WITHEY MORRIS PLC
ATTORNEYS AT LAW

September 3, 2020

Re: Southwest Corner of Hayden Road and Osborn Road – 133-PA-2019

Dear Property Owner or Interested Citizen:

Our office represents Village Property Management, LLC ("Village Management") with regards to the roughly 6.9-acres property located within the commercial center at the southwest corner of Hayden and Osborn Roads. See attached aerial for reference. You may have received previous correspondence from our office regarding this site and plans for an exciting redevelopment. You may have even joined our virtual open house last month. The purpose of this follow up letter is simply to let you know we will be hosting a second open house on September 14, 2020 (see details below).

As you may know, this property has functioned as a commercial center since the early 1980's, once housing such tenants as a Lucky's Supermarket and a Walgreens. Village Management has owned the Property for over 17 years and, as consumer spending habits evolved (i.e. online shopping) and the retail market matured (local, boutique and experience driven retail) the center has struggled to remain relevant. The current layout of the buildings is dated and long overdue for redevelopment to meet the demands of today's shoppers. Perhaps most glaring, the currently layout turns its back the greenbelt in what is truly a huge, missed opportunity.

In the coming weeks, our office will be filing an application with the City of Scottsdale to rezone the Property from Planned Neighborhood Center, Planned Community District (PNC, PCD) to Planned Unit Development (PUD). The intent of this application is to breathe new life into the center with a mixed-use redevelopment that maintains retail and commercial uses, adds residences, and vastly improves the common areas and overall shopping experience for the community. We have also set up a website (www.Greenbelt88.com) with project information that will be updated throughout the process.

The Property has a General Plan designation of *Mixed-Use Neighborhoods*. The envisioned project provides just this, with a mixed-use redevelopment include roughly 300 high-end multifamily residences and roughly 22,000 sqft of new, ground floor retail / commercial 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. A preliminary site plan is attached for reference. Building height in the PUD zoning district is limited to 48 feet and parts of the project that reach this height are setback far from Hayden and Osborn Roads. Shaded, outdoor patios, pathways and common areas will encourage visitors to stay and browse among the shopping options or relax and enjoy a cool drink on the patio overlooking the greenbelt and Camelback Mountain.

The second open house is scheduled for September 14, 2020 at 5:30 pm. In light of the social distancing recommendations by the Center for Disease Control (CDC) and the City of Scottsdale, we will be conducting this open house virtually via Zoom Meeting. We will make a live presentation through this program in which we will describe the project and display plans and exhibits. We will also field questions from those in attendance.

IF YOU HAVE ALREADY CONTACTED US FOR INFORMATION REGARDING THE FIRST OPEN HOUSE, YOU WILL AUTOMATICALLY BE ADDED TO THE EMAIL LIST FOR THE SECOND OPEN HOUSE....SO, NO NEED TO REQUEST MEETING INFORMATION. IF YOU HAVE NOT

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ALREADY CONTACTED US AND WOULD LIKE TO PARTICIPATE: Please email me at George@WitheyMorris.com to request a link to the meeting. Additional information regarding the meeting format will also be provided. The only way you will be able to access the meeting is by the link we will provide you.

If this date and time are not convenient, I would be happy to speak with you by phone or in person from a safe distance at your convenience. Please contact me at 602.230.0600 or George@WitheyMorris.com. You can also reach the City's Project Coordinator, Bryan Cluff at 480.312.2258 or at BCluff@Scottsdaleaz.gov. In the future, you should receive notification postcards from the City regarding the case and its scheduled public hearings. Information can also be found on the City's website at: http://www.scottsdaleaz.gov/planning-development/projects-in-process.

Again, I would be happy to answer any questions. Feel free to contact me at 602.230.0600 or George@WitheyMorris.com and check back often at the project website at www.Greenbelt88.com.

Thank you for your courtesy and consideration.

Sincerely,
Withey Morris P.L.C.

By
George Pasquel III

attachments: aerial, preliminary site plan

Aerial Map

SWC of Hayden and Osborn

Preliminary Site Plan

SWC of Hayden and Osborn