning thank you
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Maria Circle
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Mkcircle@hotmail.com
Phone:	(480) 316-4326
Address:	7851 E. Keim Dr. Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #226)
Date: Thursday, February 25, 2021 4:54:26 AM

Development Review Board Public Comment (response #226)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/25/2021 4:53:39 AM

Survey Response

COMMENT	
Comment:	No more high density housing!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Laurie dalton
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	lauriedalton@cox.net
Phone:	(602) 790-6258
Address:	8741 e weldon ave scottsdale az
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #227)
Date: Thursday, February 25, 2021 12:47:38 PM

Development Review Board Public Comment (response #227)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/25/2021 12:47:26 PM

Survey Response

COMMENT	
Comment:	Please do not let anyone build a condo or apartments on the corner of Hayden and Osborn. We sure do not need any more of these places. We need more businesses to stay in business. Big 5 is used by a lot of the neighbors for the family sports their children are in. And also the resturants have been there for years.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Karen Nelson
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	jpnkan@aol.com
Phone:	(480) 946-5975
Address:	8307 E. Oak St
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #228)
Date: Saturday, February 27, 2021 9:38:52 AM

Development Review Board Public Comment (response #228)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/27/2021 9:37:52 AM

Survey Response

COMMENT	
Comment:	We do not need another apartment complex! This neighborhood does use and rely on the businesses you are talking about closing!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Roberta S Weidel
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	rsweidel@gmail.com
Phone:	(480) 203-9071
Address:	8144 E Osborn Rd
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #229)
Date: Saturday, February 27, 2021 9:45:15 AM

Development Review Board Public Comment (response #229)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/27/2021 9:44:19 AM

Survey Response

COMMENT	
Comment:	Please DO NOT allow re-development of the southwest corner of Osborn and Hayden roads. As a 60+ year resident of Scottsdale this corner and its businesses are a vital support system for our neighborhood and surrounding area.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Craig Weidel
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	craig@craigweidel.com
Phone:	(480) 203-6835
Address:	8144 E. Osborn Road
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #230)
Date: Saturday, February 27, 2021 11:59:49 AM

Development Review Board Public Comment (response #230)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/27/2021 11:59:04 AM

Survey Response

COMMENT	
Comment:	<p>I am writing in reference to the proposed Lucky Plaza aka Greenbelt 88 project at Osborn and Hayden. It is my hope that this email is not necessary. Our new Mayor and city council were elected specifically to stop tragedies like this from destroying our neighborhoods. This area of Scottsdale has already added numerous massive apartment and condominium developments in the past 5 years. Within a half mile of this site on Hayden Rd there are 2 developments still under construction. If the city has concerns about affordable housing; Denim, formerly The Greens, is next to this site. Denim is a large complex offering very affordable housing in a excellent location. There are also a glut of former motels that have been converted to apartments. It is time to say no more. Protect what we all have created through decades of careful and thoughtful management. Home owners have to work within existing zoning when working on our homes. Development companies should have do do the same.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mary Louisa Seiler
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	marylouisa@cox.net
Phone:	(480) 202-8722
Address:	8307 E Columbus Ave, Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #231)
Date: Saturday, February 27, 2021 12:54:00 PM

Development Review Board Public Comment (response #231)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/27/2021 12:53:20 PM

Survey Response

COMMENT	
Comment:	<p>As Scottsdale grows, and as a long-time Scottsdale resident (30+ years), I am growing increasingly concerned with the large amount of zoning projects that are being rezoned residentially as luxury condos and high end apartment complexes. I feel this is bad form for the current climate of sustaining Scottsdale's image as the most livable city. It also saturates Scottsdale with an abundance of housing unattainable to most buyers as is being seen in the Phoenix housing market as a whole. These buyers (myself included) would otherwise be able to afford until the housing market crashes, again. This potentially sets the city up for a housing crisis and property that may lose value and become an eyesore if not maintained. As well, I feel luxury condos or any type of residential project would not be good for this area as it will put a strain on the city's infrastructure.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Skyler Mann

AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	SAMann729@gmail.com
Phone:	(480) 444-9987
Address:	3825 N HAYDEN RD
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #232)
Date: Sunday, February 28, 2021 6:14:28 AM

Development Review Board Public Comment (response #232)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/28/2021 6:14:04 AM

Survey Response

COMMENT	
Comment:	<p>We have lived here our entire lives (61 years)- near Hayden and Osborn. We are very worried about this new development, Lucky Plaza aka Greenbelt 88. We have heard that the elevation has increased in height from 36 ft to 48 ft. This is NOT what is good for Scottsdale - we have been told the multifamily complex will have 85 studios, 157 one and 58 2 bedroom units plus all the retail/restaurant buildings. THIS IS GOING TO BE A MESS FOR TRAFFIC. We live at 81st St and Earll and we use the Hayden/Osborn and Hayden/Thomas intersections all the time - it is already a mess with traffic. Putting up more housing at that corner will make it a nightmare. Hayden and Thomas intersection is already known to be one of the most dangerous in Scottsdale. How is this plan going to not add more to this?? There are so many tall buildings being built in Scottsdale now - the charm is being lost every day. Please keep Scottsdale like Scottsdale and not like CA or NY. Thanks for your time.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Michele Russell
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	kitandmimi@gmail.com
Phone:	(480) 694-4817
Address:	3101 N 81st St. Scottsdale, AZ 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #233)
Date: Sunday, February 28, 2021 11:21:01 AM

Development Review Board Public Comment (response #233)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/28/2021 11:20:47 AM

Survey Response

COMMENT	
Comment:	DEAR REVIEW BOARD: I REQUEST A CONTINUANCE FOR THE HAYDEN AND OSBORN REDEVELOPMENT PROJECT. AS A LONG TIME RESIDENT OF THIS SOUTH SCOTTSDALE COMMUNITY, I DO NOT WANT THIS PROJECT TO MOVE FORWARD AT ALL AND THAT THE ZONING CHANGE NOT BE APPROVED UNTIL THERE ARE MORE DETAILS PROVIDED BY THE DEVELOPER AND MORE INPUT IS ALLOWED BY COMMUNITY MEMBERS. THIS PROJECT MUST PROVIDE MORE DETAILS ON THE FOLLOWING: IMPACT TO TRAFFIC IN THE AREA TREMENDOUS STRAIN ON EXISITING RESOURCES AND COMMUNITY MEMBERS DUE TO INCREASED DENSITY AND POPULATION THE PROPOSED RETAIL COMMERCIAL TENANTS IMPACT TO SEWER/WATER/INTERNET AND ELECTRICAL DUE TO THE MASSIVE NUMBER OF NEW RESIDENTS UP TO 384+ WITH VEHICLES THIS PROJECT IS WRONG FOR OUR NICE COMMUNITY. WE DO NOT WANT IT TURN INTO MCDOWELL ROAD. THIS PROJECT HAS TOO HIGH OF AN ELEVATION AND TOO MANY

	APARTMENTS. WE DO NOT SUPPORT THE ZONING CHANGE TO THE COMMERICAL COMPLEX THAT MANY OF US USE DAILY.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Sara Rumann
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	cintisal57@aol.com
Phone:	(480) 675-8381
Address:	8519 E. Monterey Way
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #234)
Date: Sunday, February 28, 2021 11:57:06 AM

Development Review Board Public Comment (response #234)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/28/2021 11:56:59 AM

Survey Response

COMMENT	
Comment:	I am requesting a continuance on the Hayden and Osborn 3/18 meeting. We, as the community, should have a say in the development of that plaza.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Ashley Hare
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	ashleyhare2019@gmail.com
Phone:	
Address:	8107 E Columbus Ave, Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #235)
Date: Sunday, February 28, 2021 12:51:29 PM

Development Review Board Public Comment (response #235)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/28/2021 12:50:46 PM

Survey Response

COMMENT	
Comment:	<p>Please delay the review of the Lucky Plaza aka Greenbelt 88 Mixed-Use Project at least until 3/18/2021. This would allow the developer to address concerns regarding height increase (4 stories), impacts to infrastructure including water, electrical, internet and to local resources (grocery stores, parks, gas stations) based on increase of residents in a small area. I understand the need to develop that plaza, but with all of the other apartment complexes being built in our area, I don't believe 300 new apartments is the best fit. Especially with many of the details still up in the air. Originally it was proposed that the look from the greenbelt would be aesthetically pleasing, but the current elevation just shows the backside of apartments. Also I want to ensure that the beloved local establishments there (Uncle Sal's, Side Door, Blind Pig, hair salon, etc.) are included in the design and have guaranteed space in the planned retail area. Scottsdale, especially in the South Scottsdale are has given up any long term planning for development to ensure it fits with the Scottsdale vibe (no not bars). It would be great to base it on walkability, green space, more trees for shade and to help alleviate climate</p>

	change. Thank you.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Jill Kanalos
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	jillk100@cox.net
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #236)
Date: Sunday, February 28, 2021 2:48:52 PM

Development Review Board Public Comment (response #236)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/28/2021 2:48:13 PM

Survey Response

COMMENT	
Comment:	<p>RE: Lucky Plaza, SW corner Hayden and Osborn. Hello, I am asking for a continuance of the DRB meeting about this plaza on 03/04/2021 until we get some solid answers. I live in the neighborhood and patronize Big 5, Office Max, the UPS Store, Uncle Sal's and the other restaurants in this plaza. While I am not necessarily opposed to redevelopment, looking at this plan, 300 apartments is just too much and I say no to the 4 stories. What kind of building material will be used...will the building(s) be durable and safe or just thrown together? Has anyone thought about traffic in the area? I am so sad that development has run rampant with no real plan and Scottsdale is being ruined. Please, a continuance until we get some answers.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Marge Conroy
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	margeaz@msn.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #237)
Date: Sunday, February 28, 2021 5:32:41 PM

Development Review Board Public Comment (response #237)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/28/2021 5:32:18 PM

Survey Response

COMMENT	
Comment:	Hayden & Osborn redevelopment project - I have lived in Scottsdale for over 20 years now, in the same home. I watched this city develop exponentially, and sometimes not in a good way. This project would be one of them. WHO thinks we need more apartment complexes in this city? THAT IS RIDICULOUS! If anything, develop the proposed area for the same shops, but BETTER. The LAST thing this city needs is more temporary housing. I am requesting to HALT this project until the people who have lived here can VOTE on how to proceed.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Darci Juris
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	darcijuris70@gmail.com
Phone:	(602) 738-0243
Address:	8131 E Piccadilly Rd
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #238)
Date: Sunday, February 28, 2021 5:34:51 PM

Development Review Board Public Comment (response #238)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	2/28/2021 5:34:04 PM

Survey Response

COMMENT	
Comment:	Hayden & Osborn redevelopment project - I have lived in Scottsdale for over 20 years now, in the same home. I watched this city develop exponentially, and sometimes not in a good way. This project would be one of them. WHO thinks we need more apartment complexes in this city? THAT IS RIDICULOUS! If anything, develop the proposed area for the same shops, but BETTER. The LAST thing this city needs is more temporary housing. I am requesting to HALT this project until the people who have lived here can VOTE on how to proceed.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Brett Juris
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	daj61a@yahoo.com
Phone:	(310) 699-1427
Address:	8131 E Piccadilly Rd
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #239)
Date: Monday, March 01, 2021 8:09:00 AM

Development Review Board Public Comment (response #239)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/1/2021 8:06:18 AM

Survey Response

COMMENT	
Comment:	<p>Mixed Use Project Hayden & Osborn Lucky Plaza Aka Greenbelt 88 My concern and this has not been answered: Has a traffic study been done for the Osborn Hayden intersection. Osborn Road going east bound on later afternoon weekdays becomes congested currently. The effect of high density multi-family will put more of strain on the traffic going east bound into the residential neighborhood as this is a primary access into this residential neighborhood. I am asking for a continuance of the 3.18.2021 meeting and reduction to only 3 story multi-family development due to the congestion. Thank you.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Paul Sarantes
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	phxarch@centurylink.net
Phone:	(602) 819-0857
Address:	3125 N. 84th Place

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #240)
Date: Monday, March 01, 2021 8:20:14 AM

Development Review Board Public Comment (response #240)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/1/2021 8:19:32 AM

Survey Response

COMMENT	
Comment:	Regarding the meeting 3-18-2021 to change the zoning for the Hayden and osborn mixed use project from commercial to pud, we request a continuance. We have unanswered questions and aren't clear on final plans by the developer. Thank you for your consideration in this matter.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Pat Perkins
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Patp@cox.net
Phone:	
Address:	8531 e osborn rd, Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #241)
Date: Monday, March 01, 2021 8:36:29 AM

Development Review Board Public Comment (response #241)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/1/2021 8:35:59 AM

Survey Response

COMMENT	
Comment:	Hello, I am concerned with the redevelopment that is being proposed at the corner of Hayden and Osborn. With a number of things not clearly stated on the project such as resource strain and infrastructure upgrades, we need to have a continuance until these can be solidified. I have lived in the Scottsdale Estates for many years and moved here because of the atmosphere and community. Creating dwellings where the population density is much greater than the surrounding area will put all that I love about this area at risk and hurt me and my family both socially and economically.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Brent Larson
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	brentlars@hotmail.com
Phone:	(480) 452-2513
Address:	8132 E Fairmount Ave. Scottsdale AZ 85251

From: [Development Review Board](#)
To: [Projectinput](#)
Subject: Development Review Board Public Comment (response #242)
Date: Monday, March 01, 2021 2:31:26 PM

Development Review Board Public Comment (response #242)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/1/2021 2:30:18 PM

Survey Response

COMMENT	
Comment:	I live on Osborn Rd & 85th St and the new Redevelopment on Osborn & Hayden will greatly impact our lives and that of our neighbors. There are already many new apartments on Hayden below Thomas which will have a great impact on traffic without adding more apartments to the area not to mention one which does not have yet a clear plan with subject to change as they go along. This project may be good for the owners of the land and anybody that profits from it but not for the neighborhood. Sincerely, Jay Lazar
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Jacob Lazar
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	metalfabman13@yahoo.com
Phone:	(480) 649-5509
Address:	3312 N 85TH ST
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #243)
Date: Monday, March 01, 2021 5:43:15 PM

Development Review Board Public Comment (response #243)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/1/2021 5:42:22 PM

Survey Response

COMMENT	
Comment:	In regards to the planned development being purposed at Hayden and Osborn, I respectfully request that the community have a say in the plans prior to its approval
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Steve Moyers
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	skmoyers@cox.net
Phone:	(602) 318-1415
Address:	8144 E Osborn Rd.
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #244)
Date: Monday, March 01, 2021 8:54:26 PM

Development Review Board Public Comment (response #244)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/1/2021 8:53:12 PM

Survey Response

COMMENT	
Comment:	I am I support of the new refacing of Hayden and Osborne. That are desperately needs an update and this place looks great.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Laura Ortnet
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Ksuortner@gmail.com
Phone:	
Address:	8745 E Culver St, Scottsdale AZ 85257
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #245)
Date: Monday, March 01, 2021 10:57:16 PM

Development Review Board Public Comment (response #245)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/1/2021 10:55:38 PM

Survey Response

COMMENT	
Comment:	<p>The following comments are pertaining to Greenbelt 88 project number 15-ZN-2020 for the January 26, 2021 resubmittal. Overall the project looks wonderful. I especially like the setbacks compared to other recent developments in Scottsdale. The only objective I have is the zoning variance requested to increase the number of floors from three to four floors. The height requested would meet the total height restrictions, but most buildings that have additional appurtenances on their roof have them recessed from the edge so the line of sight makes them difficult to see or takes only a small part of the roof. An additional floor is neither of these. Hayden and Osborn roads provide egress for the development. An additional floor will increase the population density. During peak traffic hours such as going to work the majority of traffic will either go north or south on Hayden. The project has stated they will add a left hand signal traffic light at the Osborn and Hayden for traffic egressing from Osborn to go north on Hayden. Going south on Hayden takes you to the Hayden and Thomas intersection which is ranked second in the number of traffic collisions in Scottsdale according to the article publish in the</p>

<p>Arizona Republic on Dec. 17, 2019. Additional traffic will just aggravate the situation. New townhouses are being built at the old Harper's Nursery just 0.7 miles south on Hayden and the First Church of the Nazarene was just brought by another developer which is just 0.9 miles south on Hayden. Scottsdale has always been voted as one of the best cities to live in the United States. The increasing population density as we continue to build additional developments without supporting infrastructure will only diminish our standing. The addition of new infrastructure to support the growth is very difficult or impossible since the new developments are in an existing built-out area of Scottsdale,. Smart developments is the key to growth, yet have a thriving city for the future.</p>	
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Brian Teraoka
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	brianteraoka@hotmail.com
Phone:	
Address:	
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #246)
Date: Tuesday, March 02, 2021 7:59:13 AM

Development Review Board Public Comment (response #246)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/2/2021 7:57:48 AM

Survey Response

COMMENT	
Comment:	I am in support of the project so long as the planned retail stays in place. I live just off the Greenbelt in Cavalier Vista 2 neighborhood and can walk or ride my bike to this location and would love to have more of a reason to stop in.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Christina Vance
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	christinaannevance@gmail.com
Phone:	(480) 648-6305
Address:	7707 E PINCHOT AVE
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #247)
Date: Tuesday, March 02, 2021 8:11:47 AM

Development Review Board Public Comment (response #247)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/2/2021 8:09:05 AM

Survey Response

COMMENT	
Comment:	I would like a continuance of the meeting on 3-18-21 concerning the Hayden & Osborn redevelopment. I would like to wait and see that questions the community group wants to ask are answered. I believe there has been too many apts and condos added to Scottsdale and it is taxing our environment as well as resources and the developers as well as city government need to take more consideration before adding even more units to our community.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Esther Hunter
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	estherhunter1947@gmail.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #248)
Date: Tuesday, March 02, 2021 8:36:53 AM

Development Review Board Public Comment (response #248)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/2/2021 8:35:34 AM

Survey Response

COMMENT	
Comment:	<p>Hello, I am writing in SUPPORT of the Lucky Plaza Redevelopment at Hayden & Osborn. I have to be honest, in "most cases" I am not a huge fan of more apartments (I would rather see Condos, where there is some ownership and stake in the community) BUT, I really like the thought and concept behind this design. We definitely need to freshen up the area. It would be nice to see more of a "live/work", kinda like Kierland Commons, in South Scottsdale. Plus, It would be great to have more destinations to bicycle to along the greenbelt. I just hope that the retail space is not downsized. I believe besides the existing; Uncles Sals, UPS, Credit Union, Carl's Jr. and Starbucks there needs to be additional space allocated to promote the "live/work" environment. Lastly, I think it is important as this, and any project in South Scottsdale be considered, the thought about promoting Scottsdale's goal of becoming a Diamond Bicycle Friendly Community!</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Judd Rousseau
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	juddrousseau@gmail.com
Phone:	(480) 677-0774
Address:	7937 E Loma Land Dr
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #249)
Date: Tuesday, March 02, 2021 10:13:02 AM

Development Review Board Public Comment (response #249)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/2/2021 10:12:05 AM

Survey Response

COMMENT	
Comment:	More information is needed for the Osborn and Hayden project so an extension should be given before judging. Data and stats / facts should be at the core and until certain questions are answered approval should be refrained from happening.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Dominic Bernardo
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Dominic.bernardo@gmail.com
Phone:	(786) 200-6122
Address:	8101 E. Fairmount Ave, Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #250)
Date: Tuesday, March 02, 2021 4:41:24 PM

Development Review Board Public Comment (response #250)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/2/2021 4:40:20 PM

Survey Response

COMMENT	
Comment:	Hi, My name is Mary Williams an I live very near Hayden and Osborn. I was informed recently that project has been submitted which will change the zoning from commercial to a PUD. I would like to request a continuance of the meeting 3-18-21. I believe our community does not have all the answers to our questions regarding this project. I would also like to see more finalized plans. Thanks, Mary Williams
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mary M Williams
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	marymwilliams4@gmail.com
Phone:	(408) 599-8767
Address:	8409 E COLUMBUS AVE, , false
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #251)
Date: Tuesday, March 02, 2021 5:03:37 PM

Development Review Board Public Comment (response #251)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/2/2021 5:03:19 PM

Survey Response

COMMENT	
Comment:	<p>Greenbelt 88 I am writing to express my strong opposition to 15-ZN-2020 (Greenbelt 88). As a third-generation South Scottsdale native/resident, I love this area deeply and am concerned that this development will be detrimental to the area. South Scottsdale already has a housing issue and more multi-family housing is not going to solve it but, rather, make it worse. The area needs more single-family housing, not more multi-family housing! I grew-up in this area, have a Master's degree in Taxation, a CPA license, and a great job in public accounting but the shortage of single-family housing in the area has created a surge in pricing that is slowly pricing me out of the city I grew up in. The applicants argue repeatedly that consumer spending habits have changed and that commercial spaces such as this are obsolete. As someone who frequents this shopping center regularly, I disagree. There are very little commercial shopping centers in the area and this one in particular houses Office Max (with a FedEx), UPS, Big 5, etc. All of these stores are shopped at frequently by local residents and we enjoy having them in close proximity! This center is also home to Uncle Sal's, which</p>

<p>I'm sure you know has some of the best Italian food in town. Further, this project will create major traffic problems on Hayden Road, which is already congested (even during non-peak hours). Finally, I believe this project will likely create a host of other issues too (blocking views, adding to the urban heat effect, making portions of the greenbelt inaccessible, etc.). I know my opinions are shared by many in the area. We want the community to thrive (we feel that it already is). However, we want growth to be done in a way that protects our community, our environment, and the quality of life of the current residents! Please preserve the character of our community! I urge you to protect this area and the beloved greenbelt by disapproving the proposed development project. Best, Morgan</p>	
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
First & Last Name:	Morgan Larson
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
Email:	mlarson991@gmail.com
Phone:	
Address:	2700 N. Hayden Rd., APT 2075, Scottsdale, AZ 85257
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #252)
Date: Wednesday, March 03, 2021 9:42:01 AM

Development Review Board Public Comment (response #252)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/3/2021 9:41:47 AM

Survey Response

COMMENT	
Comment:	Regarding the Lucky Plaza aka Greenbelt 88 Mixed Use Project Proposed at Hayden & Osborn: I'm reaching out as a local resident that owns a home less than a mile from this area. We don't want this proposal to move forward for the development of Hayden & Osborn until we have had the change to have a say in these plans. I'm writing to request a continuance of the meeting on 3/18/21 until more finalized plans are available from the developer and our community can have a say in this. Thank you!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Kristin Maloney
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	kristinbmaloney@gmail.com
Phone:	(971) 533-4012
Address:	8507 E Fairmount Ave, Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #253)
Date: Thursday, March 04, 2021 6:13:47 AM

Development Review Board Public Comment (response #253)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/4/2021 6:12:58 AM

Survey Response

COMMENT	
Comment:	Please grant a continuance of the Review Board meeting on 3/18/21. I am a Scottsdale native who lives at Indian School and Hayden Roads. I do NOT want things to move forward with the Lucky Plaza (aka Greenbelt 88) Project until I know ALL of the plans for this development. This is MY neighborhood and while I embrace change, I need to know details of the plan. Thank you! Anne McIntire
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Anne McIntire
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	anne.mcintire3@gmail.com
Phone:	(480) 326-4669
Address:	8043 E Fairmount Ave, Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

From: [Development Review Board](#)
To: [Development Review Board](#)
Subject: Development Review Board Public Comment (response #254)
Date: Thursday, March 04, 2021 7:11:28 AM

Development Review Board Public Comment (response #254)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/4/2021 7:10:37 AM


Survey Response

COMMENT	
Comment:	Please issue a continuance for the Hayden & Osborn Redevelopment until there are more finalized plans and some other answers to our questions.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Mark Carver
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	mcarver@anmark.com
Phone:	(480) 968-3126
Address:	8220 E COLUMBUS AVE Scottsdale az 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

To: Savannah Engelking
Subject: RE: Rezoning Meeting

From: Savannah Engelking <sengelking@ymail.com>
Sent: Tuesday, August 25, 2020 4:27 PM
To: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Cc: ollevad@cox.net; rengelking@cox.net
Subject: Rezoning Meeting

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

Hi Bryan,

Are we able to submit feedback early by emailing you directly? I and many other Scottsdale residents are opposed to the addition of MORE apartments, rather than businesses, condos, and homes. I currently live next to another developing apartment complex and have seen first hand the negative effects it has on the surrounding neighborhood and it's residents, including subsequent increase of crime that has effected my family personally. I and my neighbors urge you to rethink the rezoning and addition of more apartments.

Sent from my iPhone

Cluff, Bryan

To: Carolyn Kinville
Subject: RE: pending mixed use (residential and mercantile) at Hayden and Osborn Roads

From: Carolyn Kinville <jckn1746@gmail.com>
Sent: Friday, August 28, 2020 5:33 PM
To: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
Subject: RE: pending mixed use (residential and mercantile) at Hayden and Osborn Roads

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

Thanks Bryan.

I still don't trust the developer. So the existing businesses can renew their leases, but will the rents increase ? Regarding the new residential, I am concerned about height and density. It is getting harder to see Camelback Mountain.

I'm all for biking trails and walking trails.

Carolyn

Cluff, Bryan

To: Curtis, Tim
Subject: RE: Hayden and Osborn; Greenbelt 88 (15-ZN-2020)

From: John Faramelli <jfaramelli@cox.net>
Sent: Tuesday, September 29, 2020 4:02 PM
To: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: RE: Hayden and Osborn; Greenbelt 88 (15-ZN-2020)

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

Tim, where do I start. First of all thank you for thinking of me and sending me the application. However when I click on the link it starts then my screen goes blank I only read the history. {I will keep on trying considering I am very interested on the compliance to the GP}

Here are my thoughts yes in fact this site was part of the Schrader Ranch Master Plan and the retail was placed there to serve the general area. He has not shown any studies that would suggest that he has done any type of study to determine if there is still a need for retail to serve this area. I believe that this site still provides the type of uses to serve the neighborhood. I spoke to UPS corporate and they say that they are pleased to be in that center also Office Max feels the same way. However they were told that they would have to share the site with apartments. You can only imagine what their reaction was to that.

He also has been making broad statements to the neighborhood that if he does not reduce the retail the center will go dark. I would like the applicant to submit a study from Real Estate Associations that supports his assumption. Just because money is available for apartments that does not mean we should be building apartments up and down Hayden Road. In my opinion banks should not be determining land use it should be up to professionals.

The last plan I looked at showed densities up to 42 units per acre, I know I left the city a while ago but did not know we can build densities outside of our downtown to that number. When we did the apartments on the north side of Osborn the densities there was around 18 units per acre, (and the only way they achieved that number was because they dedicated parts of the Indian Bend Wash and we transferred the densities.

The other issue is height in this case the height probably be determined by the 100 year water level in the IB wash and the required freeboard, my understand is that the height can only be 36 feet out side of the down town. How will they fit 4 stories into that 36 feet. Can they amend development standards, most of the apartments are 800 square feet I guess with 9 foot ceilings?

This project impacts a large neighborhood and by having these virtual zoning cases is crazy, this puts neighborhoods in a competitive disadvantage and the CC and PC don't have all of the input it needs to make an informed decision.

I am not going to get into the infrastructure problems that is something the engineers will have to work out, however I will be on top of the evaluations they all make.

I am talking to the Golf Course Tim, and I have a question. That area where the golf course is a drainage easement and fee ownership mostly held in Trust by the city for flood control. It also has a land lease to accommodate the golf course my question is can the golf course file a legal protest against this project? I was wondering where I get that answer I have not had time to go to the archives to review the lease, I was going to call the City Attorney. What is her name?

Tim, thank you for letting me vent, however I have been ask by this neighborhood to help them, and I feel a sense of responsibility even if it takes away from my football watching.

Cluff, Bryan

To: Smetana, Rachel
Subject: RE: Hayden/Osborn Redevelopment

From: John Faramelli <jfaramelli@cox.net>
Sent: Tuesday, August 18, 2020 10:15 PM
To: christianserena <christianCserena@gmail.com>; rgrant0755@gmail.com; trcavanagh@cox.net
Cc: Smetana, Rachel <RSmetana@scottsdaleaz.gov>
Subject: FW: Hayden/Osborn Redevelopment

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

I have looked at this project and it sucks, there is money available for apartments and come hell or high water he is going to get the max from the lending institution. He has never looked into the entire area to determine if we are well served by retail. This was part of the Shrader Ranch master plan that established this retail with Lucky's grocery store. They told me that the density is 40 units per acre, the multi-family to the north is less than 20 units per acre. And that density was transferred from the dedication they provided for the wash easement. There is a bunch of other issues, but I believe the Beverly Hills Developer needs to do a lot more work. This zoning attorney has a reputation of ramming projects through the process.

I have been contacted by many neighbors to get involved, I am not interested in getting all of those folks notified, but this should not be a 750 feet notice. It should extend out to housing on the east and west. It could be a minor gp amendment. Many of these neighbors who ask me to get involved believe we have enough apartments and we should not be rezoning property based on money that is available but what is the best land use. I am old and tired and not interested in doing much more but I do have the confidence in the staff to hold their feet to the fire.

Cluff, Bryan

To: Diana Kaminski
Subject: RE: Public Input for the proposed project at Osborn & Hayden

From: Diana Kaminski <DMDMKamin@outlook.com>
Sent: Wednesday, August 26, 2020 10:49 PM
To: George Pasquel <george@withey Morris.com>
Cc: Cluff, Bryan <BCluff@Scottsdaleaz.gov>; electdaveortegamayor@gmail.com; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; becca@beccaforscottsdale.com; lisa@lisaformayor.com; bhumphrey1 <bhumphrey1@ymail.com>; tammy@tammycaputi.com; durhamforthecitizens@gmail.com; votejanik@gmail.com; johnlittlescottsdale2020@gmail.com; phillips4council@gmail.com
Subject: Public Input for the proposed project at Osborn & Hayden

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

Good Evening Mr. Pasquel,

Thank you for the well-attended and presented neighborhood meeting. I will apologize in advance for the length of this email.

Regarding Meeting Notification: I was disappointed that the city allowed the sign to post a zoom meeting without the URL, which then required residents to “register” through the applicant in order to get the link to the meeting. As a public open meeting, residents should not have to disclose their personal contact information in order to attend. There were approximately 100 people on the meeting, however, this may have been from posting on social media, not from the applicant emailing people. I was told from a friend who had contacted you that they’d be emailed later with the link but they did not get a link for the meeting; they said several of their friends had the same experience, and never got emailed the link. This leads to mistrust in the public when access to the meeting is controlled. This is a city issue to deal with, as you met the notification requirements as outlined by the city.

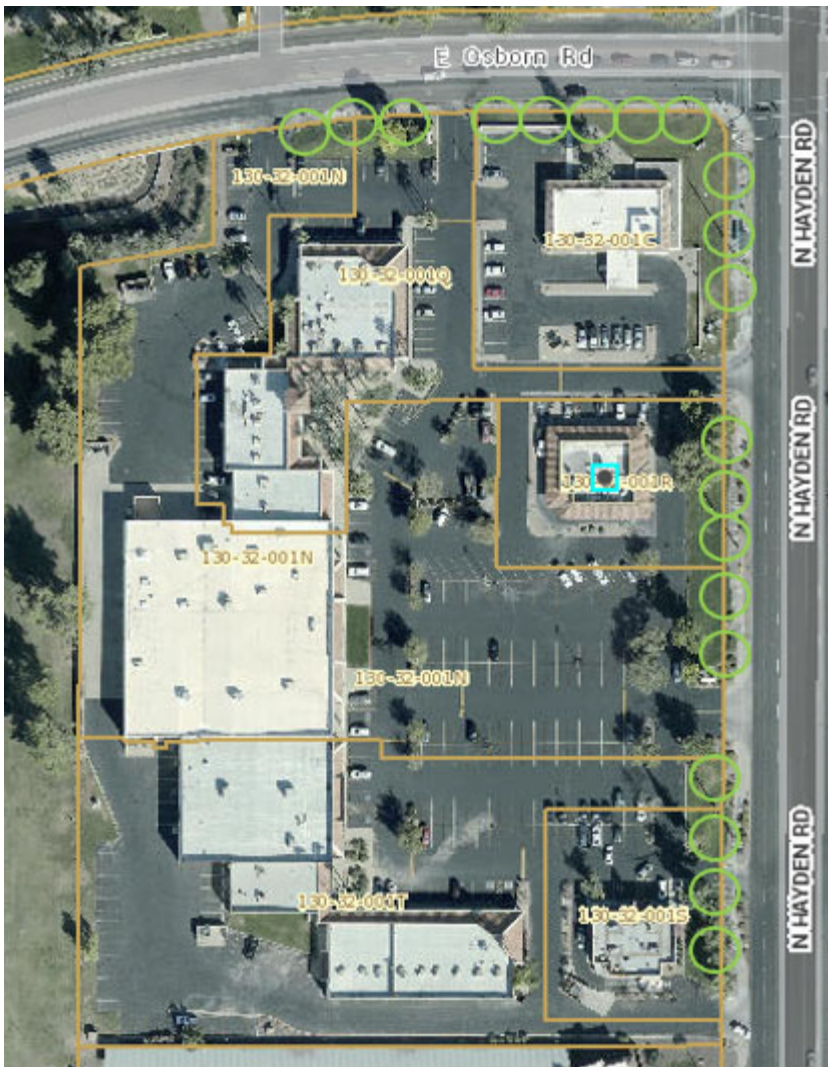
Regarding Meeting Openness for Participation: Thank you for answering many of the questions during the meeting, however, not having the ability to see the questions/comments by other residents was not a transparent process. The development team controlled the discussion entirely, and did not allow people to see the comments submitted. I hope any future meetings required, will enable the dialogue to be heard among all who attend and not be controlled by the applicant. I am not sure how many more meetings they will be required to have, or if the next step is the hearing process.

Regarding Public Hearing Involvement: Since the Design Review Board meets at 12:30pm on Thursdays, most residents will not be able to attend. Another issue for the city, holding public meetings where only retirees, unemployed or shift workers can attend because they are during regular work hours. Maybe some will take vacation time to attend. I wanted to provide feedback on my initial observations of the project in hope that early input will impact final results.

Regarding commercial component:

- Very glad the credit union is staying, my family banks there, thank you.
- Very glad that Uncle Sal’s will stay, thank you.
- Glad the dance studio may be kept, thank you.
- I understand the retail market is soft, and the current big box model is not financially viable. However, I implore you to keep UPS and the CopyMax portion of the store, as they are very valuable for residents; those uses could easily move into the retail space proposed.

- Of greater concern is Big 5, some products they offer *cannot be purchased online* and serve South Scottsdale scouts, sports teams, families, hunters and outdoor enthusiasts. We have purchased backpacks, ammunition, camping gear, archery gear, clothing, swim gear and shoes (for football, golf, soccer, school & work). We can't afford Bass Pro or Dick's Sporting Goods. We know many families in scouts and sports who can't afford these other places. If there was any way to incentivize Big 5 to stay, maybe a scaled down version of their store with the ability to try on shoes or hiking gear and order them for pick up later so they don't have the large inventory on hand. We would greatly appreciate keeping this resource, otherwise we will have to drive to Phoenix to shop for these items.
- I know the street front retail are under different ownership, but I hope that Carl's Juniors, the credit union and Starbucks will be updated to reflect a more contemporary style that goes with the new development rather than remain outdated buildings in front of something new. The site will not be revitalized if not united aesthetically, in whatever manner is feasible.
- Keep the turf at the street front; I am tired of the desert conversion to a minimalistic plant palette (zero-scape rather than xeriscape) that adds lots of rock to radiate heat of the surrounding area. The character of the area is reflective of the green belt. While we pay for maintenance of Indian Bend Wash, as viewed by the new residents of the development, we would like them to maintain a street front that is reflective of this same character on Osborn and Hayden. Keep the turf.
- There was no information provided regarding parking. When Uncle Sal's is open the current parking fills the north half of the lot. This use is not compatible as shared parking with residences because it is open during the hours when residents are home. There needs to be sufficient parking to balance commercial uses, guest parking and resident parking. This was discussed during the meeting, but no numbers were available to discuss. The site may be mixed use, but it does not have a strong transit system to support alternative modes, and will still be heavily reliant on automotive traffic.
- I realize there are private properties and powerlines at the street front, however, the City should require the developer to provide 2" caliper street trees on the south side of sidewalk on Osborn and west side of the sidewalk on Hayden, to support a shaded walkable area, preferably a tree species that provides a dense canopy for shade. This will create a more comfortable pedestrian experience.



Regarding residential component:

- The presentation did not provide data on density, parking or traffic counts. We need more information on this.
- **Build for Condos:** Residents do not support apartments at this location. This is a condominium location with the golf course and park. I understand the financing of these projects, and that you cannot build condos from the start. However, the City could require the project to build to condominium code standards (higher noise transmission insulation between units, higher quality finishes, larger floor plans). The City could also require that a condo plat with HOA CC&Rs be recorded for future implementation when the 10 year statute of limitations ends on construction liability. The developer can own and operate it as apartments and does not have to sell the units, but this assures that when the market changes, these units are designed, constructed and ready to sell: **owner occupied is a preferred addition to the community, it establishes longer term residents that embed in the community rather than the transient population of rental units.**
- **Increase unit size:** provide fewer units that are larger and with more bedrooms. 1,000-2,000 s.f. units with 3-4 bedrooms are more like houses, livable and sellable. For those who work from home (a growing trend) a single or couple may want a guest bedroom as well as a home office (3 bedroom). A divorced parent with kids of different genders is required to have separate bedrooms which is hard to find in 1 and 2 bedroom complexes. Please provide three-bedroom units to attract a more diverse population of tenants. 1 and 2 bedroom 800 s.f. units restricts the demographic served and will promote a more transient population.
- **Traffic generation:** Traffic data was not available at the meeting. Although mixed-use in theory reduces traffic (*if people work on site*), the reality is this site has limited access to alternative transportation (*and residents who pay market rate rents may not want to take the bus to work*) and limited commercial uses (*none that will not*

generate jobs for residents able to afford these units). The proposed number of units will add a lot of rush hour traffic with commuters. It is mixed use, but does not appear to have the components to justify traffic reductions.

- **Density:** in the area is starting to impact the grocery stores (pre-covid shortages of produce were fairly frequent). Reducing the number of units would help reduce the burden on parks, grocery stores, water pressure and streets. I know that there is a pro-forma done for this product, particularly to pay for a parking structure, but we don't get to see this proforma. Reducing the number of units will reduce the parking demand, possibly taking off one floor and saving construction costs.
- **Building height:** I support the proposed height as long as all mechanical equipment is fully screened on all sides.
- **Stealth Cell Tower:** I would like to see the height utilized in a tower element on site that could provide a stealth cell tower facility, which would generate revenue for the site and reduce the need for fake trees or poles in the area. The minimum height needed for something like this is 60'; if they can get an architectural feature that is part of the building this would be beneficial for cell coverage.
- **Solar panels:** as an amenity to the residents, build solar panel shade structures on the top floor of the garage to shade vehicles and generate power. Solar shade canopies will also reduce the need for tall light poles sticking up on the top level, as the parking would be illuminated under the canopies.
- **Amenities:** provide a small tot lot and dog park for residents on site. The increased density in the area is having an impact on park amenities; the addition of residential should include a requirement to provide private open space for the residents, even if it is on the rooftop with shade and plants. Please do not rely on the existing park infrastructure for the amenities like dog facilities. I know you mentioned this during your presentation, and I hope it is quantified in documents to assure it remains a part of the project.
- **Architecture:** Do NOT give us more grey and white stucco boxes devoid of architectural interest. The presenter said they 'would rely on the existing beauty of the natural park landscape with the buildings as a neutral background.' We already have the existing beauty of the natural park landscape; please give us architecture worthy of looking at while in the park. I am tired of grey and white stucco boxes. Provide south Scottsdale the same level of detail and architectural variation that north Scottsdale would get in a variety of materials, use of masonry and metal, changes in texture and color, variation in building wall plane and roofline. I would like to see high quality long lasting materials, articulation of the structure, shade over windows and privacy between balconies (recessed balconies, not cantilevered in the air with fake wood panel slats between them). *Design this so that 10 years from now they look as good as they do now, and are not dated by trend, so that they are marketable to sell as condominiums.*

These are my initial reactions to what was presented tonight. I look forward to further presentations with more detail and more opportunity to provide open public dialogue. Because I'm not sure when this will go to hearing or if I will be able to attend, I am copying Bryan from Planning, as well as the Council members and Candidates, so they are aware of these concerns for their consideration at any future hearing process. This has the potential to be a great addition to the area, if designed properly. I would be happy to provide images of all the projects that I consider a compliment or a detriment to the community, but I realize this is personal taste and others may not agree.

Sincerely,
Diana Kaminski

Cluff, Bryan

To: Curtis, Tim
Subject: RE: Planning Commission Public Comment (response #173)

From: PlanningCommission@ScottsdaleAZ.gov <PlanningCommission@ScottsdaleAZ.gov>
Sent: Wednesday, August 26, 2020 4:40 PM
To: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: Planning Commission Public Comment (response #173)

Planning Commission Public Comment (response #173)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	8/26/2020 4:39:41 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	rezoning of shopping center @ Osborn & Hayden
COMMENT	
Comment:	This is part of "old town" and most of us would like to keep it that way. All of these 3 story apts are awful and making the area crowded. There are already plenty of apts on the other side of Osborn (that are not full) and this complex is a nice place to shop. I have lived in this area 50 years and was born here b4 Scts became a city. Trying to make us like LA or NYC is not welcome and even my kids like it without all the high-rises-- which are being built anyway i.e. south of Thomas on Hayden. I'm sure the neighborhood @ Oak is just loving those apts that mean more traffic for their streets. Please NO Thank you
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Kathleen J.
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	appylvr48@hotmail.com
Phone:	(480) 949-0409
Address:	7725 E. Earll Dr. Scts 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 2:58 PM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #269)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 18, 2021 2:14 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #269)

Development Review Board Public Comment (response #269)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/18/2021 2:14:09 PM

Survey Response

COMMENT	
Comment:	The developer insight into retail is dying is not accurate with all of the tenants at the 15-ZZ-2020. The Big 5 Sportings Good store is a thriving business and plans to keep its lease for 5 1/2 years the rest of the contract. Big 5 during 2020 increased it's revenue by 19% during Covid. Additionally, their stock value went from \$1.15 in May of 2020 to \$15.00 in Mar 2021 an increase of 1200% We have a jewel that would keep this retail thriving and the community happy. The website - https://www.retaildive.com/news/5-retailers-winning-despite-the-pandemic/586602/
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Jan Vuicich
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	ian@jhaccounting.net
Phone:	(602) 770-0233
Address:	8749 E CHEERY LYNN RD, SCOTTSDALE, AZ 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 2:54 PM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #268)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 18, 2021 1:22 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #268)

Development Review Board Public Comment (response #268)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/18/2021 1:21:19 PM

Survey Response

COMMENT	
Comment:	Why is this project moving forward, when they have not complied with the land use element of the General Plan??? Does this attorney dictate what our city should look like, or does the neighborhood have input.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	John Faramelli
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	jfaramelli@cox.net
Phone:	(602) 206-9391
Address:	3327 north granite reef road

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:52 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #266)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 18, 2021 8:51 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #266)

Development Review Board Public Comment (response #266)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/18/2021 8:50:38 AM

Survey Response

COMMENT	
Comment:	I would ask that this development considers our neighborhood of families. I am open to it but want to make it known we want to entice families not low income apartments. No 4 stories. When this project was first discussed you mentioned beautiful landscaping and expansion of our green belt with more access and I get the impression the goal is money not better livability for the community.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Angela Schafroth
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	Angieschafroth@yahoo.com

Phone:	(503) 250-2871
Address:	8719 e cheery lynn rd Scottsdale 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:25 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #265)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 18, 2021 8:21 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #265)

Development Review Board Public Comment (response #265)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/18/2021 8:20:17 AM

Survey Response

COMMENT	
Comment:	<p>Greenbelt 88 project: The parking garage is only allocating 392 cars for the garage and another 123 of surface parking outside of the garage, That is only 1.71 cars per apartment. Is this enough including guest parking and retail parking? When the developer says more spots aren't needed because they've found residents don't all request more parking, it's because they typically provide one spot per unit and any additional spot will cost the renter money. Well the renter will typically determine they can "wing it". on the 2nd spot. They will park in retail parking and on the streets, or across at neighboring commercial or residential locations. My son rents a one-bedroom apartment with his wife near the Valley Ho. They wing it everyday to find parking on the streets in order to avoid the 2nd monthly parking charge. Not fair to the local residential and commercial neighbors.</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	

PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Margie Creedon
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	margiecreedon@gmail.com
Phone:	(480) 221-9449
Address:	2940 N 83rd St, Scottsdale, AZ 85251
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:09 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #261)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, March 17, 2021 8:30 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #261)

Development Review Board Public Comment (response #261)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/17/2021 8:29:45 PM

Survey Response

COMMENT	
Comment:	<p>March 17, 2021 I'll get right to the point. I am sick and tired of apartments popping up like weeds in South Scottsdale. This used to be a nice place to live. I've been here for 40 years and it has changed for the worse. Now it is becoming just another typical apartment filled suburb, the West's Most Non-Western Town. More apartments = more people, cars, noise, pollution, crowded grocery stores, traffic, etc. A few times this past year I've had to wait for a second light cycle at traffic lights during non-rush hour times. The overall quality of life here has declined. Mr. Drinkwater would not be happy with what is going on here. At first you were going after land that had businesses that were already closed and gone - the closed car dealers along McDowell Rd, the closed church on the southwest corner of Hayden and Oak, the closed Harper's nursery on the southeast corner of Hayden and Virginia, and several others. Now you are going after land with open businesses – the Office Max center on the southwest corner of Hayden and Osborn. In your report you call it an “under-performing”</p>

	<p>location, under-performing by whose definition. I have been a customer for at least four businesses in that location for years. The bottom line is the city wants more revenue and it comes at the expense of the quality of life here in South Scottsdale. No member of the city council lives here in South Scottsdale. So what they vote for here doesn't affect them where they live. Propose a three story apartment complex on their street or in their neighborhood to bring in hundreds more people and let's see what happens. Vote no on this proposal and stop destroying South Scottsdale. Robert Wierzal</p>
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Robert Wierzal
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	bonzaibob@g.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 18, 2021 8:08 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #260)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Wednesday, March 17, 2021 5:15 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #260)

Development Review Board Public Comment (response #260)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/17/2021 5:14:18 PM

Survey Response

COMMENT	
Comment:	<p>Things we as a community would like in this project Reduced height.. We do not want a 4 story box on the corner.. If we have a step-up design of 2 stories facing the greenbelt up to maybe 3-4 stories facing the retail side much more acceptable We would ask to exclude studio apartments and focus on 1,2 and 3 bedroom units that cater more to professionals and small growing families. (less transient more permanent / growth-minded community members) We would like to see this a condominium project rather than an apartment complex (as there are condominiums to the north) More landscape and greenery are relevant to the Greenbelt area.. The site plans have very few trees or greenery. And we would like to know the types of landscape A traffic study, we are very concerned with this being an already busy corner that the traffic flow in this older community is going to take some time to redesign the traffic. Only on the North-South Hayden Rd. are there 2 areas to make left-hand turns going north.. This needs to be evaluated for the Osborn road as there is only 1 left-hand turn exit and</p>

	<p>may cause traffic delays at an already busy corner. The Greenbelt 88 narrative suggests that there are restaurants with patios, however, when we look at the site plans we do not see any room for patios for the restaurants that will be new.. And due to Covid requirements, outdoor seating is essential We want to make sure that there is a setback away from the sidewalks and curbs and allow for plenty of area for trees to offset the height of the building, per the plans it appears to have 0' of setback The parking garage is only allocating 392 cars for the garage and another 123 of surface parking outside of the garage, That is only 1.71 cars per apartment. Is this enough including guest parking?Â We would ask that this be re-evaluated The site plans list that there are 55 bicycle stalls provided, however, we question if these are for tenant use as they appear to be on the outside-accessible to all public and not just tenants.. If this is to be a designated area for a bike to work type property then please list out some secure areas for bikes for the tenants Floorplans are vague as to the proposed size of the resident balconies and locations for these. We would like to see more definition on each apartment balconies We would like to know the types of amenities for the tenants, ex: 3 pools, and locations We also would like to know the types of materials being used in the development as Hayden has a different appeal than Scottsdale road (slump block vs stucco) What does the property really look like? We have seen multiple variations and would like to see more of an upscale feel like a Fashion Square area, rather than a 1960's box with community balconies feel Types of tenants that you are working to attract, we have shared our community poll which suggests we really want to keep the Sportings good store or a scaled-down version, the print/copy max, the ups postage store, the dance studio</p>
<p>Comments are limited to 8,000 characters and may be cut and pasted from another source.</p>	
<p>PLEASE PROVIDE YOUR NAME:</p>	
<p>First & Last Name:</p>	<p>Anthony Genualdi</p>
<p>AND ONE OR MORE OF THE FOLLOWING ITEMS:</p>	
<p>Email:</p>	<p>tonygen@mail.com</p>
<p>Phone:</p>	<p>(480) 252-5902</p>
<p>Address:</p>	<p>8317 E. Oak Street</p>
<p>Example: 3939 N. Drinkwater Blvd, Scottsdale 85251</p>	

Cluff, Bryan

From: Castro, Lorraine
Sent: Monday, March 15, 2021 8:08 AM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: Hayden & Osborn

From: Martha Cornelison <tarrales@cox.net>
Sent: Sunday, March 14, 2021 5:41 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Hayden & Osborn

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

City of Scottsdale:

My family and I have lived on Weldon and 82nd St since 1978. Our children all went to Pima. Almost everyone on this street is here to stay. Almost all have upgraded our homes on these streets. There are children that go to Pima, children that cross Hayden in the morning and afternoon to go to Pima. The light off Osborn to go south onto Hayden has NEVER had a turn arrow. Yes, we did get a bit of extra time (like one extra car). Do not say you all have done studies about the traffic. Yes, the city has but doing in the summer when there is no school, or when we have to work from home due the Covid outbreak and kids are home for schooling or not working. Those studies DO NOT COUNT. So let's add to a major problem.

Now you want to put a 4 STORY BUILDINGS ON THAT CORNER. Really seriously 4 stories!!!! You DO NOT have 4 stories down on Hayden where Harpers Nursery use to be or 4 stories where the church use to be. The traffic is bad enough, there is only one grocery store close, Bashas and one drug store and our traffic SUCKS. It is always busy and when there is problems on 101 guess what everyone uses Hayden not Pima!!

Do not add some stupid giant 4 story complex on a corner that cannot even handle the traffic now. What about having it now look like all of downtown Scottsdale. What happened to our city it is looking downtown LA or Phoenix. What is happening to a feel of family and what Scottsdale has been about. We have enough high-rises building already. We do not need 4 stories. Yes, I know Herb Drinkwater is rolling in his grave.

I understand growth. Good growth and I even work in the builder business but add more people and more apartments, condos. Really we already have so much vertical living, do we really need more? We have 2 new complexes right down the street. We have all the stuff downtown. Are they really going to be filled??? Are they going to be so overpriced that people cannot afford them. WE are still SOUTH SCOTTSDALE NOT NORTH SCOTTSDALE. People come to this area as visitors, spring training, winter residents. They come to spend money in downtown Scottsdale because it is different. Not much longer with all this high-rise growth.

Yes, growth is good right now but it will come crashing down again. Yes, like in 1998, 2008 it is the cycle and then are we stuck with building that are not filled. Taken back by the banks and they let them run down or worse they do not get completed. Ladies and gentlemen this will happen again. It is a given whether we like it or not but we have more than enough apartments, condos we DO NOT NEED 4 STORES MORE OF THEM.

- HOW MUCH DO WE NEED?? What about the Uncle Sal's and the bank? The other business in that complex. Oh just kick them to the side and say tough. Does the City of Scottsdale not care about what has kept this part of Scottsdale nice and the families that live here caring about Scottsdale Estates. I ask you to PLEASE, PLEASE consider the really residents of south Scottsdale, us that have been here for years and those that have bought recently because this is a family neighborhood not a DOWNTOWN area. We love this area and when I say we not just my family but those in all these streets that fix up the homes and if sold they are sold to young people because we are a family neighborhood not a DOWNTOWN LA.

-

Thank you and please pass along to those that might have a bit of heart but most important common sense.

Martha Cornelison
8150 E. Weldon Ave.
Scottsdale, AZ 85251
Cell 480 720 0386

Cluff, Bryan

From: Castro, Lorraine
Sent: Monday, March 15, 2021 8:07 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #257)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Saturday, March 13, 2021 10:30 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #257)

Development Review Board Public Comment (response #257)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/13/2021 10:29:05 AM

Survey Response

COMMENT	
Comment:	I've lived in this area since 1978 and have seen many changes both good and bad. I'm in favor of revamping the shopping center in question. I'm NOT in favor of building more apartments there! South Scottsdale has been inundated with new apartment and condo developments. Traffic at the corner of Hayden and Osborn is already extremely busy...just think what it'll be like if you add several hundred plus residents to that corner! PLEASE, no more apartments or condos in South Scottsdale!!
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Patti Donnelly
AND ONE OR MORE OF THE FOLLOWING ITEMS:	

Email:	pdonn@g.com
Phone:	
Address:	
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	

Cluff, Bryan

From: Castro, Lorraine
Sent: Monday, March 15, 2021 8:06 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #256)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Friday, March 12, 2021 7:21 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #256)

Development Review Board Public Comment (response #256)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/12/2021 7:20:59 PM

Survey Response

COMMENT	
Comment:	The Green 88 development at Hayden and Osborn is a terrible idea. There are too many multifamily housing projects in a small area of Scottsdale with little infrastructure or amenities. There are minimal grocery stores, the roads are overcrowded and old town adds thousands of people every day to the area. The current tenants like Big 5 and Office Max are quality affordable products for the area. Please reconsider allowing this project to happen.
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	JOSH FRIEDMAN
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	joshfriedman@cox.net

Cluff, Bryan

From: Castro, Lorraine
Sent: Thursday, March 11, 2021 11:52 AM
To: Cluff, Bryan
Subject: FW: Development Review Board Public Comment (response #255)

From: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Sent: Thursday, March 11, 2021 11:47 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Development Review Board Public Comment (response #255)

Development Review Board Public Comment (response #255)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	https://www.scottsdaleaz.gov/boards/development-review-board/public-comment
Submission Time/Date:	3/11/2021 11:46:22 AM

Survey Response

COMMENT	
Comment:	please give a continuance of the Hayden& Osborn Redevelopment, meeting on 3/18/21. More needs to planned or defined. Thank you. Regards, Sharon Couch
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
PLEASE PROVIDE YOUR NAME:	
First & Last Name:	Sharon Couch
AND ONE OR MORE OF THE FOLLOWING ITEMS:	
Email:	scouch5@cox.net
Phone:	(480) 694-2302
Address:	8538 E Osborn Rd, Scottsdale 85251

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, March 10, 2021 9:51 AM
To: Cluff, Bryan; Carr, Brad
Subject: FW: Greenbelt88 project

From: maryohara@cox.net <maryohara@cox.net>
Sent: Thursday, March 04, 2021 4:59 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Greenbelt88 project

Good afternoon

I am a resident of Scottsdale owning property just down the street from this project. I would like to request a continuance of the meeting on 3-18-2021 to give the residents more time and voice on this project. I would also like to know from the city what you have planned for infrastructure upgrades to accommodate 300 additional families or residents on that corner. In addition, what modifications will be made to the streets to address the additional traffic and why in the world would you allow a 4 story building in a neighborhood like this?

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, March 3, 2021 11:20 AM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: ReZoning of Osborn, and Hayden

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

From: Michael Rayo <dm.rayo@cox.net>
Sent: Wednesday, March 03, 2021 10:18 AM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: ReZoning of Osborn, and Hayden

Good morning .

To whom it may concern:

My name is Michael Rayo. I live on Monterey Way and 85 ft St.

I'm writing to you because of my concern of the rezoning of the area, Osborn and Hayden. This area has several stores and restaurants that we partake in their business. There's UPS, Uncle Sal's restaurant, and Big 5 sport store and there's a bank on this property. By changing the zoning code there and building more apartments would do several things, 1, negative traffic and congesting to the area. 2, Bring into this area, more people that do not contribute to our town or to our community except in taxes and or rent to the developer /owner of this property. Think about the fact that the plan has. Three hundred apartments means over 300 hundred plus more people in that small complex. At 300 apartments, figure each apartment would have two, maybe three occupants in each apartment. Which means, six hundred or perhaps nine hundred more people living there. Which means, more traffic, more accidents, more delays. And needless to say, less or no stores and restaurants to partake and contribute to our economy in our neighborhood. Small business is the heart and soul of our community, not apartments. These businesses have been there for such a long time that they would financially be hurt in more ways than one.

Please understand, we really don't need more apartments. There's apartments and condos going up all around this area all ready which doesn't help in traffic, or congestion for this area. Seems like it's getting worse by the year. With more people moving here, and our lack of water. AKA.. our drought. This project will not help that situation.

I'm requesting, and asking that we keep this area as is for the betterment of our community . We don't need more apartments there. Building apartments there would destroy the neighborhood and it would start to look like downtown LA...We really don't need that to happen.

So please reconsider this project and say NO to rezoning this planned development.

Thank you for you time and consideration.

Yours truly

Michael Rayo... a resident of Scottsdale.

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This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, March 3, 2021 9:44 AM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: Hayden and Osborn roads

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

From: Susan Rayo <susanmcguire@cox.net>
Sent: Tuesday, March 02, 2021 8:04 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Hayden and Osborn roads

To whom it may concern,

I was born at St. Joseph's hospital in 1954. I was raised in Sunnyslope and moved to what is now considered South Scottsdale in 1967. I have witnessed Los Arcos Mall come and go as well as Papago Plaza only to squeeze in apartments and condos. . Scottsdale High School was the school to go to back then, but it is long since been replaced with apartments and condos. Drive-in theaters as well as some old walk in theaters are gone. I remember golf courses here one day and gone the next only to build more residential housing. I remember when Hayden, Indian School, Camelback and most other main drags were one lane each way and I remember when there was no 101, 202 or 303 freeways. I understand that times change and with that time change , things change as well. Our infrastructure needs updating before anymore condos, apartments or houses are built. The traffic is so bad in our pretty town that is already over crowded with snowbirds becoming full time residents. Looking up and down Hayden Road, McDowell Rd., Scottsdale Rd., Osborn, Miller, McDonald, Granite Reef, Chaparral , Camelback etc. the only things being built are more and more houses, condos and apartments. Tearing down the plaza at Hayden and Osborn to build more apartments is not something that I want to see. Uncle Sals, The Side Door, The Blind Pig, Office Max, Big 5 and the UPS store would be sorely missed. Please don't tear down more favorite shopping strip malls to make room for more condos and apartments.

STOP THE OVER CROWDING!!!

Susan Rayo

Cluff, Bryan

From: Castro, Lorraine
Sent: Wednesday, March 3, 2021 9:42 AM
To: Cluff, Bryan
Cc: Carr, Brad
Subject: FW: Hayden & Osborn Redevelopment

From: kathy livingston <kathy.8449@gmail.com>
Sent: Tuesday, March 02, 2021 5:20 PM
To: Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
Subject: Hayden & Osborn Redevelopment

Gentlemen,

I live near the proposed redevelopment of the Hayden/Osborn property. I have several concerns:

- traffic increases
- what are the proposed retail and commercial tenants
- really, a 300 apartment... just what IS NOT needed,
- concerns about the increase in heights to a 4 story building; didn't even like the 3, but 4 is RIDICULOUS.

I am not against modernization of the center, but the neighbors need some answers to direct questions...vagueness of not appreciated!

Please consider a continuance of the meeting on March 18 until the neighbors receive some answers and more finalized plans from the developer. This is for OUR neighborhood - not a bunch of money hungry developers trying to ruin our lives in our community.

Thank you!

Kathy Livingston

From: [Jan Skinner](#)
To: [Development Review Board](#)
Subject: Hayden and Osborn
Date: Tuesday, February 23, 2021 5:45:16 PM

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

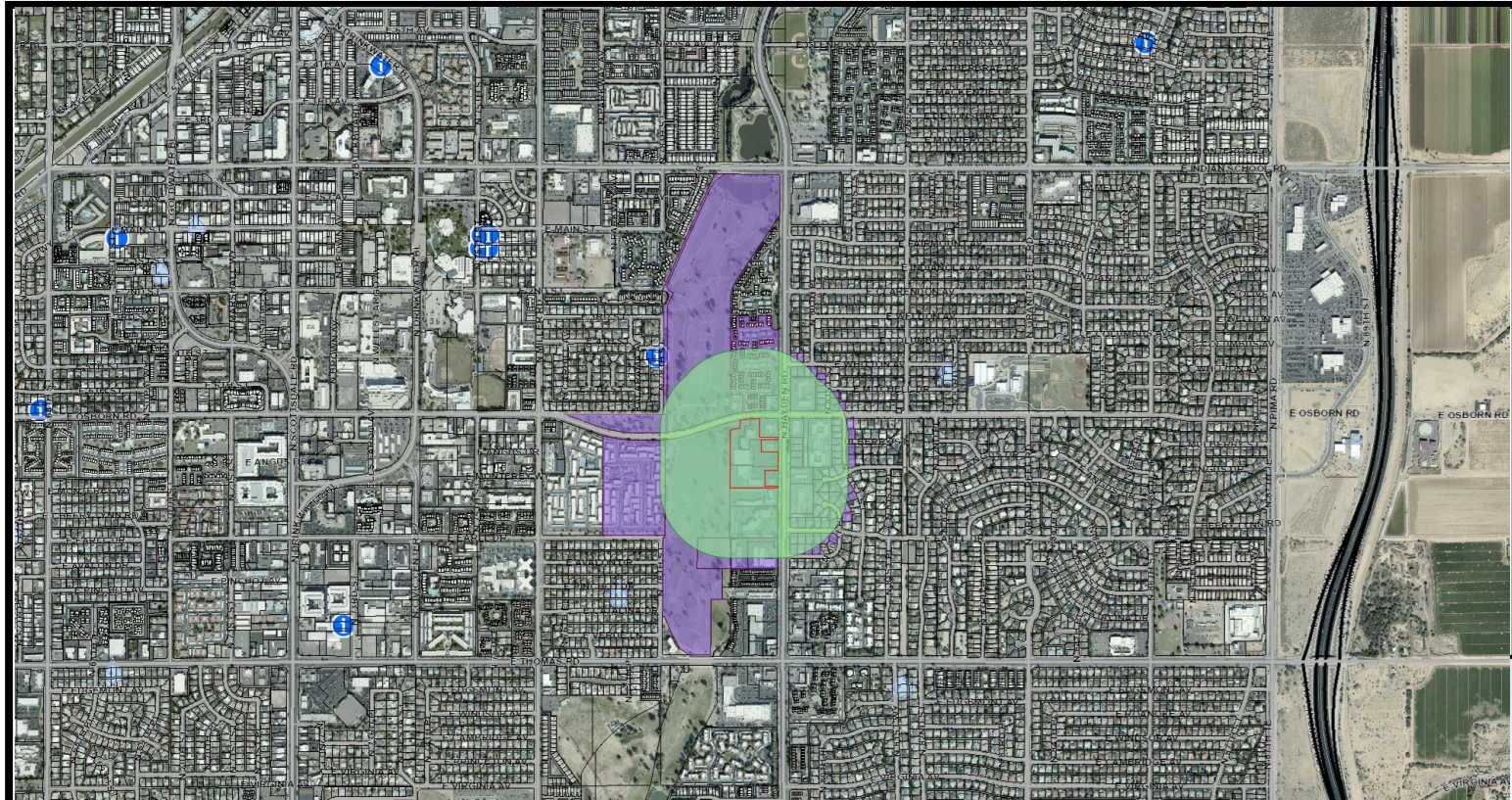
Doesn't Scottsdale have a height restriction?

Jan Skinner

--

Sent from Gmail Mobile

City Notifications – Mailing List Selection Map Greenbelt 88



Additional Notifications:

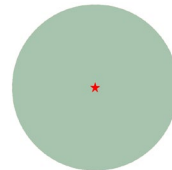
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
September 22, 2020

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 227

15-ZN-2020



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
REMOTE ELECTRONIC MEETING
THURSDAY, MARCH 18, 2021
*SUMMARIZED MEETING MINUTES***

PRESENT:

Solange Whitehead Councilmember
Renee Higgs, Planning Commissioner
Shakir Gushgari, Vice Chair, Development Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member
Ali Fakih, Development Member
Jeff Brand, Design Member

STAFF:

Brad Carr	Chad Sharrard
Joe Padilla	Bronte Ibsen
Bryan Cluff	Lorraine Castro
Phil Kercher	
Guntupalli, Kiran	

CALL TO ORDER

Councilwoman Whitehead called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to March 18, 2021 Development Review Board agenda items, and other correspondence.

PUBLIC COMMENT

2. Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO PUBLIC COMMENT RECEIVED.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

MINUTES

3. Approval of the March 4, 2021 Development Review Board Study Session Meeting Minutes and Regular Meeting Minutes.

BOARD MEMBER CRAIG MOVED TO APPROVE THE MARCH 4, 2021 DEVELOPMENT REVIEW BOARD STUDY SESSION AND REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER BRAND. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER, FAKIH AND BRAND WITH A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

4. 15-ZN-2020 (Greenbelt 88)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the Development Review Board shall provide a recommendation to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standards to the building setback requirements, for a zoning district map amendment from Planned Neighborhood Center, Planned Community District (PNC PCD) to Planned Unit Development (PUD) to allow a mixed use center including 300 multi-family dwelling units and approximately 21,000 square feet of commercial floor area on a 7-acre site.

3308-3370, 3388 N. Hayden Road

Withey Morris, PLC

VICE CHAIR GUSHGARI MOVED TO CONTINUE CASE 15-ZN-2020 TO A DATE TO BE DETERMINED, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS CRAIG, JOYNER AND FAKIH WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER BRAND RECUSING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:41 pm



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
REMOTE ELECTRONIC MEETING
THURSDAY, MAY 6, 2021
*SUMMARIZED MEETING MINUTES***

PRESENT:

Solange Whitehead Councilmember
Renee Higgs, Planning Commissioner
Shakir Gushgari, Vice Chair
Michal Ann Joyner, Development Member
Jeff Brand, Design Member
Ali Fakhri, Development Member, attended electronically and remotely.
Board Member Fakhri left meeting at 3:45 pm.

ABSENT:

Doug Craig, Design Member

STAFF:

Brad Carr	Jeff Barnes
Joe Padilla	Katie Posler
Bryan Cluff	Chad Sharrard
Greg Bloemberg	Bronte Ibsen
Jesus Murillo	Karen Hemby
Doris McClay	Lorraine Castro

CALL TO ORDER

Councilmember Whitehead called the meeting of the Development Review Board to order at 1:02 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to May 6, 2021 Development Review Board agenda items, and other correspondence.

**NOTE OF ADDITIONAL PUBLIC COMMENT FOR ITEM #12, GREENBELT 88;
JOINT MEETING OF THE DEVELOPMENT REVIEW BOARD AND PLANNING
COMMISSION WILL BE POSTPONED TO A LATER DATE.**

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

PUBLIC COMMENT

2. Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO PUBLIC COMMENT RECEIVED.

MINUTES

3. Approval of the April 15, 2021 Development Review Board Regular Meeting Minutes.

BOARD MEMBER BRAND MOVED TO APPROVE THE APRIL 15, 2021 DEVELOPMENT REVIEW BOARD MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

4. 50-DR-2011#2 (Quik Trip #1418I)
Request by applicant for approval of a site plan, landscape plan, and building elevations for a new 16-pump QuikTrip gasoline station and a 5,134 square feet convenience store on a +/-2.37-acre site with General Commercial (C-4) zoning.
8780 E. McDowell Road KDF Architectural Group, Architect
5. 10-DR-2020 (3413 N. Paiute Apartments)
Request by applicant for approval of the site plan, landscape plan, and building elevations for a new five-unit apartment development on a +/-0.24-acre site with Multiple-family Residential (R-5) zoning.
3413 N. Paiute Way Sundell Design, Architect/Designer
6. 19-DR-2020 (Comfort Suite – Addition)
Request for approval of the site plan, landscape plan, and building elevations for new a 9-room, 10,500 square foot addition to an existing 60-room hotel on a +/-1.32-acre site with Highway Commercial, Downtown Overlay (C-3 DO) zoning.
3275 N. Drinkwater Boulevard Valley Architecture, Inc., Architect
MOVED TO REGULAR AGENDA. MOTION BY BOARD MEMBER BRAND TO APPROVE 19-DR-2020 WITH A STIPULATION THAT THE APPLICANT WORK WITH THE ADJACENT PROPERTYT OWNER ADD SIGNAGE AND POSSIBLE COLORED PARKING STRIPING TO DESTINGUISH PARKING BETWEEN THE TWO PROPERTIES. 2ND BY COMMISSIONER HIGGS. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).
7. 43-DR-2020 (9100 Legacy)
Request for approval of the site plan, landscape plan, and building elevations for a new commercial development, with approximately 19,600 square feet of commercial floor area, on a +/- 2.35-acre site with Planned Neighborhood Center, Planned Community Development (PNC PCD) zoning.
9100 E. Legacy Boulevard Arc One Associates, Architect

8. 1-DR-2021 (Raintree Drive Residential)

Request by applicant for approval of the site plan, landscape plan, and building elevations for a new 5-story residential development with 192 units and 218,419 square feet of building area on a +/- 3.12-acre site with Planned Community, Planned Airpark Core Development – Airpark Mixed Use Residential, Planned Shared Development overlay (P-C PCP-AMU-R PSD) zoning.

8555 E. Raintree Drive

ESG Architecture & Design, Architect

MOTION BY BOARD MEMBER BRAND TO APPROVE THE ITEMS ON THE CONSENT AGENDA, EXCEPTING ITEM #6, WITH A STIPULATION ON ITEM #5 FOR THE APPLICANT TO WORK WITH STAFF TO ADD A SITE WALL IN CHARACTER WITH THE SURROUNDING NEIGHBORHOOD, 2ND BY COMMISSIONER HIGGS. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER, FAKIH AND BRAND WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

9. 42-DR-2020 (7220 Retail/Office Redevelopment)

Request for approval of the site plan and building elevations for a new two-story retail and office development on a +/- 5575 sq. ft. site with Highway Commercial, Downtown Overlay (C-3 DO) zoning.

7220 E. 2nd Street

LEA Architects, LLC, Architect

MOTION BY VICE CHAIR GUSHGARI TO CONTINUE 42-DR-2020 TO A DATE TO BE DETERMINED, WITH DIRECTION TO THE APPLICANT TO WORK ON HOW THE BUILDING CAN TRANSITION TO THE HISTORICAL OLD TOWN BUILDINGS NORTH OF THE SITE, 2ND BY COUNCILWOMAN WHITEHEAD. THE MOTION CARRIED IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, AND BOARD MEMBER JOYNER WITH A VOTE OF FOUR (4) TO ZERO (2), WITH BOARD MEMBER FAKIH AND BOARD MEMBER BRAND DISSENTING.

10. 25-DR-2020 (Maya Hotel)

Request for approval of the site plan, landscape plan and building elevations for a new, 163-room, 148,000 square foot hotel, and a temporary parking lot on the south side of Shoeman Lane across from the hotel site, on a +/- 0.29-acre site with Downtown/Downtown Multiple-Use, Type 3, Planned Block Development. Downtown Overlay (D/DMU-3 PBD DO) zoning.

7301 E. Indian Plaza

RSP Architects, Architect/Designer

MOTION BY BOARD MEMBER JOYNER TO APPROVE 25-DR-2020, 2ND BY VICE CHAIR GUSHGARI. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI AND BOARD MEMBER JOYNER WITH A VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER FAKIH AND BOARD MEMBER BRAND RECUSING.

11. 16-ZN-2019 & 6-GP-2019 (District at 9200 Shea)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the Development Review Board shall provide a recommendation to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standards to the building setback requirements, for a zoning district map amendment from Commercial Office, Planned Community District (C-O PCD) and Highway Commercial, Planned Community District (C-3 PCD) to Planned Unit Development (PUD) to allow for a new, 219-unit multi-family residential development within a mixed use center on a +/- 11-acre site located on the south side of E. Shea Blvd east of N. 92nd Street.

9375 E. Shea Boulevard

Biltform Architecture Group, Architect

MOTION BY BOARD MEMBER BRAND TO RECOMMEND APPROVAL OF 16-ZN-2019 & 6-GP-2019 TO THE PLANNING COMMISSION AND CITY COUNCIL, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMIOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI, BOARD MEMBERS JOYNER AND BRAND WITH A VOTE OF FOUR (5) TO ZERO (0).

12. 15-ZN-2020 (Greenbelt 88)

Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Section 5.5003, the Development Review Board shall provide a recommendation to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity and open spaces, and amended development standards to the building setback requirements, for a zoning district map amendment from Planned Neighborhood Center, Planned Community District (PNC PCD) to Planned Unit Development (PUD) to allow a mixed use center including 288 multi-family dwelling units and approximately 25,000 square feet of commercial floor area on a 7-acre site.

3308-3370, 3388 N. Hayden Road

Nelson Partners, Inc., Architect

MOTION BY COMMISSIONER HIGGS TO RECOMMEND APPROVAL OF 15-ZN-2019 TO THE PLANNING COMMISSION AND CITY COUNCIL, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER WHITEHEAD, COMMISSIONER HIGGS, VICE CHAIR GUSHGARI AND BOARD MEMBER JOYNER, WITH A VOTE OF FOUR (4) TO ZERO (0), WITH BOARD MEMBER BRAND RECUSING.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 5:05 PM.



Approved 6/23/2021 (BI)

**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JUNE 9, 2021

*** SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
William Scarbrough, Commissioner
Barry Graham, Commissioner
George Ertel, Commissioner
Christian Serena, Commissioner
Barney Gonzales, Commissioner

ABSENT:

STAFF: Tim Curtis
Joe Padilla
Jeff Barnes
Bryan Cluff
Bronte Ibsen
Karen Hemby
Nicole Garcia
Jeff Ruenger

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of May 26, 2021 Regular Meeting Minutes.

Commissioner Scarbrough moved to approve the May 26, 2021 regular meeting minutes. Seconded by Vice Chair Young, the motion carried unanimously with a vote of seven (7) to zero (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONSENT AGENDA

2. [1-UP-2021 \(Christian Brothers Automotive\)](#)

Request for approval of a Conditional Use Permit to allow for Vehicle Repair on a +/- 1.05-acre site with Central Business (C-2) zoning, located at 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Jeffrey Rybarczyk P.E., (480) 559-8368.**

Item No. 2; Recommended City Council approve case 1-UP-2021 by a vote of 7-0, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Scarbrough, 2nd by Commissioner Ertel.

The motion carried with a vote of seven (7) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales.

REGULAR AGENDA

3. [15-ZN-2020 \(Greenbelt 88\)](#)

Request by owner for a zoning district map amendment from Planned Neighborhood Center Planned Community District (PNC PCD) to Planned Unit Development (PUD), including a development plan for a mixed-use center including 288 multi-family dwelling units and approximately 25,000 square feet of commercial floor area on a 7-acre site located at 3308 - 3370, 3388 N. Hayden Road. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

Item No. 3; Continued to a Planning Commission hearing date to be determined by a vote of 4-3; Motion by Commissioner Serena, 2nd by Commissioner Gonzales.

The motion carried with a vote of four (4) to three (3); with Chair Higgs, Commissioner Graham, Commissioner Serena, and Commissioner Gonzales voting in favor, and Vice Chair Young, Commissioner Scarbrough, and Commissioner Ertel dissenting.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:45 p.m.