

Greenbelt 88 9.14.20 Virtual Open House Chat Log

17:28:32 From Meredith Jackson to Jeff Brand(Privately) : Your audio is terrible!!!

17:29:26 From Meredith Jackson to Jeff Brand(Privately) : Please correct your audio.

17:38:10 From mapre_000 to Jeff Brand(Privately) : what is the current zoning an what zoning are you looking to change to?

17:41:42 From Jeff Brand to Meredith Jackson(Privately) : Planned Neighborhood Commercial, Planned Community District (PNC, PCD). Rezoning to Planned Unit Development (PUD). No change to General Plan or Character area

17:50:45 From mapre_000 to Jeff Brand(Privately) : what is number of parking spaces to each unit?

17:52:26 From Miki : how tall will the garage be? could it be under ground?

17:53:14 From Brett Farmiloe : Golf balls? Golfers on hole #10 are going to nail pedestrians walking along that connection to the Greenbelt. Continental golfers already peg pedestrians with golf balls on the regular along the bike bath on #14 and #18.

17:53:20 From Jeff Brand : Chat is open and should be visible to all...

17:53:52 From Jan Haugo : What is the actual anticipated sq. footage of the retail ?

17:53:54 From Karl to Jeff Brand(Privately) : How many parking spaces are allocated per unit in the apartments? How many visitor spaces?

17:53:55 From Tom Durham : How deep will the retail be along the apartment building? If too shallow, could limit retail to service rather than goods.

17:55:13 From Jan Haugo : Will the parking garage be available for the retail users? And available after hours for restaurants if so?

17:55:34 From Paul : At the last mtg you stated that there was residential above the store to block the garage, your slide didn't show that. Is there no stores at the north end of the resi portion?

17:55:37 From mapre_000 to Jeff Brand(Privately) : people will figureout how to park They'll get creative

17:55:47 From Betty Janik : Have you considered condo vs apartments? Will ou build to condo standards?

17:55:47 From Solange Whitehead : is there a path that runs the circumference of the property? And in addition to the path from Osborn to the greenbelts, are there any other "thru" paths ?

17:56:08 From Dan Hinkson : where is Uncle Sal's relocating? This looks very exciting!

17:56:11 From mapre_000 to Jeff Brand(Privately) : what is unit to parking space ratio

17:56:53 From Lori to Jeff Brand(Privately) : Do you have any intention to allow an amount of the residential apartments to newly retired individuals who are on a fixed income but have supported and helped grow this area for 40 plus years? The apartments will not enhance the area at all.

17:57:57 From naomi : i can tell so much detail has gone into this with all the planning! thank you for your transparency with the community

17:57:57 From Paul : To bad that the walkway can't go further south on the greenbelt. Going north you still need to cross Osborn at the ped bridge to go north or south

17:59:45 From mapre_000 to Jeff Brand(Privately) : Homes vs apartments, why one over the other.

Greenbelt 88 9.14.20 Virtual Open House Chat Log

- 18:00:39 From mapre_000 to Jeff Brand(Privately) : People sell their Apartments on Air BNB all the time
- 18:01:11 From Jan Haugo : Has there been a traffic study done for the increased traffic of 300 + tenants.. and if so is that available to the public?
- 18:01:49 From Dan Hinkson : Is the owner exploring the possibility of the purchase of the any free standing space
- 18:03:11 From Brett Farmiloe : There was a mention earlier about being a dad with a stroller. I don't see any kids or strollers in that last rendering. As a dad with a stroller, can the shared space be family friendly where kids are welcome? (Preferably enclosed, similar to The Yard / Culinary Dropout in Tempe or Fate Brewing in Tempe). We could use a family friendly space in Old Town. Also, thank you all for your efforts and listening. The transparency is awesome.
- 18:03:35 From David-Teitelbaum : when are the 2 large retailers leaving as you stated
- 18:04:04 From Tom Durham : What are the parking ratios for this area in terms of one, two, and three bedroom units?
- 18:04:50 From Dan Hinkson : Very well thought out plan, love the exposure to greenbelt
- 18:05:25 From Jesse Westad : As you approach Haydon Road along Osborn, the bike lane is completely abandoned right when the bicyclist is most vulnerable through the intersection. If this site is attracting people from the neighborhood, how is the developer working with the city to mitigate this dangerous intersection?
- 18:07:53 From Bobby Bull : Superb plan and I'm in favor of this new development because this area could use new investment of capital and add to the quality of life in this neighborhood. You are an all-star team and you all have been very successful in all the other projects you have worked on like Scottsdale Quarter. This is lovely and way better than what is currently there.
- 18:08:05 From Justin Marino : What type of experience has the owner had in real estate development?
- 18:08:28 From Paul : You need to talk about the parking garage and how a 4 story garage is going to be hidden.
- 18:08:52 From Paula Milner : We are in the midst of a horrible drought. There are many multi unit apartment complexes under construction already. It strikes me a foolish to build another multi family complex to add to traffic and to also increase water usage. We are using our grandchildren's water.
- 18:09:25 From Jan Haugo : What amenities have you focused on for the apartment tenants?
- 18:12:08 From mapre_000 : I don't envy your jobs but to change zoning on the neighborhood we moved into 20 years ago is going to need you to put this down in writing; withofcourse, if changes are made at least everything is communicated in writing.
- 18:12:32 From Dan Hinkson : So happy to see additional multi-family development here. We own rental properties nearby and have dozens apply when they open up because there is a shortage of available options.
- 18:13:42 From Jesse Westad : In the last meeting the landscape architect said that vegetation would meet city standards, which is WOEFULLY inadequate as witnessed by the

Greenbelt 88 9.14.20 Virtual Open House Chat Log

condition of parking lot trees at Lowe's, Walmart, and Home Depot, (2 lodge poles with a missing tree). What is the plan for green infrastructure to reduce water usage, mitigate non point source pollution, and provide a sense of place, (that is DIFFERENT than what you would do on a code minimum gas station project). Please don

18:15:29 From Karl : There is only the retail space to the east of the garage. I'm guessing it is not 4-stories tall, so the grade should be visible from Hayden.

18:15:29 From Kathleen Wiebke : As someone who has lived in this neighborhood for 20+ years, I am in favor of this plan. It appears to be well thought out and I appreciate the willingness to listen and take into account the ideas presented, I appreciate the transparency. I would rather see this than vacant stores and an empty parking lot. I understand the rationale of apartments over condos. The backside is gorgeous with clear views of Camelback Mountain. Hayden Road is not the pretty part of this property. Kudos for capitalizing on that view.

18:16:09 From Paul : So is residential on the East side of the garage or retail, the white section on the east side.

18:16:26 From Miki : are you proposing grass or xeriscaping to save water?

18:16:43 From mapre_000 : What is the zoning designation you are going for? I might have missed it if you already said something.

18:16:53 From Paul : Is there only residential just north of the garage behind Carl Jr.

18:17:40 From Emily : How do you fit 2 cars for a two bedroom apartment in 1.7 spaces?

18:25:06 From Jesse Westad : Glad to hear about the vegetation, what examples has Greey Pickett used for Green Infrastructure/Low Impact Development techniques in past projects? This part keeps getting missed?

18:25:15 From mapre_000 : Somebody already commented about the golf hole along this project. Are any of you golfers? Hook city, this property is going to get peppered with golf balls.

18:26:06 From Jan Haugo : Is it possible to reduce the height of the building to keep it at the 36FT and reduce the number of apartments

18:26:27 From brian : This is great, I own the mission restaurant in old town and I support this new project that area can be so special and needs a revitalization. Its refreshing and brings jobs to the area.

18:26:38 From brian : Brian Raab

18:27:57 From Jan Haugo : There is a remodel across the street on hayden that will be happening that is single story and not the 3-4 levels - is there a way to continue to keep the lower height?

18:29:07 From mapre_000 : A hook comes in a lot harder than a slice

18:31:04 From Tom Durham : What is another example of a wrap structure in Scottsdale?

18:31:19 From Brett Farmiloe to Jeff Brand(Privately) : Hole 10 is a par 4, and I live on hole 14 (also positioned to the left of tee box). I have (3) 5 gallon buckets full of balls that have hit our house, rolled into the driveway etc. Hope that you can work with Continental to ensure pedestrian safety. Thanks for including on the list of issues.

18:32:31 From Jessica Jankowski : Great Job everyone!

18:32:31 From Jesse Westad : Low Impact Development means low impact on the environment, not low cost. It's looking at natural processes to mitigate stormwater pollution,

Greenbelt 88 9.14.20 Virtual Open House Chat Log

which is imperative when you are adjacent to the green belt. Tim Conner with the City of Scottsdale spearheaded the adoption of the Green Infrastructure Handbook valleywide.

18:32:35 From Jan Haugo : Thank you for your time
18:32:43 From Kathleen Wiebke : Thank you.
18:32:49 From mapre_000 : Appreciate your time. Definitely more questions later.
18:32:51 From Jeff Brand : Thank you to everyone for participating
18:32:54 From brian : Thank Thank you ;)
18:32:58 From Jeff Brand : www.greenbelt88.com
18:33:01 From Anna Mineer : Nicely done. Thank you!
18:33:02 From Bobby Bull : Thank you and well done.
18:33:11 From Sonnie Kirtley COGS : Great job on responses with the Greenbelt team