

ADD INFO # 54  
JUN 23 2016



**Chandler · Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**                      **Planning Division – CC Memo No. 16-050b**

**DATE:**            JUNE 23, 2016

**TO:**                MAYOR AND COUNCIL

**THRU:**            MARSHA REED, CITY MANAGER *MR*  
                          JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            JODIE M. NOVAK, SENIOR CITY PLANNER – MEP, CPM *JMN*

**SUBJECT:**        DVR16-0003/PPT16-0006 ALTA SAN MARCOS  
                          Introduction and Tentative Adoption of Ordinance No. 4706

**Request:**        Rezoning from Planned Area Development (PAD) Golf Course to PAD (Multi-Family Residential) including a Mid-Rise Overlay for buildings up to 55 feet in height with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for site layout and building architecture

**Location:**       Southwest corner of Chandler Boulevard and Dakota Street, west of Arizona Avenue

**Applicant:**       Nick Wood, Esq.; Snell & Wilmer, LLP

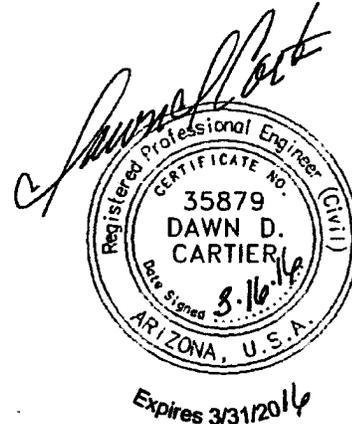
**Project info:**    Approximately 5.4-acre site, 273-unit luxury multi-family residential, 50.55 du/ac, maximum 55 foot high buildings

**RECOMMENDATION**

In response to traffic questions, please see the attached traffic statement for the Alta San Marcos dated March 16, 2016. The traffic statement was prepared by the applicant and reviewed by City Staff to address trip generation and driveway locations as well as right-of-way improvements. The City's Transportation Staff determined a traffic impact study was not necessary due to the parcel's size and number of residential units. City Staff and the applicant determined appropriate driveway and right-of-way improvements, those exhibits are included in the Development Booklet.

**Attachments**

1. CivTech Traffic Statement dated March 16, 2016



March 16, 2016

Mr. Mike Mah, PE, PTOE  
City Transportation Engineer  
City of Chandler Transportation & Development Services  
215 E. Buffalo Street  
Chandler, AZ 85225

**Re: Alta San Marcos Traffic Statement – Chandler, Arizona**

Dear Mr. Mah,

This traffic statement has been prepared for the proposed Alta San Marcos development located on the southwest corner of Dakota Street (west of Arizona Avenue) and Chandler Street in Chandler, Arizona. The site encompasses approximately 5.4-acres and will develop approximately 273 new multifamily dwelling units. The site plan is included as an **Attachment** to this statement.

The purpose of this statement is to determine the trip generation impacts and driveway needs of the proposed residential development. This statement represents the second submittal to the City of Chandler and includes updates per requested changes agreed upon by the developer.

#### **EXISTING CONDITIONS**

##### **EXISTING AND SURROUNDING LAND USE**

The site itself and south of the site is the existing San Marcos golf course. The subject parcel was previously used as a practice hole. Located northeast of the site is Chandler High School. Located to the north and northwest of the site are residential detached houses, many of which appear to be utilized for commercial uses. Located to the west of the site is an office complex and located to the east of the site is an empty parcel and a townhome complex. There is no traffic generated by the site in its current condition.

##### **ROADWAY NETWORK**

The site generated trips will primarily use Chandler Boulevard to access Alta San Marcos. Chandler Boulevard travels east-west and has a 35 mph school zone within the Chandler High School area. The posted speed limit is 45 mph outside of the school zone. Within the vicinity of the site, Chandler Boulevard provides three (3) through lanes in each direction separated by a raised median. Chandler Boulevard provides access to Loop 101 (Pima Freeway) within three (3) miles of the site and provides access to arterial roadways that connect with the Loop 202 (Santan Freeway) within 1.5 miles south of the site.

**PROPOSED DEVELOPMENT**

**SITE LOCATION**

The proposed development is located on the southwest corner of the intersection of Dakota Street (west of Arizona Avenue) and Chandler Boulevard in Chandler, Arizona.

**SITE ACCESS**

The primary driveway is located on Chandler Boulevard at the existing median break. The driveway will provide two (2) egress lanes for exclusive left and right turn lanes. A secondary access is planned on Dakota Street which will provide egress access only.

**TRIP GENERATION**

The potential trip generation for the site was estimated utilizing average rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation, 9<sup>th</sup> Edition*. **Table 1** summarizes the trip generation potential of the proposed development. Detailed trip generation calculations are included as an **Attachment**.

**ALTERNATE TRANSPORTATION REDUCTION**

The development is located adjacent to downtown Chandler presenting a wealth of various retail, entertainment and commercial land uses within reasonable range for non-vehicular mode choice. This type of downtown setting is likely to cause a larger than average percentage of trips using alternative modes, though relatively fewer during typical peak hours. For purposes of this assessment, a ten (10) percent reduction of vehicular trips is applied for alternative mode choice.

**Table 1: Proposed Trip Generation**

Land Use	ITE LUC	Size	Units	Weekday Trips Generated						
				Daily Total	AM Peak Hour		PM Peak Hour		Total	
					Enter	Exit	Enter	Exit		
Mid-Rise Multi-Family	223	273	DU	1,836	25	57	82	62	45	109
<i>Alternate Transportation Mode Reduction (10%)</i>				<i>(184)</i>	<i>(2)</i>	<i>(6)</i>	<i>(8)</i>	<i>(6)</i>	<i>(5)</i>	<i>(11)</i>
Total				1,652	23	51	74	56	40	96

The results of the trip generation summarized in **Table 1** indicate that the proposed development is anticipated to generate 1,652 daily trips, with 74 trips occurring during the AM peak hour and 96 trips occurring during the PM peak hour.

**TRIP DISTRIBUTION AND ASSIGNMENT**

This assessment also considers the turning movements in and out of the site driveways. As Chandler Boulevard is the main roadway corridor for site traffic adjacent to the site, turning movements into and out of the site will be predominantly based on which direction drivers wish to travel. To consider the east-west split of site trips, socioeconomic data of employment opportunity in the general area was considered. Projected employment published by the Maricopa Association of Governments was retrieved. Within a 12-mile radius of the site, the

east-west directional split of employment is projected to be 38 percent to the east and 62 percent to the west.

The percentages above are used as a general distribution for site trips. These percentages may then be refined to influences of the roadway network, site accesses and the layout of the site. All trips from the west entering the site are anticipated to arrive on Chandler Boulevard, west of the site, and enter at the primary driveway (ingress is restricted at the secondary access). Of all site trips wishing to exit to the west, 90 percent are anticipated to exit turning left out of the primary access point, and 10 percent exit to the east out of the Dakota Street driveway (preferring to make right turns) towards Arizona Avenue to connect with Loop 202. All trips entering the site from the east are anticipated to arrive on Chandler Street from the east and turn left into the primary driveway. Of all vehicles with destinations to the east of the site, 85 percent are anticipated to exit right at the primary driveway and the remaining 15 percent at the Dakota Street driveway. By applying these percentages to the projected trip generation of the site, driveway turning movements may be estimated. **Table 2** summarizes the anticipated site trip distributions for this development. **Table 3** and **Exhibit B** display the site generated traffic volumes during the AM and PM peak hours at the key intersections/driveways adjacent to the site.

**Table 2: Site Trip Distribution**

Direction (To/From)	Percentage per Movement to/from Chandler Street				Totals
	Primary Driveway		Dakota Street		
	Left	Right	Left	Right	
<b>Into the Site</b>					
West of the site	0%	100%	N/A <sup>(1)(2)</sup>	N/A <sup>(2)</sup>	100%
East of the site	100%	0%	N/A <sup>(1)(2)</sup>	N/A <sup>(2)</sup>	100%
<b>Out of the Site</b>					
West of the site	90%	0%	N/A <sup>(1)</sup>	10%	100%
East of the site	0%	85%	N/A <sup>(1)</sup>	15%	100%

(1) Left turn movement restricted by raised median.

(2) Ingress is restricted at Dakota Street driveway.

**Table 3: Site Trips at Key intersections/Driveways**

Into the Site	Movement	Peak Hour Volume	
		AM	PM
Primary Driveway and Chandler Boulevard	Northbound left	29	22
	Northbound right	16	13
	Eastbound right	14	35
	Westbound left	9	21
Dakota Street and Chandler Boulevard	Northbound right	6	5
	Eastbound through	16	13
	Eastbound right	0 <sup>(1)</sup>	0 <sup>(1)</sup>
	Westbound through	9	21
Dakota Street and Secondary Access	Southbound right	0 <sup>(1)</sup>	0 <sup>(1)</sup>
	Eastbound left	6	5

(1) Ingress is restricted at Dakota Street driveway.

**DECELERATION LANE REQUIREMENTS**

The City of Chandler typically requires that new driveways to arterial roadways that have 40 vehicles or more turn into the driveway during a 1-hour period provide a deceleration lane. The maximum hourly eastbound approaching right turn volume from Chandler Boulevard to the primary driveway is expected to be only 35 vehicles. Therefore the turning volumes entering the primary driveway do not meet the minimum threshold volume to require a right turn deceleration lane. It may be noted that if no alternative mode choice reduction was applied, the turning volume would still be less than 40 vehicles in the peak hour, below the deceleration lane threshold. In a discussion with the City of Chandler, the developer, and CivTech, the usage of the right turn may be reduced if any vehicles from the west of the site travel along Loop 202 and Arizona Avenue and enter the site with a westbound left turn at the primary driveway. If so, which this statement did not consider, the right turn volume would be even lower than what is projected.

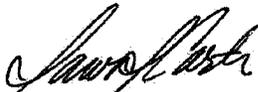
## CONCLUSIONS AND RECOMMENDATIONS

From the above, the following has been concluded:

- The primary driveway is located on Chandler Street at the existing median break. This driveway will provide two (2) egress lanes for exclusive left and right turn lanes. A secondary access is planned on Dakota Street which will provide full access and a single egress lane.
- The proposed development is anticipated to generate 1,652 daily trips, with 74 trips occurring during the AM peak hour and 96 trips occurring during the PM peak hour.
- The maximum hourly eastbound approaching right turn from Chandler Street to the primary driveway is anticipated to be only 35 vehicles. Therefore the turning volumes entering the primary driveway do not meet the minimum threshold volume to require a right turn deceleration lane.
- It may be noted that if no alternative mode choice reduction was applied, the turning volume would still be less than 40 vehicles in the peak hour. Under either scenario, a deceleration lane is not warranted.
- In a discussion with the City of Chandler, the developer, and CivTech, the usage of the right turn may be reduced if any vehicles from the west of the site travel along Loop 202 and Arizona Avenue and enter the site with a westbound left turn at the primary driveway. If so, which this statement did not consider, the right turn volume would be even lower than what is projected.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,



Dawn Cartier, P.E., PTOE

### Attachments

Exhibit A: Site Plan

Exhibit B: Site Generated Traffic Volumes

Trip Generation Calculations

Employment Distribution Calculations

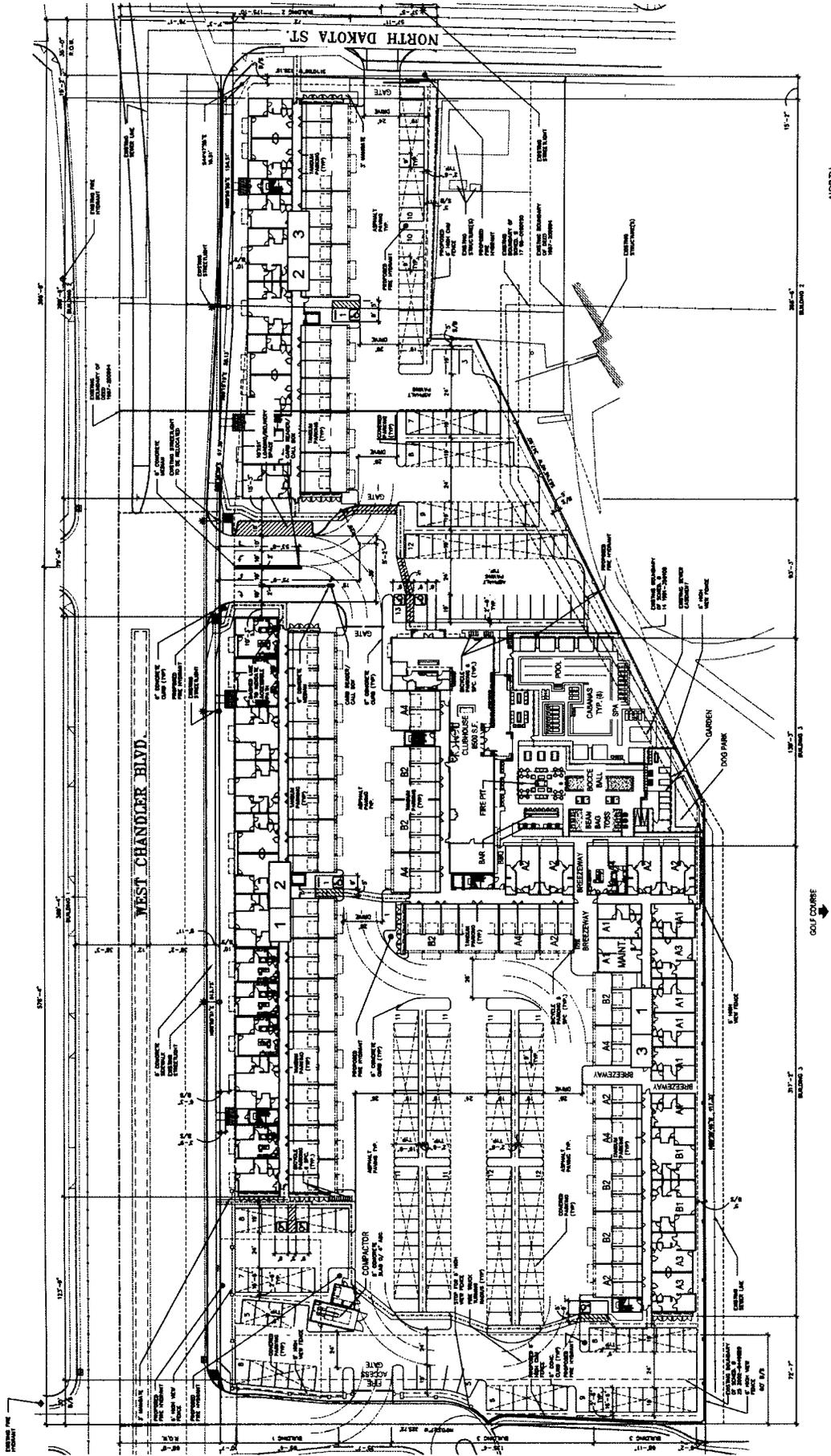
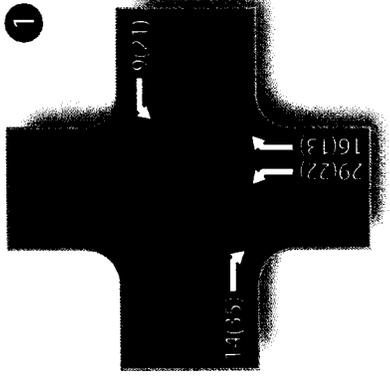


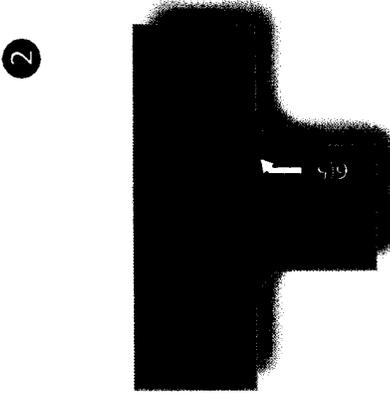
Figure 1: Site Plan



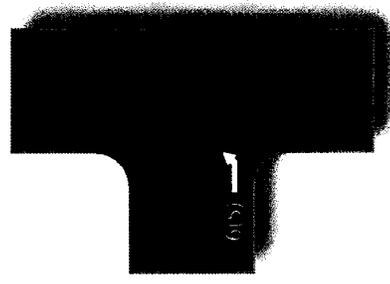
Alta San Marcos - Traffic Statement



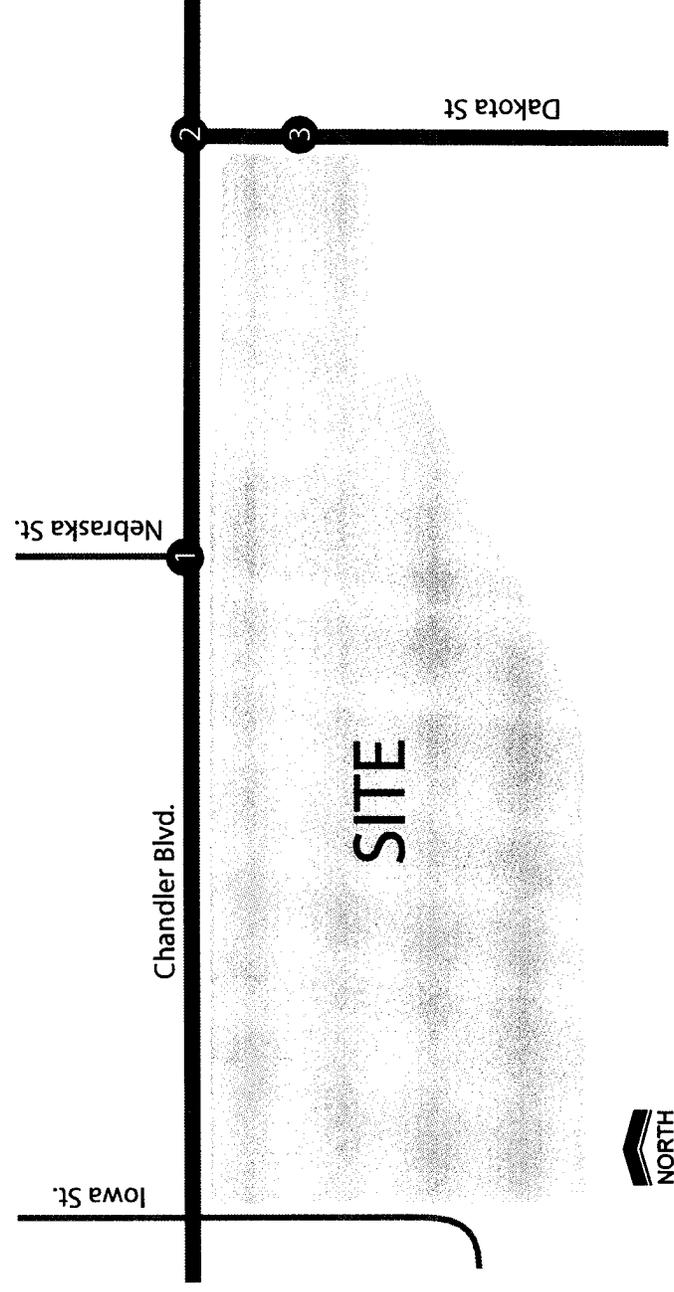
Chandler Blvd. & Nebraska St. (Access A)



Chandler Blvd. & Dakota St.



Dakota St. & Access B



**LEGEND**

XX(XX) - AM(PM) Peak Hour Traffic Volumes

**Figure 2: AM(PM) Site Volumes**

Land Use	ITE LUC	ITE Land Use Name	Quantity	Units	AM Distribution		PM Distribution	
					In	Out	In	Out
Apartments	223	Mid-Rise Apartments	273	Dwelling Units	31%	69%	58%	42%

Land Use	ADT		AM Peak Hour			PM Peak Hour				
	Avg Rate	Total	Avg Rate	In	Out	Total	Avg Rate	In	Out	Total
Apartments	6.72	1,836	0.30	25	57	82	0.39	62	45	107
<b>TOTALS</b>		1,836		25	57	82		62	45	107

**Notes:** 1. This trip generation calculation is provided for the entire development without applied volume reductions taken as part of this study. If applicable, trips net of interaction and pass-by trips are shown below.

	Daily		AM Peak Hour			PM Peak Hour				
	Percentage	Trips	Percentage	In	Out	Total	Percentage	In	Out	Total
<b>Interaction/Internal Capture</b>	Factor									
	Differences									
	Net Trips	1,836		25	57	82		62	45	107
<b>Mode Choice</b>	Factor									
		10%	10%				10%			
	Differences	184		2	6	8		6	5	11
	Net Trips	1,652		23	51	74		56	40	96
<b>Pass-by Trips</b>	Factor									
	Differences									
	Net Trips	1,652		23	51	74		56	40	96
<b>VEHICLE TRIPS</b>		<b>1,652</b>		<b>23</b>	<b>51</b>	<b>74</b>		<b>56</b>	<b>40</b>	<b>96</b>
(After interaction/internal capture & net of pass-by trips)										

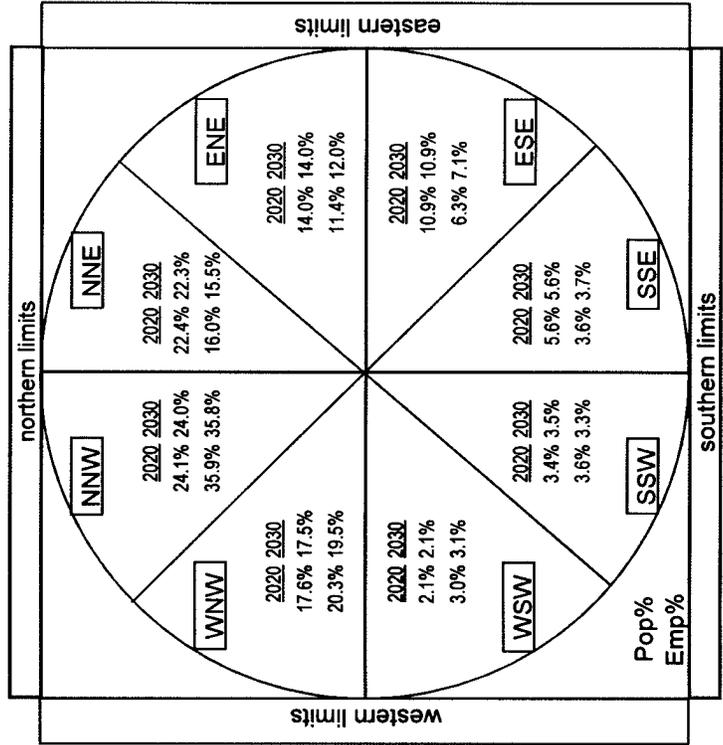
**Alta San Marcos**
**Trip Distribution - Summaries**

Quadrant	2020			2030		
	Population	Employment	Percent	Population	Employment	Percent
North Northwest	293,929	267,503	35.9%	293,929	290,228	35.8%
North Northeast	272,945	119,475	16.0%	272,945	125,314	15.5%
North	566,873	386,978	51.9%	566,873	415,541	51.3%
East Northeast	170,796	84,918	11.4%	170,796	96,868	12.0%
East Southeast	132,954	47,131	6.3%	133,150	57,128	7.1%
East	303,750	132,049	17.7%	303,946	153,996	19.1%
South Southeast	67,786	26,983	3.6%	69,027	30,287	3.7%
South Southwest	41,523	26,735	3.6%	42,640	27,056	3.3%
South	109,310	53,719	7.2%	111,667	57,343	7.0%
West Southwest	25,921	22,043	3.0%	25,957	25,290	3.1%
West Northwest	214,371	151,324	20.3%	214,371	157,533	19.5%
West	240,291	173,367	23.2%	240,328	182,823	22.6%
Totals	1,220,224	746,112	100.0%	1,222,814	809,704	100.0%

**Radii**

Population: 12-mile Radius

Employment: 12-mile Radius













**MEMORANDUM**                      **Planning Division – CC Memo No. 16-050**

**DATE:**            JUNE 23, 2016

**TO:**                MAYOR AND COUNCIL

**THRU:**            MARSHA REED, CITY MANAGER *MR*  
                          JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            JODIE M. NOVAK, SENIOR CITY PLANNER – MEP, CPM *JMN*

**SUBJECT:**        DVR16-0003/PPT16-0006 ALTA SAN MARCOS  
                          Introduction and Tentative Adoption of Ordinance No. 4706

**Request:**        Rezoning from Planned Area Development (PAD) Golf Course to PAD (Multi-Family Residential) including a Mid-Rise Overlay for buildings up to 55 feet in height with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for site layout and building architecture

**Location:**       Southwest corner of Chandler Boulevard and Dakota Street, west of Arizona Avenue

**Applicant:**       Nick Wood, Esq.; Snell & Wilmer, LLP

**Project info:**    Approximately 5.4-acre site, 273-unit luxury multi-family residential, 50.55 du/ac, maximum 55 foot high buildings

A legal protest has been triggered requiring a three-quarter vote by Council for approval.

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Rezoning with Preliminary Development Plan (PDP), and Preliminary Plat (PPT) subject to conditions.

**BACKGROUND**

The subject site is comprised of two parcels totaling approximately 5.4 acres. The site is bordered by Chandler Boulevard to the north, Dakota Street to the east, the San Marcos Golf Course to the south, and Focus Corporate Plaza office condominiums to the west. To the north are single-family residential homes some having Use Permits for residential conversions and a

Chandler High School parking lot and ball fields. To the east is City of Chandler property planned for commercial within the San Marcos Commons development. To the south is an existing golf course maintenance yard and clubhouse. The subject site is the former driving range for the San Marcos Golf Course.

The request is to rezone the property from Planned Area Development (PAD) Golf Course to PAD (Multi-Family Residential) including a Mid-Rise Overlay for buildings up to 55 feet in height with Preliminary Development Plan (PDP) and Preliminary Plat approval for site layout and building architecture. The project is a 273-unit luxury multi-family residential development at approximately 50.55 dwelling units per acre (du/ac).

### **GENERAL PLAN CONFORMANCE**

The General Plan designates the property as Residential, bordering the Downtown Area and Revitalization/Infill Growth Area, and along a High Capacity Transit Corridor. Residential areas allow a range of densities from Rural Residential to Urban Residential exceeding 18 du/ac. Urban Residential densities can be considered in the Downtown Area and Revitalization/Infill Growth Area, and along a High Capacity Transit Corridor. Recent Council Policy targets the Downtown Chandler Growth Area for revitalization encouraging high-density residential, mixed-uses, and transit-oriented development. Chandler Boulevard is a High Capacity Transit Corridor which is intended to develop with mixed uses and encourages densities greater than 18 du/ac are permitted. The subject rezoning request is consistent with the General Plan.

### **SITE DESIGN**

The site design responds to the urban strategies desired in the Downtown Chandler area by encouraging high density residential development by engaging the 4-story residential buildings right up against the street frontages. The inclusion of a new 6-foot sidewalk along Chandler Boulevard creates the inviting pedestrian-friendly environment encouraged in Downtown Chandler's revitalization. The primary gated entrance and exit is located along Chandler Boulevard. Secondary exiting is provided along Dakota Street. Building placement creates areas for internalized on-site parking.

A total of 273 residential units are provided. The 184 studio and one-bedroom units range in size from 686 sq. ft. to 968 sq. ft. The 83 two-bedroom units range in size from 1,072 sq. ft. to 1,174 sq. ft. The 6 three-bedroom 'penthouse' units are 1,495 sq. ft. The units are located within three 4-story buildings. A total of 392 parking spaces are provided through a combination of 185 carport spaces, 85 garage spaces, 85 tandem spaces, and 37 open stall spaces.

### **ARCHITECTURE**

The request includes a Mid-Rise Overlay for buildings up to 55-feet in height. The buildings are approximately 46 feet in height to top of parapet. The additional height up to 55 feet is requested to accommodate the penthouse units.

The building's architecture is influenced by east coast brownstone housing also referred to a townhouse clad. The look and feel of the building represents elements of residential urban blocks in New York City, an urban streetscape through the use of architectural massing changes, metal

and masonry elements, prominent cornice and fenestration detailing, and paint color arrangement. The first floor private courtyards are brought right out to the property lines engaging the residents with the street experience, while creating a pedestrian scale to the 4-story buildings.

A comprehensive sign package is included in the Development Booklet. Project signage includes urban, brownstone style signage providing a sense of arrival to Downtown Chandler and a streetscape presence along Chandler Boulevard. The Chandler Boulevard buildings include custom designed blade signs, perpendicular on the buildings, cast bronze plaques, and lifestyle banners.

### **DISCUSSION**

Planning Staff supports the request finding it to be consistent with the General Plan and designated Downtown Chandler Growth Area. The General Plan identifies the subject site specifically for this type of development. The 50.55 du/ac is indeed the level of residential density encouraged by the guiding land use plan. Furthermore, the development's design team has presented a quality project that is consistent with the urban design objectives desired in the downtown area. The building architecture represents a unique design approach that characterizes brownstones/townhouses in lieu of a traditional apartment building. The public right-of-way building relationship, internalized on-site parking, and 6-foot sidewalk along Chandler Boulevard all promote the desired urban sense of place in the downtown area.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Two neighborhood meetings were held; one on March 29, 2016, and one on March 31, 2016. Approximately 10-12 attended each meeting primarily representing property owners north of Chandler Boulevard, the Focus Group Office condominium development to the west, and townhouse owners to the east. The applicant has corresponded with some attendees after the meetings and Planning received a couple of phone calls about the neighborhood meeting notice and traffic concerns. Support and concern was raised at both neighborhood meetings.
- In addition the applicant's community outreach consultant went door-to-door in the surrounding area to meet with residents. Over 170 letters in support were submitted to Planning Staff. In addition, the applicant and Planning Staff have received support from downtown merchants.
- Planning Staff is aware of property owner concerns regarding traffic and circulation along Chandler Boulevard, a dislike for redevelopment occurring in the downtown area, and not liking the proposed land use and density. Some longtime homeowners north of Chandler Boulevard expressed their concern for not wanting any more growth and change in the downtown area stating it is already congested with vehicles and people. They also oppose the proposed development and its building height. Some individuals have conveyed their homes are rental properties and do not want to compete with a new multi-family development. Others stated they are opposed to elimination of their golf course view and feel their property values will be affected.

- Following the Planning Commission meeting, the applicant continued to meet with concerned property owners. The applicant has submitted a parking study to address traffic impacts from the development. See attachment.
- As of the writing of this memo, Planning Staff has received correspondence indicating opposition and support for this request. The opposition triggers a legal protest. See attached citizen correspondence.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 3    Opposed: 2 (Cunningham, Pridemore)    Absent: 2 (Baron, Wastchak)

Planning Commission discussed their likes and dislikes for the project. The majority of Commission supports the density, architectural design, and building height stating they would like to see this project develop now versus later. Commissioners conveyed their support for the project's location and benefit to the downtown area. One Commissioner opposed the project due to its building architecture and preferred an Alta Steelyard style design. Another Commissioner opposed the project stating they did not support the primary entrance and exit off of Chandler Boulevard and felt the building architecture did not fit with or compliment the historic San Marcos Hotel property.

Four area property owners spoke in opposition to the development. Their comments included not wanting buildings over two-stories in height, no entrance and exit off of Chandler Boulevard, no high density on this small parcel, do not block the golf course view, concerns for increased traffic and car accidents on Chandler Boulevard, and the San Marcos golf course is historic and should be preserved.

### **RECOMMENDED ACTIONS**

#### **Rezoning**

Planning Commission and Planning Staff recommend City Council approve the Rezoning from Planned Area Development (PAD) Golf Course to PAD (Multi-Family Residential) including a Mid-Rise Overlay for buildings up to 55 feet in height for a multi-family residential development subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALTA SAN MARCOS" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0003, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals or as otherwise approved in a development agreement.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. Building heights shall be limited to a maximum of fifty-five (55) feet in height.
8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

**Preliminary Development Plan**

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALTA SAN MARCOS" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0003, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. The site shall be maintained in a clean and orderly manner.

6. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
7. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

**Preliminary Plat**

Planning Commission and Planning Staff recommend City Council approve the Preliminary Plat, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

**PROPOSED MOTIONS**

**Rezoning**

Move City Council introduce and tentatively adopt Ordinance No. 4706 approving DVR16-0003 ALTA SAN MARCOS, Rezoning from Planned Area Development (PAD) Golf Course to PAD (Multi-Family Residential) including a Mid-Rise Overlay for buildings up to 55 feet in height for a multi-family residential development, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Development Plan**

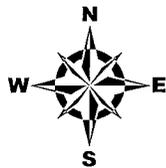
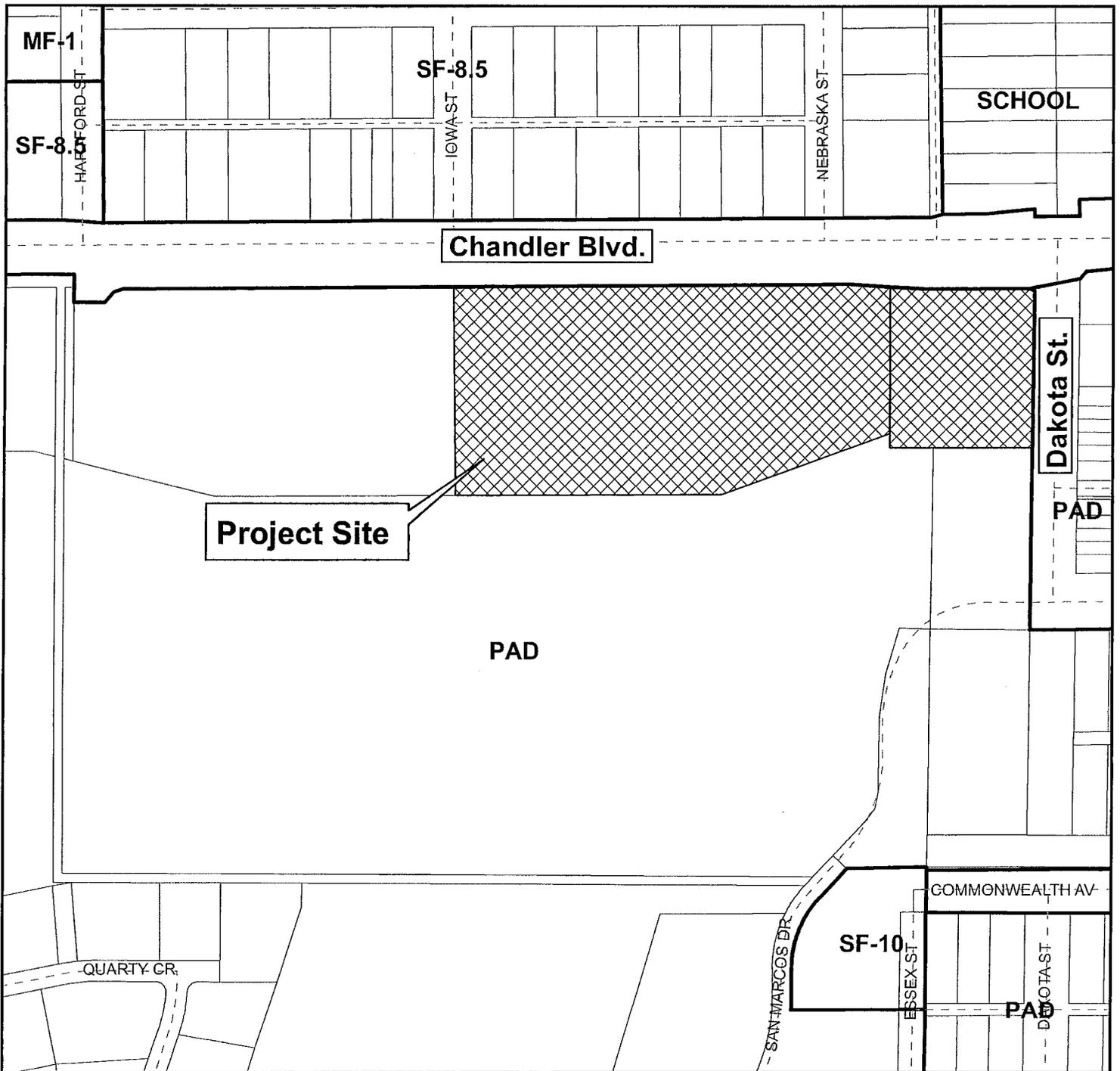
Move City Council approve Preliminary Development Plan DVR16-0003 ALTA SAN MARCOS for a multi-family residential development, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Plat**

Move City Council approve Preliminary Plat PPT16-0006 ALTA SAN MARCOS, subject to the condition recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Detail Exhibits
6. Sign Exhibits
7. Preliminary Plat
8. Citizen correspondence (opposition and support)
9. Applicant's letters of support
10. Applicant's Parking Study dated 6-2-2016
11. Ordinance No. 4706
12. Development Booklet, Exhibit A

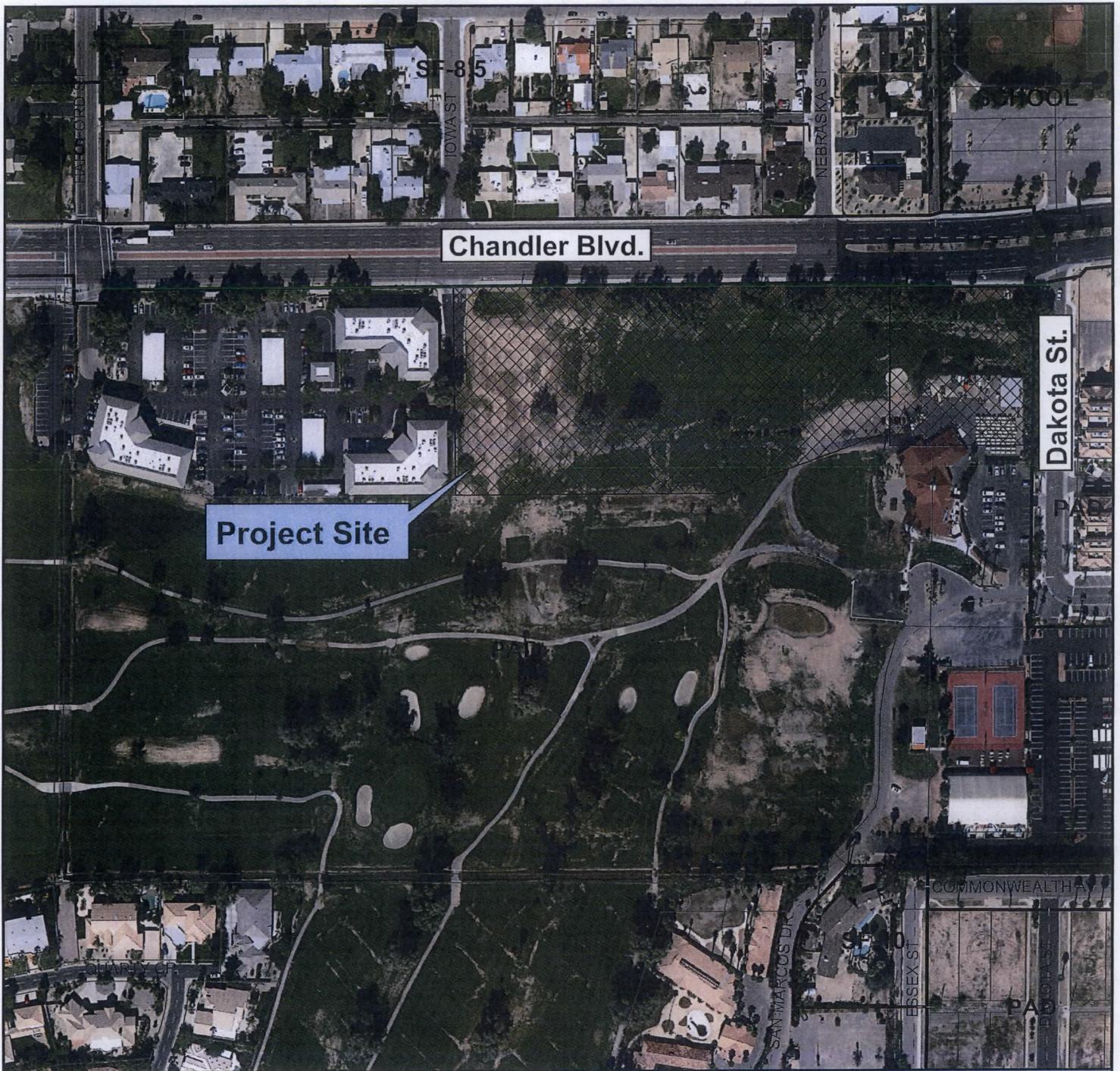


## Vicinity Map



DVR16-0003

ALTA San Marcos



## Vicinity Map



DVR16-0003

**ALTA San Marcos**

DATE:	APRIL 4, 2011
SCALE:	1" = 30'-0"
SHEET NO.:	A1.0
PROJECT NO.:	11000

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**PROJECT DATA**

**OVERALL SITE DATA:**

APN: 800-00-000-000  
 EXISTING APN'S: 800-00-000-000 & 800-00-100-100  
 EXISTING APN'S: 800-00-000-000 & 800-00-100-100  
 82,892 S.F. / 2,322.29 S.F. = 35.68  
 50 FEET  
 184 (52%)  
 184 (52%)  
 228 (68%)

**PROPOSED BUILDING HEIGHT:**

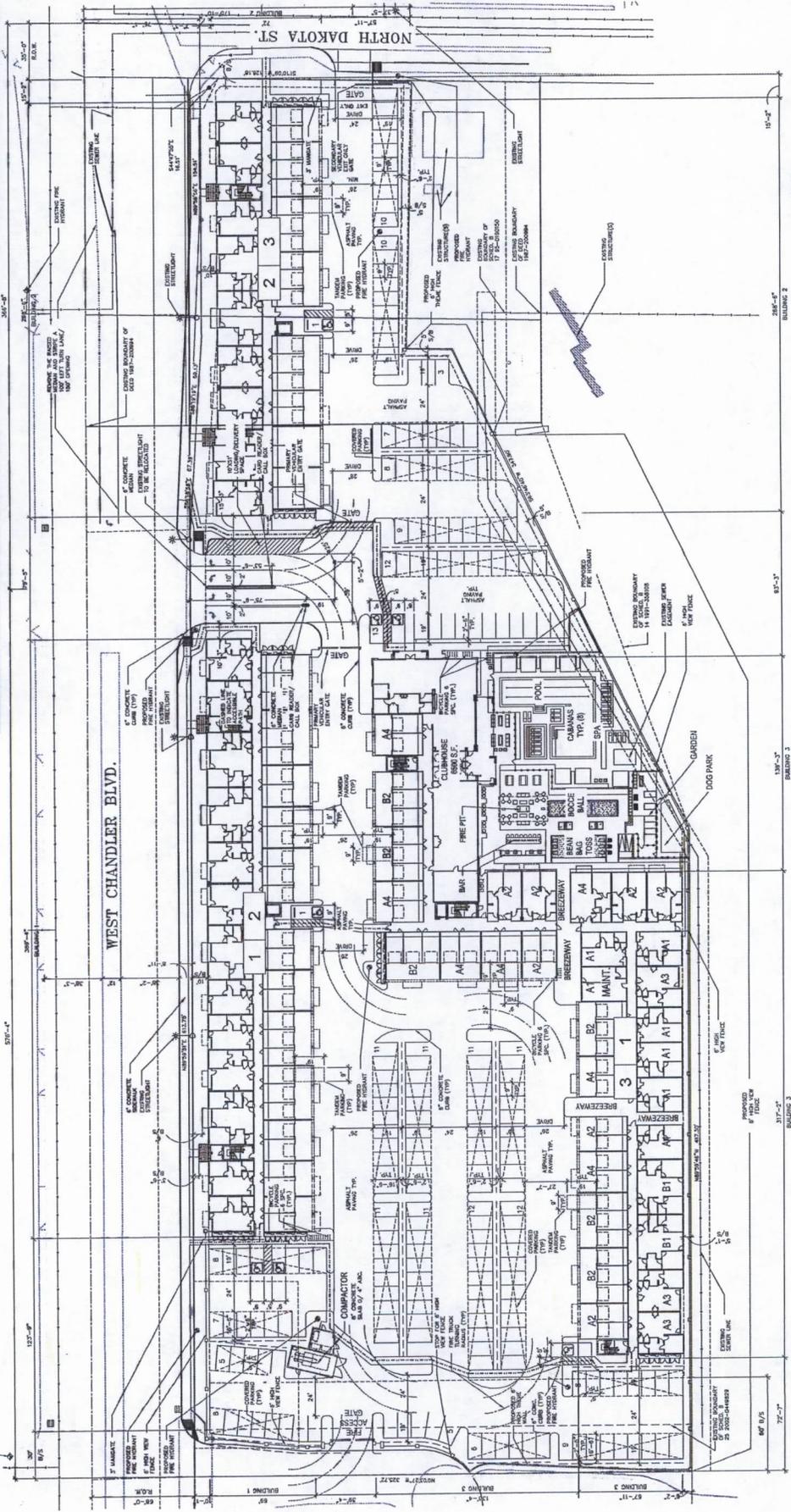
ONE BEDROOM UNITS: 6  
 TWO BEDROOM UNITS: 6  
 THREE BEDROOM UNITS: 6

**UNIT MIX (COUNT):**

UNIT TYPE	UNIT COUNT	UNIT AREA (S.F.)	TOTAL UNIT AREA (S.F.)
1 BR/1 BA	40	32,040 S.F.	1,281,600 S.F.
2 BR/2 BA	40	32,040 S.F.	1,281,600 S.F.
3 BR/3 BA	40	32,040 S.F.	1,281,600 S.F.
<b>TOTAL</b>	<b>120</b>	<b>96,120 S.F.</b>	<b>3,844,800 S.F.</b>

**FINISHES:**

PROVIDE: CONCRETE FLOORS  
 CARPET STAIRS  
 TRAFFIC FINISH FLOORS  
 FINISH WALLS  
 FINISH CEILING



**Site Plan**

0 15' 30' 60'

NORTH

87'-11" BUILDING 3

131'-3" BUILDING 3

87'-3" BUILDING 3

77'-3" BUILDING 3

80' 6" BUILDING 3

317'-2" BUILDING 3

100' COURSE

CHANDLER BLVD



PLANT MATERIALS LEGEND

Botanical Name  
Common Name

Trains	Botanical Name	Common Name	Size
	<i>Acacia saligna</i>	Black Wattle	24" BOX
	<i>Mulga Acacia</i>	Mulga Acacia	24" BOX
	<i>Acacia wilburiana</i>	Palo Blanco	36" BOX
	<i>Acacia saligna</i>	Palo Blanco	36" BOX
	<i>Cassipouira coccinea</i>	Smoothie	24" BOX
	<i>Thamnia caudata</i>	Thamnia	36" BOX
	<i>Olea europaea</i>	Willow Olive	36" BOX
	<i>Ribes hillebrandii</i>	Willow Olive	36" BOX
	<i>Mastic Tree</i>	Mastic Tree	36" BOX
	<i>Quercus virginiana</i>	White Oak	36" BOX
	<i>Sophora secundiflora</i>	Black Locust	24" BOX
	<i>Ulmus parvifolia</i>	Walter Elm	24" BOX

LEGEND

- A) PARKING COVERS
- B) ACCENT PAVING. SEE ACCENT PAVING EXHIBIT FOR DETAILS.
- C) AMENITY. SEE POOL AMENITY EXHIBIT FOR DETAILS
- D) BUILDINGS. REFERENCE ARCHITECTURAL ELEVATIONS
- E) MAIN ENTRY GATE. SEE WALL & GATE ELEVATIONS EXHIBIT FOR DETAILS.
- F) SECONDARY EXIT GATE. SEE WALL & GATE ELEVATIONS EXHIBIT FOR DETAILS.
- G) FIRE EXIT. SEE WALL & GATE ELEVATIONS EXHIBIT FOR DETAILS.

Common Name	Size
<i>Emmenanthe pringlei</i>	1 gal
<i>Outback Sunrise</i>	1 gal
<i>Lantana montevidensis</i>	1 gal
<i>Yellow Trailing Lantana</i>	1 gal
<i>Teucrium chamaedrys prostratum</i>	1 gal
<i>Prostratum Germanicus</i>	1 gal
<i>Carex</i>	5 gal
<i>Agave americana</i>	5 gal
<i>Blue Ely</i>	5 gal
<i>Blue Ely</i>	5 gal
<i>Dracopis longistylis</i>	5 gal
<i>Mexican Grass Tree</i>	3 gal
<i>Hesperaloe parviflora</i>	5 gal
<i>Blacklight Red Yucca</i>	5 gal
<i>Petalostemum macrocarpum</i>	5 gal
<i>Slipper Plant</i>	5 gal
<i>Pentstemon albus</i>	5 gal
<i>Overlapp</i>	5 gal
<i>Yucca pallida</i>	5 gal
<i>Pink Leaf Yucca</i>	5 gal
<i>Yucca</i>	5 gal
<i>Bougainvillea</i>	5 gal
<i>Bougainvillea</i>	5 gal
<i>Flora parviflora</i>	5 gal
<i>Creeping Fig</i>	15 gal
<i>Callistemon serotinus</i>	15 gal
<i>Cardinalis</i>	15 gal
<i>Ligustrum japonicum</i>	15 gal
<i>Japanese Privet</i>	15 gal

WOOD GROUP

andersonbaron  
Landscape Architecture  
1000 S. GARDEN AVENUE, SUITE 100  
DENVER, COLORADO 80210  
PH: 303.733.7996 FAX: 303.733.7980

Scale: 1/8" = 1'-0"  
Date: 04.01.16

ALTA SAN MARCOS

Landscape Plan







CONCEPTUAL CHANDLER BLVD  
MAIN ENTRY COLOR PERSPECTIVE

A6.7.7C

© BILTFORM ARCHITECTURE GROUP, INC.

REVISIONS:	
NO.	DATE
1	APRIL 2016
2	N/A
3	N/A
4	N/A
5	N/A
6	N/A
7	N/A
8	N/A
9	N/A
10	N/A

ALTA SAN MARCOS  
Apartment Homes  
WOOD PARTNERS  
CHANDLER, ARIZONA  
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258  
PHONE: 480-607-0822

EXPIRES 5/30/2016  
NOT FOR  
CONSTRUCTION  
PRELIMINARY

**biltform** architecture  
biltform architecture  
group, llc.  
11400 north central expressway, suite 111  
chandler, arizona 85228-2229  
phone 480-607-0822 fax 480-607-0829

*provided to pz 5/1/16*





**ALTA SAN MARCOS**  
 Apartment Homes  
**WOOD PARTNERS**  
 CHANDLER, ARIZONA  
 8777 E. Via De Ventura, Suite 201, Scottsdale, AZ 85258  
 PHONE: 480-807-4022

EXHIBIT 100016

DATE:	JANUARY 10, 2016
SCALE:	
SHEET NO.:	
PROJECT NO.:	
DESIGNER:	
ARCHITECT:	
ENGINEER:	
LANDSCAPE:	
MECHANICAL:	
ELECTRICAL:	
PLUMBING:	
HAZARDOUS WASTE:	
ENVIRONMENTAL:	
TRAVEL:	
UTILITIES:	
MARKETING:	
CONTRACT ADMINISTRATION:	
GENERAL CONTRACTOR:	
OWNER:	

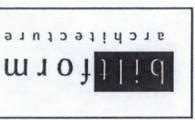
**A5.7.7**

Building Type | Perspective From Golf Course

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**bltform**  
 architecture

bltform architecture  
 Group, LLC.  
 1431 North Central Ave., Suite 11  
 Phoenix, Arizona 85004  
 Phone: 602.251.2000 Fax: 602.251.2029



blitform architecture  
group, llc.  
1940 W. WILSON ROAD, SUITE 111  
PHOENIX, ARIZONA 85027  
Phone: 480-901-2822  
Fax: 480-901-2828

ALTA SAN MARCOS  
Apartment Homes  
CHANDLER, ARIZONA  
WOOD PARTNERS  
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ, 85258  
PHONE: 480-901-2822

REVISIONS:

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OVERALL SOUTH ELEVATION

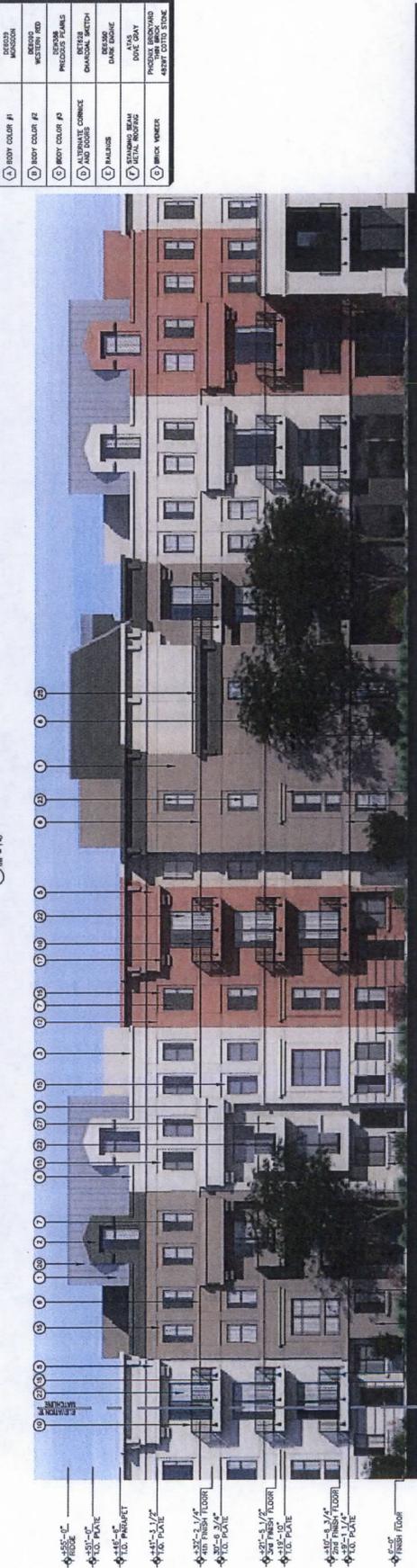
- ELEVATION KEY NOTES:
1. EXTERIOR STUCCO SYSTEM.
  2. FINISHED DOWNER.
  3. STUCCO PARAPET CAP.
  4. STUCCO BALCONY WITH METAL FINISH.
  5. STUCCO BALCONY WITH METAL FINISH.
  6. FORM/STUCCO POP-OUT WITH SAND FINISH.
  7. WINDOW.
  8. COLORED BALCONY AT LOFT UNITS.
  9. STUCCO BALCONY WITH METAL FINISH.
  10. 4" METAL BALCONY RAILING.
  11. DOOR PER PLAN.
  12. STUCCO CONTROL JOINT.
  13. 1/2" METAL BALCONY RAILING.
  14. BRICK VENEER.
  15. 8" RECESSED WINDOW SURROUND.
  16. ALUMINUM STONEFRONT WINDOW SYSTEM.
  17. STUCCO BALCONY WITH METAL FINISH.
  18. STUCCO BALCONY WITH METAL FINISH.
  19. CONCRETE STAIRS.
  20. STUCCO BALCONY WITH METAL FINISH.
  21. STUCCO BALCONY WITH METAL FINISH.
  22. STUCCO BALCONY WITH METAL FINISH.
  23. 7" RECESS.
  24. FINISHED FABRIC AWNING.
  25. STUCCO BALCONY WITH METAL FINISH.
  26. STUCCO BALCONY WITH METAL FINISH.
  27. 5/8" HIGH FINISHED DOOR WITH METAL BALCONY RAIL.
  28. 5/8" HIGH FINISHED DOOR WITH METAL BALCONY RAIL.
  29. 5/8" HIGH FINISHED DOOR WITH METAL BALCONY RAIL.
  30. PATIO SCISSOR OPENING.

EXTERIOR COLOR SCHEME 1:

A	BODY COLOR #1	DECEMBER SANDSTONE
B	BODY COLOR #2	STUCCO BALCONY WITH METAL FINISH
C	BODY COLOR #3	PREVIOUS PANELS
D	ALTERNATE CORNICE AND DOORS	DETER
E	BALCONY	DETER
F	STUCCO BALCONY WITH METAL FINISH	DOVE GRAY
G	BRICK VENEER	PHYSICAL BROADWAY 4500T COTTED STONE



SOUTH ELEVATION - SEGMENT 'B'



SOUTH ELEVATION - SEGMENT 'C'

Building Type 1  
South Elevations









**bitform architecture**

bitform architecture  
Group, LLC.

11600 W. GREENWAY BLVD. SUITE 111  
SCOTTSDALE, AZ 85258  
PHONE: 480.607.0222  
FAX: 480.607.0222

- ELEVATION KEY NOTES:**
1. EXTERIOR FINISH SYSTEM
  2. FRAMED DOOR
  3. STUCCO PARAPET CAP.
  4. STUCCO MANTLE WITH METAL REVEAL
  5. STUCCO MANTLE WITH METAL REVEAL
  6. FRAMING
  7. WINDOW
  8. COULMISE FINISH AT LIFT WHITE
  9. COULMISE FINISH AT LIFT WHITE
  10. COULMISE FINISH AT LIFT WHITE
  11. DOOR PER PLAN
  12. STUCCO CONTROL JAMB.
  13. GABRUC DOOR
  14. GABRUC DOOR
  15. SECONDARY STUCCO CORBEL
  16. ALUMINUM EXTERIOR WINDOW SYSTEM
  17. ALUMINUM EXTERIOR WINDOW SYSTEM
  18. CONCRETE STAIRS
  19. CONCRETE STAIRS
  20. STANDING SEAM METAL ROOFING
  21. ALUMINUM TELESCOPING DOOR SYSTEM
  22. ALUMINUM TELESCOPING DOOR SYSTEM
  23. 2" RECESS
  24. FRAMED FABRIC FINISH
  25. METAL GUARD RAIL (4" HIGH) AT FRAMED
  26. SECTIONAL GLASS ROLL-UP DOOR WITH METAL
  27. METAL GUARD RAIL (4" HIGH) AT FRAMED
  28. METAL GUARD RAIL (4" HIGH) AT FRAMED
  29. METAL GUARD RAIL TO 5'-0"
  30. PATIO SCUMPER OPENING

**EXTERIOR COLOR SCHEME 1:**

A	DOOR	DEBON
B	DOOR	DEBON
C	DOOR	DEBON
D	DOOR	DEBON
E	DOOR	DEBON
F	DOOR	DEBON
G	DOOR	DEBON
H	DOOR	DEBON
I	DOOR	DEBON
J	DOOR	DEBON
K	DOOR	DEBON
L	DOOR	DEBON
M	DOOR	DEBON

8777 E. Via De Ventura, Suite 201, Scottsdale, AZ 85258  
**WOOD PARTNERS**  
 CHAIRMAN, ARIZONA  
 PH: 480.607.0222

**ALTA SAN MARCOS**  
 Apartment Homes

**A5.7.6C**

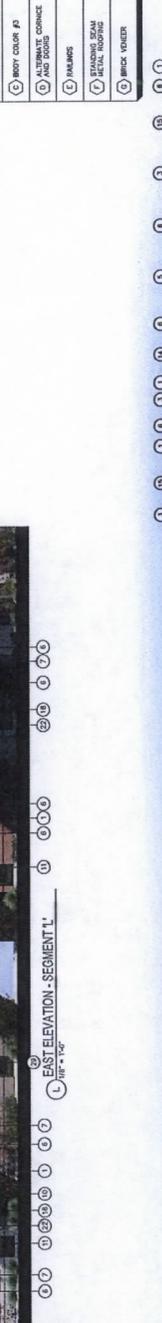
DATE: APRIL 2018  
 SHEET NO: 10 OF 10  
 PROJECT NO: 1800000000  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**Building Type 1**  
 East Elevations

EXPIRES 2/01/25



**L EAST ELEVATION - SEGMENT L**  
 1/8" = 1'-0"



**M EAST ELEVATION - SEGMENT M**  
 1/8" = 1'-0"



**N EAST ELEVATION - SEGMENT N**  
 1/8" = 1'-0"



**O EAST ELEVATION - SEGMENT O**  
 1/8" = 1'-0"



**P EAST ELEVATION - SEGMENT P**  
 1/8" = 1'-0"



**Q EAST ELEVATION - SEGMENT Q**  
 1/8" = 1'-0"



**R EAST ELEVATION - SEGMENT R**  
 1/8" = 1'-0"



**S EAST ELEVATION - SEGMENT S**  
 1/8" = 1'-0"



**T EAST ELEVATION - SEGMENT T**  
 1/8" = 1'-0"



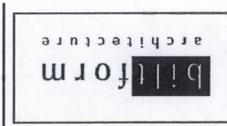
**U EAST ELEVATION - SEGMENT U**  
 1/8" = 1'-0"











billform architecture  
Group, LLC.  
11880 Westline Blvd, Suite 111  
Scottsdale, AZ 85258  
Phone: 480.281.0300 Fax: 480.281.0308

ALTA SAN MARCOS  
Apartment Homes  
WOOD PARTNERS  
CHAMBERLAIN APARTMENTS  
8777 E. Via De Ventura, Suite 207, Scottsdale, AZ 85258  
Phone: 480.607.0222

REVISIONS	
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SHEET 004  
DATE: APRIL 1, 2015  
SCALE: 3/4" = 1'-0"  
© ALTA SAN MARCOS APARTMENT HOMES, LLC

Building Type 3  
South Elevations

- ELEVATION KEY NOTES: (A)
1. EXTERIOR BRICK SYSTEM
  2. FRAMED DOOR
  3. BRICK PARAPET CAP
  4. BRICK BANDING WITH METAL REVEAL
  5. BRICK BANDING WITH METAL REVEAL
  6. BRICK BANDING WITH METAL REVEAL
  7. FOM/BRICK POP-OUT WITH SAND FINISH
  8. WINDOW
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EXTERIOR COLOR SCHEME 1:

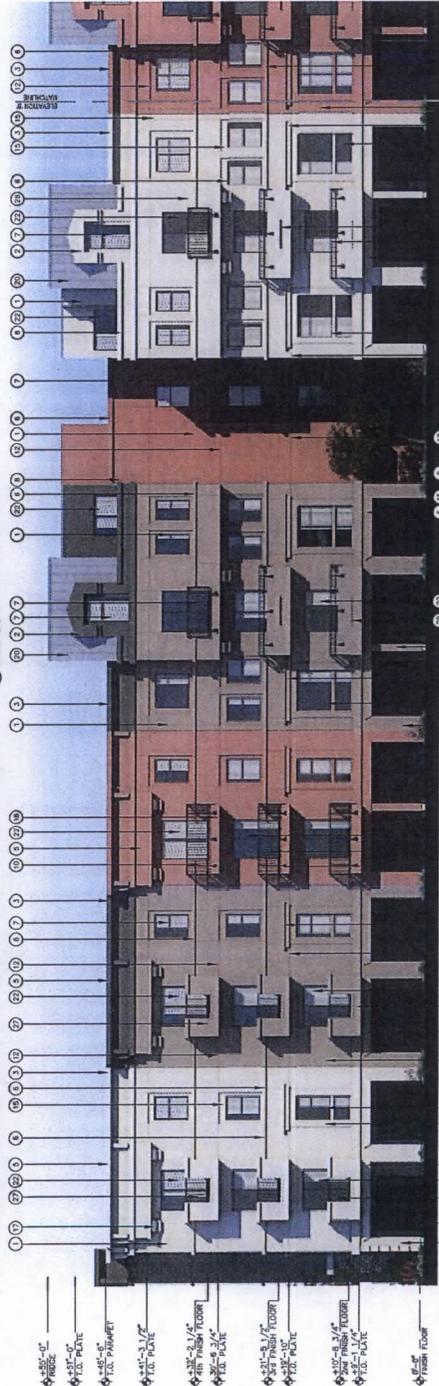
(A) BODY COLOR #1	DEB009
(B) BODY COLOR #2	WINDY HILL
(C) BODY COLOR #3	WINDY HILL
(D) ALTERNATE CORNICE AND DOORS	DEB009
(E) BALCONY	DEB009
(F) BALCONY RAIL	DEB009
(G) BALCONY RAIL METAL FINISH	DEB009
(H) BALCONY RAIL METAL FINISH	DEB009
(I) BALCONY RAIL METAL FINISH	DEB009
(J) BALCONY RAIL METAL FINISH	DEB009
(K) BALCONY RAIL METAL FINISH	DEB009
(L) BALCONY RAIL METAL FINISH	DEB009
(M) BALCONY RAIL METAL FINISH	DEB009
(N) BALCONY RAIL METAL FINISH	DEB009
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(W) BALCONY RAIL METAL FINISH	DEB009
(X) BALCONY RAIL METAL FINISH	DEB009
(Y) BALCONY RAIL METAL FINISH	DEB009
(Z) BALCONY RAIL METAL FINISH	DEB009



(A) OVERALL CHAMBER BLVD. ELEVATION



(B) SEGMENT B - SOUTH ELEVATION

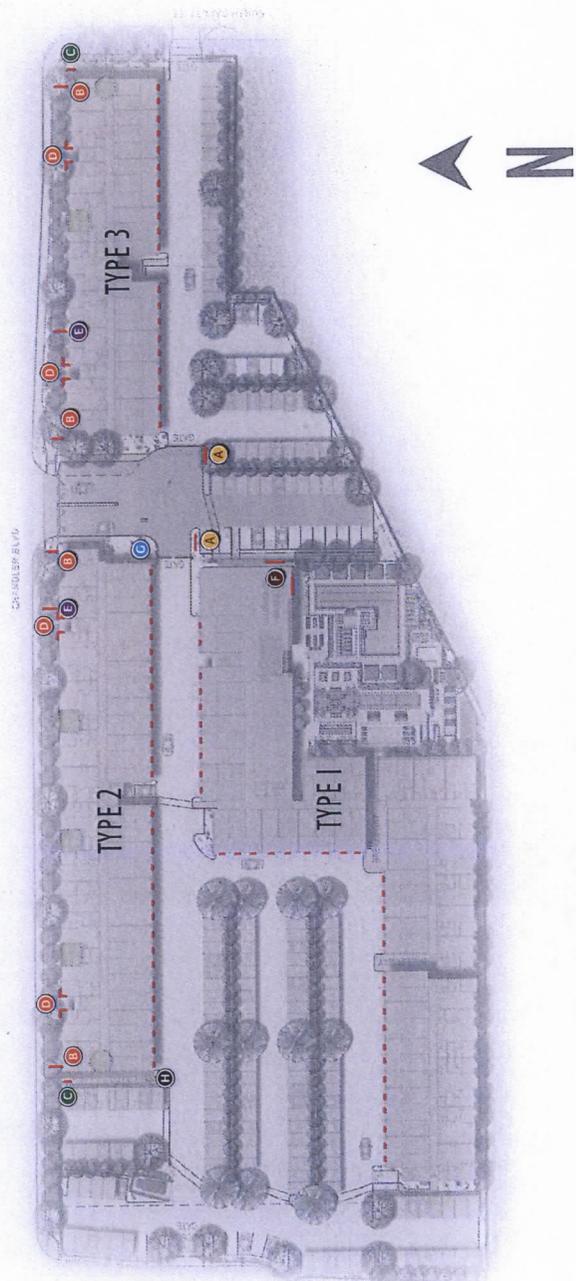


(C) SEGMENT C - SOUTH ELEVATION

- 450'-0" FINISH FLOOR
- 445'-0" FINISH FLOOR
- 440'-0" FINISH FLOOR
- 435'-0" FINISH FLOOR
- 430'-0" FINISH FLOOR
- 425'-0" FINISH FLOOR
- 420'-0" FINISH FLOOR
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- 410'-0" FINISH FLOOR
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- 400'-0" FINISH FLOOR
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- 105'-0" FINISH FLOOR
- 100'-0" FINISH FLOOR
- 95'-0" FINISH FLOOR
- 90'-0" FINISH FLOOR
- 85'-0" FINISH FLOOR
- 80'-0" FINISH FLOOR
- 75'-0" FINISH FLOOR
- 70'-0" FINISH FLOOR
- 65'-0" FINISH FLOOR
- 60'-0" FINISH FLOOR
- 55'-0" FINISH FLOOR
- 50'-0" FINISH FLOOR
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- 10'-0" FINISH FLOOR
- 5'-0" FINISH FLOOR
- 0'-0" FINISH FLOOR





- A** MONUMENT SIGN AT ENTRY GATES
- B** BLADE SIGN
- C** ADDRESS NUMBERS
- D** CAST PLAQUES
- E** "LIFESTYLE" MARKETING BANNERS
- F** CLUBHOUSE SIGNS
- G** DIRECTIONALS
- H** GARAGE NUMBERS

COMPREHENSIVE SIGN PROGRAM  
MONUMENT AT ENTRY GATES

Monument ID

Masonry Accent Wall.

Lettering ("ALTA San Marcos")

Open face pan channel lettering with neon lighting.

Mounting

Lettering mechanically fastened to raceway.

Address Numbers

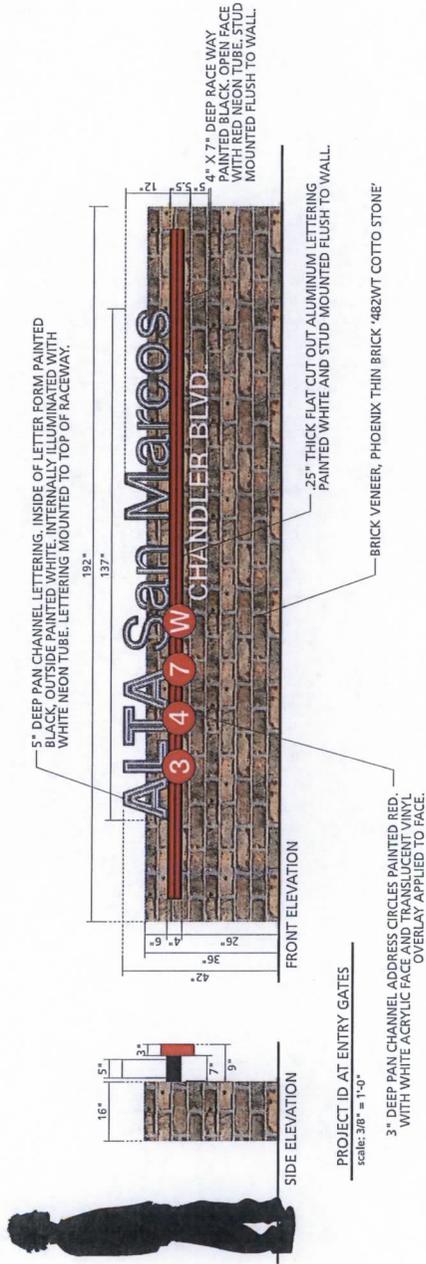
Pan channel circles with acrylic face, internally illuminated with led, .25" thick aluminum lettering.

Mounting

Number pan channel forms are mechanically fastened to face of raceway.

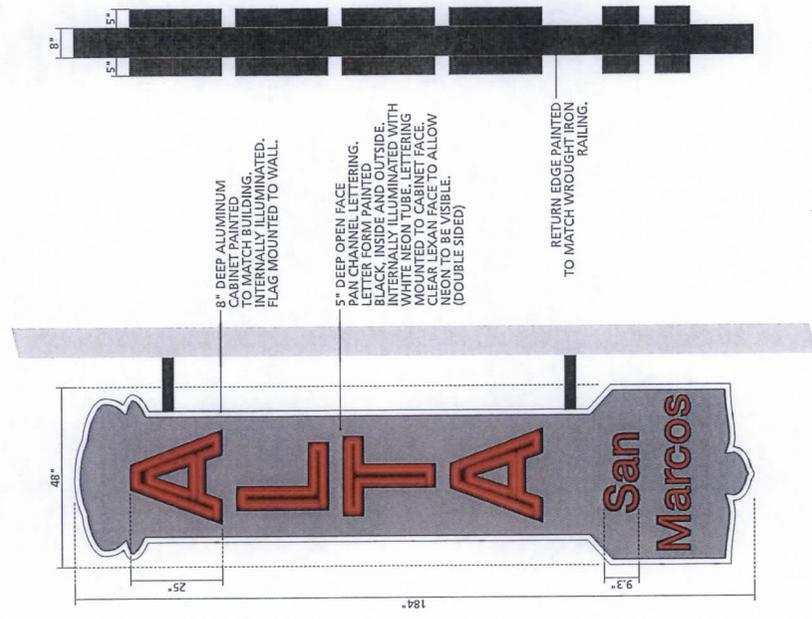
Illumination

White Neon Tubing in "Alta San Marcos" lettering and Red Neon Tubing in Raceway.  
White LED in Address Pan Channels



COMPREHENSIVE SIGN PROGRAM  
BLADE SIGNS

- Blade Sign**  
8" aluminum sign cabinet.
- Color**  
Face painted to match building.  
Sides painted to match wrought iron railing.  
Border painted white
- Mounting**  
Bolted to wall with required expansion anchors.
- Illumination**  
Red Neon tubing.

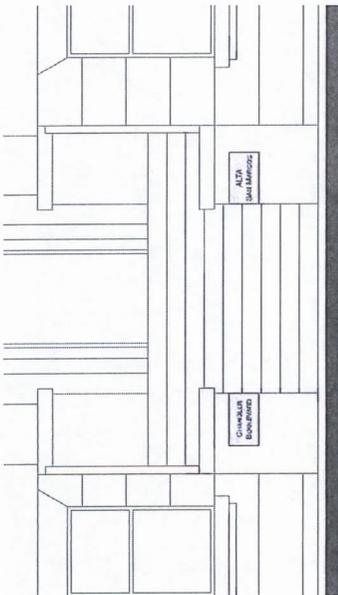


BLADE SIGN ID  
scale: 3/8" = 1'-0"

ALTA SAN MARCOS  
CHANDLER, ARIZONA

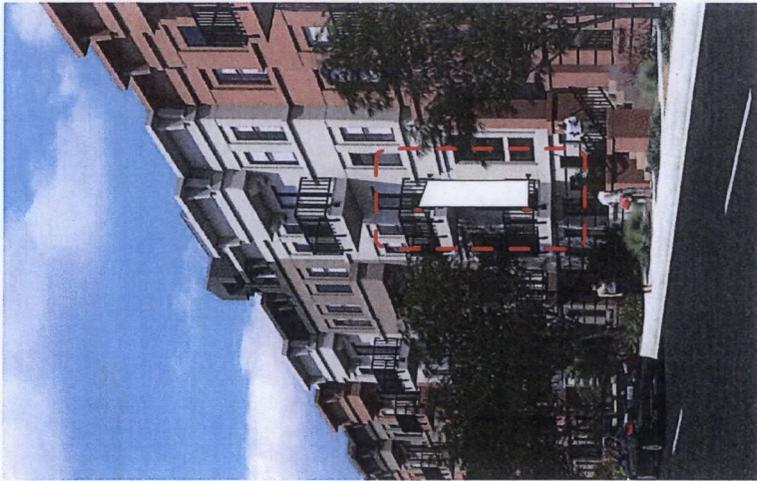
Option A Sandblasted Limestone  
 Stud mounted.

Option B Cast Bronze  
 Stud mounted.

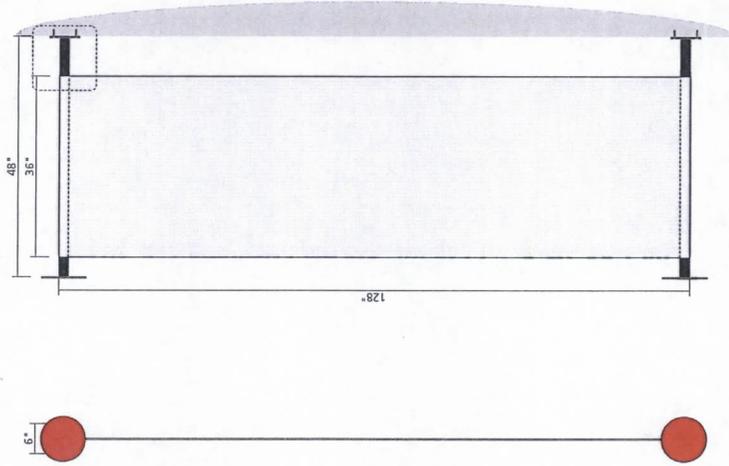
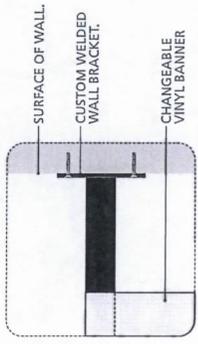


WEST CHANDLER BLVD. ELEVATION scale: 1/8" = 1'-0"





WEST CHANDLER BLVD. ELEVATION  
scale: NTS



LIFESTYLE MARKETING BANNERS  
scale: 1/2" = 1'-0"

COMPREHENSIVE SIGN PROGRAM  
LIFESTYLE MARKETING BANNERS

**E** Lifestyle Marketing Banners  
Printed vinyl banners

**Mounting**  
Banner hangers are mechanically fastened to wall with required expansion anchors.



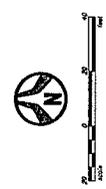
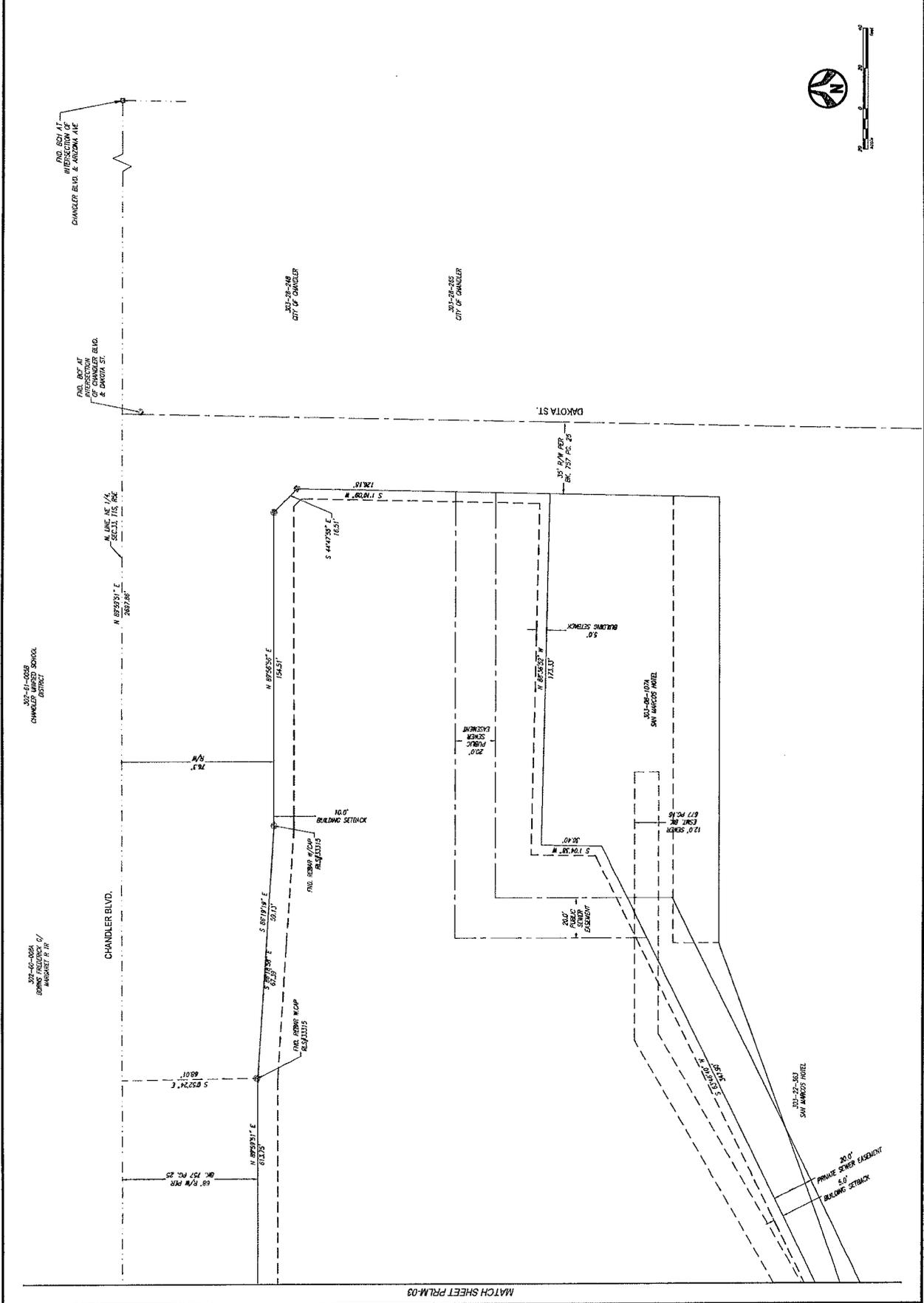
PRPL-02  
SPT. 02 OF 03



Project No. 15146  
Project Mgr. S. HARRISON  
Project Eng. M. WOLF, P.E.  
Date 03/16/2016

### PRELIMINARY PLAT

ALTA SAN MARCOS  
A PORTION OF THE SAN MARCOS PLAT  
CONVEYING TO THE CITY OF CHANDLER  
MICHIGAN, JACKSON COUNTY, MICHIGAN



MATCH SHEET PLM-03

1/25/2016 10:27:53 AM - 1/25/2016 10:27:53 AM - 1/25/2016 10:27:53 AM





## Alta San Marcos Project

Melanie Sala to: Marsha Reed, Jodie Novak, Kevin Mayo, Jeff Kurtz

06/23/2016 03:37 PM

Cc: CityClerkAgenda, Heather Figueroa, David Bigos, Rommel Cordova

From: Terri Kimble <terri@chandlerchamber.com>  
To: Jay Tibshraeny <jay.tibshraeny@chandleraz.gov>, "jack.sellers@chandleraz.gov" <jack.sellers@chandleraz.gov>, "rick.heumann@chandleraz.gov" <rick.heumann@chandleraz.gov>, "nora.ellen@chandleraz.gov" <nora.ellen@chandleraz.gov>, "terry.roe@chandleraz.gov" <terry.roe@chandleraz.gov>, "kevin.hartke@chandleraz.gov" <kevin.hartke@chandleraz.gov>, "rene.lopez@chandleraz.gov" <rene.lopez@chandleraz.gov>  
Date: 06/23/2016 03:19 PM  
Subject: Alta San Marcos Project

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To the Honorable Mayor Jay Tibshraeny and Chandler City Council,

After careful review of the relevant information, the Chandler Chamber of Commerce Board of Directors unanimously voted to offer support for the Alta San Marcos condominium development project. Our support is largely motivated by three key findings in the economic impact study of the proposed development that was recently released.

The residents of the Alta San Marcos project offer the potential for exponential growth among Downtown Chandler businesses and restaurants. Alta San Marcos residents are expected to have an annual spending capacity of nearly \$12.5 million on goods and services in the local economy. More than \$1.2 million of that spending will benefit restaurants and almost \$1 million will go to entertainment.

The new residents of Alta San Marcos are also expected to bring with them a median household income of \$90,000 annually (23% higher than the median income for the City of Chandler as a whole at \$73,100). The benefits businesses in Downtown Chandler could reap from attracting a large number of higher-income residents to the immediate area far exceed any potential negative effects. Those opposed to the project have expressed concern about the increased population density in Downtown Chandler that would result from the Alta San Marcos project, but the businesses in the area are in dire need of this increased density to remain sustainable.

Due to the area's walkable environment, the businesses located in Downtown Chandler could capture a large percentage of the restaurant spending of the residents of Alta San Marcos. Hypothetically, if downtown's 17 restaurants were to capture 75% of Alta San Marcos residents' restaurant spending they could see an infusion of more than \$900,000 annually from Alta San Marcos alone. The demographics Alta San Marcos will attract to Downtown Chandler are looking to live, work and play in a concentrated area-which this project would make possible on a large scale.

Please support this desperately needed project for Downtown Chandler to continue to move Chandler forward!

Sincerely,  
Terri Kimble

	<p><b>Terri Kimble</b> Chandler Chamber of Commerce President/CEO (480) 963-4571 Work (231) 499-3664 Mobile terri@chandlerchamber.com 25 South Arizona Place, Suite 201 Chandler, AZ 85225 <a href="http://www.chandlerchamber.com">www.chandlerchamber.com</a></p>
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Terri Kimble.vcf

Opposition to Alta San Marcos (Condominiums), ZONING CASE: DVR-0003

City of Chandler Council Meeting Hearing date: June 23<sup>rd</sup> 7:00 P.M.

OPPOSITION ISSUES

1. Traffic/Safety – Main Gated entrance will be located directly ACROSS from Nebraska Street on the South side of Chandler Blvd.

ISSUES:

- a. Currently a high traffic volume causing risky left turns from Nebraska St. Heading East on Chandler Blvd.
  - b. This will become increasingly more dangerous with the addition of 275-300 (residents) drivers entering and exiting the new property on the south side.
  - c. The dangerous daily interaction of our youngest and most inexperienced drivers, our High School students!
  - d. The additional congested traffic interaction with the many on-going Chandler High School activities (Football, Baseball, Basketball, Track and Field, Swimming, extracurricular, ie:Band) that take place 10 months a year with access north on Nebraska St.
  - e. Safety of future residents (Alta San Marcos) walking along Chandler Blvd with traffic moving at more than 45 m.p.h. all day long! (26,500 cars a day)
2. Density & Massive Height and Length of Project (Built on top of Chandler Blvd.)
    - a. 274 Condo Units on approximately 5 acres= 55 units/acre (This IS zoned “Golf Course”). 55 units per acre is too much density for this location!
    - b. 55 units per acre significantly surpass the 18 units per acre according to the City plans for urban development.
    - c. Height of buildings at a maximum of 55 feet!! This 55 feet will stretch from Dakota to the office buildings (2 blocks) forming a Canyon wall like feeling. Go see Alta Steel Yards on Frye south of downtown Chandler.
  3. Highest and Best Use of this Property for the City of Chandler?
    - a. NO, this is not the highest and best use of this property for the city of Chandler. An office complex similar to the one on Chandler Blvd now would be a significantly better use of this property. It would generate more city taxes than Condos (Property, rent and retail taxes).
    - b. Esthetically this proposed project is not conducive to the Park Manor Historic Neighborhood to the north, the Focus Office Complex to the West or the Historic San Marcos Golf course and San Marcos Estates!

## **Borns' Comments: Alta San Marcos Apartments**

My name is Fred G. Borns. I have lived at 6 So. Stellar Parkway in Chandler, 85226 for 40 years. I am not enthusiastic about the proposed Alta San Marcos apartment/condominium development for four reasons that I cited on comment cards I submitted at the March 29<sup>th</sup>, 2016 neighborhood meeting held at the Alta Steelyard Lofts complex. In order of priority my disagreements are:

1. 273 proposed units situated on 5.4 acres is far too dense for any area of Chandler, let alone this low-density residential area surrounded an historic golf course and traditionally upscale residential neighborhoods in downtown Chandler
2. Traffic concerns in an area that is already one of the most highly traveled corridors in the City. The design has primary ingress and egress directly onto Chandler Boulevard opposite Northbound Nebraska Street which is a primary conduit for Chandler High School traffic. This access portal will have almost no clear visibility to eastbound traffic on Chandler Boulevard because obscuration by the buildings and trees planned along the north face of the project. A minor secondary access gate is offered off of Dakota Street but this appears to be restricted because of the narrow width of the property footprint on the east end of the site.
3. Insufficient parking. Each of the 273 units will probably contain residents having as many as 2 cars per residence adding up to a need for over 540 car parking positions. My crude examination of the developer's artistic overview of the project indicates a total of 207 392 parking spaces. Where will visitors to this apartment complex park?
4. Architectural design; the developer describes the proposed design as "classic brownstone". Indeed, this is a classic design for the older parts of Cleveland or the Bronx but doesn't descend from anything characteristic of the Southwest tradition which is prevalent and well-accepted in most parts of Chandler. The North-facing edifice has almost no setback from Chandler Boulevard, and is softened only by trees closely positioned to the south edge of the required sidewalk. With 4 stories and the addition of a parapet top treatment, the building height is 55' which will have the instantaneous effect of changing the pastoral aspect of the golf course scene into a brick canyon along Chandler Blvd.

Why am I so interested in this project? Between 1987 and 1989 I purchased the entire frontage on the north side of Chandler Blvd between Nebraska and Dakota streets which included a vacant lot at the Northwest corner of Dakota Street along with the residential structure on the Northeast corner of Nebraska Street. My ambition had been to develop these properties into an art gallery and to provide 10 parking spaces on the vacant lot with appropriate landscaping. At that time Development staff educated me on the details of the residential conversion policy which precluded a business like an art gallery. I was disappointed but carried-on with my plan very incrementally by simply renting out the house as a residence. In 2003 the Chandler Unified School district floated a \$60M bond issue to upgrade and expand the Chandler High Schools. For Chandler High the upgrades included condemning the residential property around Dakota, California and Oregon streets. I was offered about 3/4<sup>th</sup>s of my total investment in the vacant lot I owned and was forced to sell it to the school district.

In 1991, my wife and I held our wedding ceremony on the 3<sup>rd</sup> green just south of the spot where the old salt cedar trees were recently removed. I'm not so naïve as to imagine that the 100-year-old accoutrement of the well-maintained San Marcos Golf course across the street from my property is some sort of "Grandfathered entitlement". But, I do believe that owners of nearby residential property have a right to request that Chandler restrict the type of residential urbanization that may occur on this site. With 273 planned living units on these 5.4 acres, the housing density is almost 3 times the City-recommended threshold of 18 units per acre for high-density urban residential

1. I think apartment/condominium structures should follow the design of other accepted precedents found in the area, like the Mark-Taylor residential project "San Cervantes" located at 400 N. Coronado Street in Chandler
2. Building heights well below 45', and more in line with the height level observed at the Fairway complex just west of the proposed site should be enforced
3. Access to this complex should be restricted to an entrance off of Dakota Street—no access onto Chandler Boulevard

Personally, I would be VERY enthusiastic to see an apartment/condominium arrangement located at this site if these low-density guidelines were followed.

Fred Borns

Office of the Mayor & City Council  
Mail Stop 603  
P.O. Box 4008  
Chandler, AZ 85244-4008  
Mayor&Council@chandleraz.gov

**RE: The Proposed Alta San Marcos Multi-Family Development – Case No. DVR16-0003**

Dear Honorable Mayor and City Council Members,

I am a business owner and resident of Chandler. For nine years, my office was located in Downtown Chandler which provided my staff and visitors opportunities to experience the vibrant and ever changing life of the downtown.

Having grown up in Chandler, I have seen a tremendous amount of change over the years. The revitalization of the Downtown and the near build-out of Chandler being the most exciting. As Chandler reaches its maturity, innovative ideas and design are required to attract residents and patrons not only to Chandler, but in this case, Downtown Chandler.

As a resident of Chandler and a design professional, I am very excited to see the Alta San Marcos project follow in the footsteps of the very successful Alta Steelyard project. It takes folks like the team at Wood Partners to see the potential in an area and have a unwavering vision to execute. The investment made and the pursuing triumph in creating a sought after place to reside in the Downtown should be admired.

The addition of residents in the Downtown can only add to the energy the Downtown has today. Additional residents in this developing urban area provides for more patrons to visit retailers. This is a recipe for sustainability and attraction for other thriving companies to seek Chandler as a potential home.

I STRONGLY SUPPORT the proposed Alta San Marcos development and look forward to having more residents living in Downtown Chandler. The addition of residents will further substantiate Chandler and it's Downtown as a "must-see" destination.

Sincerely,



Andrew D. Baron, ASLA, LEED AP



120 E Corporate Place  
Suite 2  
Chandler, AZ 85225

T 480.463.4545  
F 480.463.4571

[www.PrintSaveRepeat.com](http://www.PrintSaveRepeat.com)

Office of the Mayor & City Council  
Mail Stop 603  
P.O. Box 4008  
Chandler, AZ 85244-4008  
Mayor&Council@chandleraz.gov

**RE: The Proposed Alta San Marcos Multi-Family Development – Case No. DVR16-0003**

Dear Honorable Mayor and City Council Members,

I own Print.Save.Repeat, and we are located in the Westech Business Park 2 miles North of Downtown Chandler. Since moving our business from Tempe to Chandler in early 2012 we have enjoyed seeing the downtown area reshaped. I strongly support the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

I have met with a representative of the developer, Wood Partners, who has explained the project to me, including sharing with me architectural drawings, a landscape plan, and a site plan.

I BELIEVE THAT THE PROPOSED PROJECT WILL:

- Positively impact Chandler's Downtown and surrounding area businesses
- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Best Regards,

Errol Berry

CEO | IDENTICO PRINT SERVICES, LLC dba **Print.Save.Repeat.**

Ranked #346 on the **Inc.500** Fastest-Growing Private U.S. Companies List (2015)

*citizen correspondence  
support  
rds/als/llc*

Office of the Mayor & City Council  
Mail Stop 603  
P.O. Box 4008  
Chandler, AZ 85244-4008  
Mayor&Council@chandleraz.gov

**RE: The Proposed Alta San Marcos Multi-Family Development – Case No. DVR16-0003**

Dear Honorable Mayor and City Council Members,

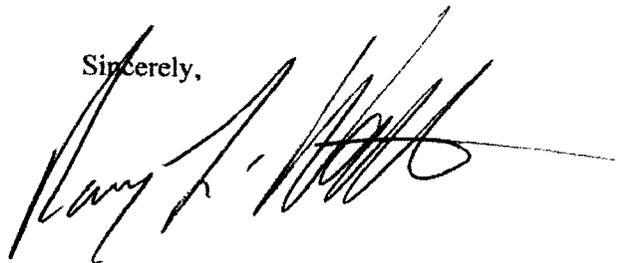
I own Wimpy's Paradise in Downtown Chandler, which has been in operation in Downtown Chandler since 2014. Since moving my business Downtown, I have continuously seen it being transformed. There have been several recent restaurant and boutique store additions to the Downtown Chandler community.

People come from all around the Phoenix metro area to enjoy the unique environment that Downtown Chandler offers. However, the businesses here would benefit from more people (and thereby customers) residing Downtown. For this reason, I am excited at the prospect of having not one, but two quality multi-family developments located within Downtown Chandler that are within walking distance to my business.

Since the development of Wood Partners trailblazing project, Alta Steelyard, I have noticed an increase in business. Adding more residents to Downtown Chandler will help to keep our business busy with customers, particularly during the more quiet times that we experience.

I fully support the proposed Alta San Marcos development and look forward to having more customers living in Downtown Chandler. Adding more residents Downtown is critical to our, and Downtown's success.

Sincerely,



Officer correspondence  
rec'd 6/16/16  
support

Office of the Mayor & City Council  
Mail Stop 603  
P.O. Box 4008  
Chandler, AZ 85244-4008  
Mayor&Council@chandleraz.gov

**RE: The Proposed Alta San Marcos Multi-Family Development – Case No. DVR16-0003**

Dear Honorable Mayor and City Council Members,

I own The Religion Store in Downtown Chandler, which has been in operation in Downtown Chandler since 1987. Since being in Downtown Chandler I have seen it evolve into a very special place. In recent years, there have been restaurants and boutique shops that have opened and joined the Downtown community. Downtown Chandler has become an exciting place to be.

People come from all around the Phoenix metro area to enjoy the unique environment that Downtown Chandler offers. However, the businesses here would benefit from more people (and thereby customers) residing Downtown. For this reason, I am excited at the prospect of having not one, but two quality multi-family developments located within Downtown Chandler that are within walking distance to our business. Adding more residents to Downtown Chandler will help to increase our customer base.

We fully support the proposed Alta San Marcos development and look forward to having more customers living in Downtown Chandler. Adding more residents Downtown is critical to Downtown's success.

Sincerely,



Rosalia Rodriguez

CITIZEN CORRESPONDENCE  
RDR 6-16-16  
SUPPORT



**Alta Aps Across the Street from Park Meadows**

Erick Fuentes to: Jodie.Novak@chandleraz.gov

Cc: Margaret, Kevin Michaels

05/19/2016 09:03 PM

From: Erick Fuentes <erickf4@yahoo.com>  
To: "Jodie.Novak@chandleraz.gov" <Jodie.Novak@chandleraz.gov>  
Cc: Margaret <fborns@cox.net>, Kevin Michaels <kevin@michaelsandassociates.com>  
Please respond to Erick Fuentes <erickf4@yahoo.com>

Dear Jodie:

I'm one of the home owners that is being affected by the Alta Project across the street Park Meadows historic neighborhood where all of the homes North/South on Toledo Street would lose all sense or privacy as the 4 story project view would intrude directly into our backyards. It is difficult for my neighbors to attend meetings as we are all primarily Hispanic minority, most of the neighbors been there in excess of 15 years, I've owned my home for 4. I've spent the past year doing a total remodel, I applied to add a shaded carport and the city would not let me even alter "the character" of the neighborhood.

If I can't even add a carport, how can the council approve a 4 story building that is out of character for the entire area between Arizona Ave and Alma School? All of the projects are 2 stories maximum height, perhaps because we don't seem to have a voice the area is being taken advantage of. I have been a Chandler resident for 30 years and I own 3 homes in Chandler because I like the city. We don't mind progress but the council must take into account the disruption of egressing from our neighborhood unto Chandler Blvd going East, it is challenging now as Chandler Blvd curves slightly north from Nebraska, it is difficult to visualize oncoming traffic.

As we all know, developers see and propose a project because they see the opportunity to MAKE MONEY, that is what this is about and not with concern to the neighborhood. A developer will exit the area and leave us all with the issues and consequences that cannot be foreseen.

I'm sure that the students exiting Chandler High will also be unnecessarily exposed to a higher traffic density than before and the risk and likelihood of a serious accident will also increase exponentially.

This is an apartment project so the residents are nothing but transitory residents that have no regards and no roots in the area, unlike the condo project just east where they are in fact homeowners,

I've been proud to be a part of Chandler and like to see the growth but at the same time the development has to coincide with the neighborhood. I hope that you take our views into consideration before approving such a project and restrict the building height not exceeding 2 stories along Chandler Blvd, those of us who oppose the project believe that it is early enough for the developer to alter architectural plans as well as ingress and egress points as to minimize impact to our neighborhood.

Thank you for your consideration

Erick Fuentes and Neighbors  
415 W Toledo St  
Chandler, AZ 85225  
480-322-2603

*citizen correspondence  
opposed*

May 17, 2016

Ms. Jodie M. Novak,  
Senior City Planner  
CITY OF CHANDLER  
Chandler, Arizona 85224

RE: DVR16-0003 Alta San Marcos

Dear Ms. Novak:

My name is David L. Christensen. My property address is 484 West Chandler Boulevard. I am NOT in favor of the proposed apartment/condominiums project known as Alta San Marcos for the following reasons:

- 1) Safety -- Any additional ingress and egress on Chandler Boulevard will create safety concerns. Presently, Chandler Boulevard is one of the most highly traveled corridors in the City.
- 2) Architect's Design -- The Architect's Design shows the building height to be 55 feet. This will have a negative impact on the Historic Design of Chandler and the community surrounding Chandler Boulevard.
- 3) Density of Units -- The density of units (273) is far too many for any area in Chandler, and especially in this low-density residential area surrounded by an historic golf course.
- 4) Parking -- There is insufficient parking for 273 units. If each unit had two vehicles, then 540 parking spaces would be needed. The Developer's over-all view shows a total of only 392 spaces and that does not include visitor parking.

Sincerely,



David L. Christensen

DLC/afs

*citizen correspondence  
opposed*

Requester Name: ERICK FUENTES  
Requester Phone # 480-322-2603

Request Service Location : 415 W TOLEDO ST

Customer Comments: I attended the "Neighborhood meeting" on March 29th regarding the Alta Development on Chandler Blvd across the HISTORICALLY DESIGNATED NEIGHBORHOOD, I have a home that it's backyard would stare directly into a 4 story building and that would be not only detrimental but also the increase of traffic from a high density development causing dangerous conditions exiting our neighborhood from Nebraska, directly across from the proposed front entrance. I feel that the planning division is taking advantage of a modest area where neighbors work long hours and don't have time to attend council meetings when these projects are quietly proposed behind closed doors. I will also address this directly the Mayor and have plans to form a neighborhood coalition to opposed at least the height of the buildings in question, Sincerely Erick Fuentes, a concerned citizen!!!!

Created By: PublicWebUser on 4/20/2016 at 1:49 PM

Planning Division  
received 4-25-16  
citizen correspondence



Alta San Marcos, Zoning Case DVR16-0003

Schrom, Paul A

to:

'Jodie.Novak@chandleraz.gov'

05/19/2016 01:50 PM

Hide Details

From: "Schrom, Paul A" <PSCHROM@amfam.com>

To: "'Jodie.Novak@chandleraz.gov'" <Jodie.Novak@chandleraz.gov>

Jodie.

I **OPPOSE** the Zoning Case **DVR16-0003** (Alta San Marcos project) that is being considered for the property adjacent to my property at 565 W Chandler Blvd. Chandler, AZ 85225. Please add my opposition to the North "Side" along with Fred and Margaret Borns.

Please respond back that you have received my opposition and have documented this opposition to DVR16-0003.

Paul.

**Paul Schrom** | Agent | American Family Insurance | Paul Schrom Agency, Inc.

565 W. Chandler Blvd. #114 Chandler, AZ 85225

Phone: 480-821-5151

Fax: 480-963-7198

1-800-MYAMFAM

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Permanent General Assurance Corporation | Permanent General Assurance Corporation of Ohio | The General Automobile Insurance Company, Inc. DBA The General® | Home Office - 2636 Elm Hill Pike | Nashville, TN 37214  
wholly owned subsidiaries of American Family Mutual Insurance Company

\*If you are not the intended recipient, please contact the sender and delete this e-mail, any attachments and all copies.

*citizen correspondence  
opposed*

From: Kevin Michaels <kevin@michaelsandassociates.com>  
To: Jodie.Novak@chandleraz.gov  
Date: 05/18/2016 03:05 PM  
Subject: Alta San Marcos, Zoning Case DVR16-0003

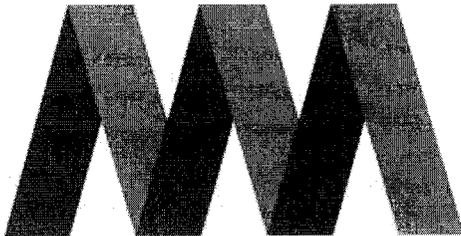
Jodie

I **OPPOSE** the Zoning Case **DVR16-0003** (Alta San Marcos project) that is being considered for the property across the street from my property at **200 N. Nebraska Street, Chandler, AZ 85225**. Please add my opposition to the North "Side" along with Fred and Margaret Borns next door.

Please respond back that you have received my opposition and have documented this opposition to DVR16-0003.

Regards,

Kevin Michaels  
200 Nebraska St  
Chandler, AZ 85225  
[michaelsandassociates.com](http://michaelsandassociates.com)  
480-963-5509 (phone)  
480-963-5125 (fax)



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One Financial Way, Cincinnati, OH 45242  
877-663-7267

*Citizen correspondence  
opposition*



DVR16-0003 Alta San Marcos: Borns Opposition  
Borns, Frederick (MCOE)

to:

Jodie.Novak@chandleraz.gov

05/15/2016 01:54 PM

Hide Details

From: "Borns, Frederick (MCOE)" <fred.borns@honeywell.com>

To: "Jodie.Novak@chandleraz.gov" <Jodie.Novak@chandleraz.gov>

As owner of parcel number 302-60-008A I am opposed to DVR16-0003 Alta San Marcos Project and rezoning.

Fred G. Borns

*Citizen correspondence  
opposition*



**DVR16-0003 Alta San Marcos**  
DLCPCAZ to: JODIE.NOVAK

05/18/2016 03:50 PM  
[Hide Details](#)

From: DLCPCAZ@aol.com  
To: JODIE.NOVAK@chandleraz.gov

▼ 1 attachment



Alta San Marcos Ltr 1.pdf

Dear Ms. Novak:

My name is David L. Christensen. My property address is 484 West Chandler Boulevard.

For the reasons in my letter attached, I oppose the proposed Alta San Marcos project.

Please confirm that you have received this letter and its attachment.

Thank you for your consideration.

Sincerely,

David L. Christensen  
484 West Chandler Boulevard  
Chandler, Arizona 85225  
(480) 786-1092

*Citizen correspondence  
opposition  
p. 1 of 2*

May 17, 2016

Ms. Jodie M. Novak,  
Senior City Planner  
CITY OF CHANDLER  
Chandler, Arizona 85224

RE: DVR16-0003 Alta San Marcos

Dear Ms. Novak:

My name is David L. Christensen. My property address is 484 West Chandler Boulevard. I am NOT in favor of the proposed apartment/condominiums project known as Alta San Marcos for the following reasons:

- 1) Safety -- Any additional ingress and egress on Chandler Boulevard will create safety concerns. Presently, Chandler Boulevard is one of the most highly traveled corridors in the City.
- 2) Architect's Design -- The Architect's Design shows the building height to be 55 feet. This will have a negative impact on the Historic Design of Chandler and the community surrounding Chandler Boulevard.
- 3) Density of Units -- The density of units (273) is far too many for any area in Chandler, and especially in this low-density residential area surrounded by an historic golf course.
- 4) Parking -- There is insufficient parking for 273 units. If each unit had two vehicles, then 540 parking spaces would be needed. The Developer's over-all view shows a total of only 392 spaces and that does not include visitor parking.

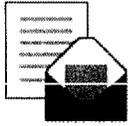
Sincerely,



David L. Christensen

DLC/afs

Citizen Correspondence  
Opposition  
P. 2012



**Alta San Marcos Emails**

Melanie Sala to: CityClerkAgenda

Cc: Heather Figueroa, Sandra West, David Bigos, Rommel Cordova,  
Jodie Novak, Kevin Mayo, Jeff Kurtz

06/23/2016 10:29 AM

Here are emails related to item #54.

Melanie Sala  
City of Chandler  
Phone: 480-782-2243  
Fax: 480-782-2233  
Email: [Melanie.Sala@chandleraz.gov](mailto:Melanie.Sala@chandleraz.gov)

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: "Ron Wagner" <[ron-mt@cox.net](mailto:ron-mt@cox.net)>  
To: <[Mayor&Council@chandleraz.gov](mailto:Mayor&Council@chandleraz.gov)>  
Date: 06/17/2016 11:52 AM  
Subject: Alta San Marcos

---

**Mayor and Council**

We have a condo at 121 California street unit 14 , My wife and I support the Alta San Marcos unites.

What ever will bring more people to Chandler is a good thing. We enjoy downtown :  
This can only help to make Chandler a better home and City.

**Thank You**

Ronald Wagner 870-688-3696

Dee Wagner

Virus-free.  
[www.avast.com](http://www.avast.com)

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Kevin Michaels <[kevin@michaelsandassociates.com](mailto:kevin@michaelsandassociates.com)>  
To: [jack.sellers@chandleraz.gov](mailto:jack.sellers@chandleraz.gov)  
Date: 05/16/2016 04:41 PM  
Subject: Alta San Marcos APPTS

---

**Jack**

I would like to discuss this upcoming project that is on the May 26<sup>th</sup> agenda. I am opposed to the project for several reasons and would like to get your take on these issues as well as have you hear my concerns. Could you please call me this week? If you can't catch me at the office, please call me on my cell phone that I gave you last Friday at the Public

[michaelsandassociates.com](http://michaelsandassociates.com)  
480-963-5509 (phone)  
480-963-5125 (fax)



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One Financial Way, Cincinnati, OH 45242  
877-663-7267

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Kevin Michaels <[kevin@michaelsandassociates.com](mailto:kevin@michaelsandassociates.com)>  
To: [rene.lopez@chandleraz.gov](mailto:rene.lopez@chandleraz.gov)  
Date: 05/16/2016 04:43 PM  
Subject: Alta San Marcos Appts

---

Rene,

I would like to discuss this upcoming project that is on the May 26<sup>th</sup> agenda. I am opposed to the project for several reasons and would like to get your take on these issues as well as have you hear my concerns. I have serious traffic/safety concerns.

Could you please call me this week? If you can't catch me at the office, please call me on my cell phone: 602-531-0031.

Kevin Michaels  
200 Nebraska St  
Chandler, AZ 85225  
[michaelsandassociates.com](http://michaelsandassociates.com)  
480-963-5509 (phone)  
480-963-5125 (fax)

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One Financial Way, Cincinnati, OH 45242  
877-663-7267

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Jack Sellers/COC  
To: jack.sellers@cox.net  
Date: 05/16/2016 07:34 PM  
Subject: Fwd: Alta San Marcos APPTS

---

Sent from my iPhone

Begin forwarded message:

**From:** "Kevin Michaels" <[kevin@michaelsandassociates.com](mailto:kevin@michaelsandassociates.com)>  
**Date:** May 16, 2016 at 4:41:35 PM MST  
**To:** [jack.sellers@chandleraz.gov](mailto:jack.sellers@chandleraz.gov)  
**Subject:** Alta San Marcos APPTS

Jack

I would like to discuss this upcoming project that is on the May 26<sup>th</sup> agenda. I am opposed to the project for several reasons and would like to get your take on these issues as well as have you hear my concerns.

Could you please call me this week? If you can't catch me at the office, please call me on my cell phone that I gave you last Friday at the Public Policy meeting. Here is my cell phone again: 602-531-0031.

Thank You,

Kevin Michaels  
200 Nebraska St  
Chandler, AZ 85225  
[michaelsandassociates.com](http://michaelsandassociates.com)  
480-963-5509 (phone)  
480-963-5125 (fax)

Sincerely,

**Errol Berry | Print.Save.Repeat.**

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Private U.S. Companies List (2015)Letter regarding Proposed Alta San Marcos Multi-Family Development.pdf

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Assistant Wino <terry@wino4life.com>  
To: Mayor&Council@chandleraz.gov  
Cc: david@goodmanschwartz.com  
Date: 06/15/2016 07:19 PM  
Subject: Proposed Alta San Marcos Project

---

I am in support of the Alta San Marcos Project. I am a full time resident at 124 San Marcos, and believe this property would better our community.

Thank you. I cannot be at the council meeting, but wanted to provide my support.

Thank you,

Teresa Harden

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Rick Heumann/COC  
To: "Assistant Wino" <terry@wino4life.com>  
Date: 06/15/2016 08:50 PM  
Subject: Re: Proposed Alta San Marcos Project

---

Teresa thanks for your note

Rick Heumann  
Chandler City Council Member  
480-961-5455

> On Jun 15, 2016, at 7:19 PM, Assistant Wino <terry@wino4life.com> wrote:

>

> I am in support of the Alta San Marcos Project. I am a full time resident at 124 San Marcos, and believe this property would better our community.

>

> Thank you. I cannot be at the council meeting, but wanted to provide my support.

>

> Thank you,

>

> Teresa Harden

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: "Dave Geiger" <dgeig@neo.rr.com>  
To: <Mayor&Council@chandleraz.gov>  
Date: 06/16/2016 07:54 PM  
Subject: ALTA SAN MARCOS

---

200 Nebraska St  
Chandler, AZ 85225  
[michaelsandassociates.com](http://michaelsandassociates.com)  
480-963-5509 (phone)  
480-963-5125 (fax)



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877-663-7267



Alta San Marcos Opposition.docx



Steel Yards 6.jpg



Steel Yards 3.jpg



Born 1.pdf

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Rick Heumann/COC  
To: "Ron Wagner" <[ron-mt@cox.net](mailto:ron-mt@cox.net)>  
Date: 06/17/2016 09:27 PM  
Subject: Re: Alta San Marcos

---

Ron and Dee

Thanks for your comments. I will take them into consideration when making my decision.  
Sincerely

Rick Heumann  
Chandler City Council Member  
480-961-5455

On Jun 17, 2016, at 11:52 AM, Ron Wagner <[ron-mt@cox.net](mailto:ron-mt@cox.net)> wrote:

Mayor and Council

We have a condo at 121 California street unit 14 , My wife and I support the Alta San Marcos unites.

What ever will bring more people to Chandler is a good thing. We enjoy downtown :  
This can only help to make Chandler a better home and City.



----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: "John Wolfe" <john.wolfe@sibleyswest.com>  
To: <rick.heumann@chandleraz.gov>  
Date: 06/22/2016 11:39 AM  
Subject: Alta project

---

Hi Rick,

We understand the Alta project for Chandler Boulevard is going to be heard tomorrow. We haven't been able to pay close attention to the site plan, but we think it could be a nice addition in the growth of Downtown Chandler. It brings more folks downtown and gets them into the area.

We'll trust your judgment on if the final plan is appropriate.

Thanks,

John



**John Wolfe** | Owner

john.wolfe@sibleyswest.com

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2015 DOWNTOWN CHANDLER BUSINESS OF THE YEAR AWARD RECIPIENT



----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Edward Hines <Edward@aero-zone.com>  
To: "Mayor&Council@chandleraz.gov" <Mayor&Council@chandleraz.gov>  
Date: 06/22/2016 11:51 AM  
Subject: Alta San Marcos Project

---

Mayor and Council,

I have lived in and been involved in the community of Chandler since 1993, when I was the Treasurer of the Chandler Airpark Bond Election with Jerry Brooks and Judy Harris. I have been involved in numerous

Honorable Mayor and Council,

As a 19 year, long-time downtown area property owner, developer, and business owner, I am in **strong support** of Alta San Marcos for the following reasons:

Track Record:

Alta Steelyard is a great project, and the developer did a great job. I would expect the same for Alta San Marcos.

Traffic:

Everyday, I drive east/west on Frye Rd in front of Alta Steelyard (only 1 lane in each direction), with ZERO traffic from the new 301 apts. I expect the same for Alta San Marcos.

We have preached about the need for critical mass in downtown (people & business density) which benefits everybody. This is in-line with that goal.

DC Future:

The 4 level project proposed at Alta San Marcos is still "low" when compared to other dynamic downtowns across the country.

Instead of trees blocking the view of the golf course, our DC skyline is ever changing as Chandler's needs change & grow.

This project will help with the development of sites 1,2, & 3 and well as site 6, which have been dirt lots for well over a decade now.

Market:

Currently, there is a stronger need for apts vs. condos. If an apt dweller loves the area, they buy a house or condo within a few miles to eat, shop, & spend in Chandler.

The mayor presented great demographics and numbers for Alta Steelyards, I expect Alta San Marcos to be as attractive or better.

Thanks for your consideration.

**peter sciacca**

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chandler, az 85226

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480 517-9777 main

888 517-9777 toll free

480 517-9888 fax

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Jamie Hoffman <jamie@santanbrewing.com>  
To: jay.tibshraeny@chandleraz.gov, jack.sellers@chandleraz.gov  
Date: 06/22/2016 03:23 PM  
Subject: Alta San Marcos

---

Mayor Jay Tibshraeny,

I wanted to email you concerning the Alta San Marcos project. My partners and I are extremely excited to see the same group that constructed Alta Steelyards continue to build High Quality residential that reflects the standards that have been set by a discerning City government. SanTan has been here in Downtown for 9 years now and we understand that quality and standards are what set Chandler apart from our neighboring municipalities. These standards are paramount to sustaining a vibrant and successful Urban community. The fact that Downtown is 100% locally owned and operated is a testament to the community we operate within and we believe that the Alta San Marcos will attract the

and successful Urban community. The fact that Downtown is 100% locally owned and operated is a testament to the community we operate within and we believe that the Alta San Marcos will attract the key demographic that is so essential to our continued success. We look forward to seeing Alta San Marcos completed in the same timely and efficient manner as the Steelyards.

thank you + mahalo,  
jamie  
SanTan Brewing Co.

pub 480.917.8700  
mobile 480.518.4202

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Jamie Hoffman <jamie@santanbrewing.com>  
To: nora.ellen@chandleraz.gov  
Date: 06/22/2016 03:28 PM  
Subject: Alta San Marcos

---

Councilmember Nora Ellen,

I wanted to email you concerning the Alta San Marcos project. My partners and I are extremely excited to see the same group that constructed Alta Steelyards continue to build High Quality residential that reflects the standards that have been set by a discerning City government. SanTan has been here in Downtown for 9 years now and we understand that quality and standards are what set Chandler apart from our neighboring municipalities. These standards are paramount to sustaining a vibrant and successful Urban community. The fact that Downtown is 100% locally owned and operated is a testament to the community we operate within and we believe that the Alta San Marcos will attract the key demographic that is so essential to our continued success. We look forward to seeing Alta San Marcos completed in the same timely and efficient manner as the Steelyards.

thank you + mahalo,  
jamie  
SanTan Brewing Co.

pub 480.917.8700  
mobile 480.518.4202

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Jamie Hoffman <jamie@santanbrewing.com>  
To: terry.roe@chandleraz.gov, Anthony Canecchia <anthonyc@santanbrewing.com>  
Date: 06/22/2016 03:33 PM  
Subject: Alta San Marcos

---

Councilmember Terry Roe,

I wanted to email you concerning the Alta San Marcos project. I know we are having lunch tomorrow as well but I wanted to get this email out as we feel it is super important for the future of downtown. My partners and I are extremely excited to see the same group that constructed Alta Steelyards continue to build High Quality residential that reflects the standards that have been set by a discerning City government. SanTan has been here in Downtown for 9 years now and we understand that quality and

To: jay.tibshraeny@chandleraz.gov, jack.sellers@chandleraz.gov  
Date: 06/22/2016 03:23 PM  
Subject: Alta San Marcos

---

Mayor Jay Tibshraeny,

I wanted to email you concerning the Alta San Marcos project. My partners and I are extremely excited to see the same group that constructed Alta Steelyards continue to build High Quality residential that reflects the standards that have been set by a discerning City government. SanTan has been here in Downtown for 9 years now and we understand that quality and standards are what set Chandler apart from our neighboring municipalities. These standards are paramount to sustaining a vibrant and successful Urban community. The fact that Downtown is 100% locally owned and operated is a testament to the community we operate within and we believe that the Alta San Marcos will attract the key demographic that is so essential to our continued success. We look forward to seeing Alta San Marcos completed in the same timely and efficient manner as the Steelyards.

Best Regards,

thank you + mahalo,

jamie

SanTan Brewing Co.

pub 480.917.8700

mobile 480.518.4202

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Stephanie Jarnagan <stephanie@thinkcommaz.com>  
To: <Mayor&Council@chandleraz.gov>  
Date: 06/22/2016 05:02 PM  
Subject: Alta San Marcos

---

Dear Mayor and Council,

I wanted to draft a quick note in support of the Alta San Marcos luxury condo project that is going before Council tomorrow night. I believe the downtown core would benefit from higher density residential units that are walkable to many of the great restaurants and amenities that downtown Chandler has to offer. As a small business owner myself, I also believe those businesses would be most supportive of a project of this nature.

Thank you for your consideration,

Stephanie Jarnagan  
Chandler resident and small business owner  
Chandler Parks & Recreation Board Member  
480.201.7572  
Stephanie@thinkcommaz.com

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Brad Ingarfield <brad@murphyslaw.pub>  
To: jay.tibshraeny@chandleraz.gov  
Date: 06/23/2016 06:12 AM  
Subject: Alta San Marcos Development - Support

---

Dear Mayor,

I am writing to show my strong support for the proposed Alta San Marcos development. I believe the project will greatly benefit the downtown Chandler area and I wish to express my full backing.

I have recently purchased and am in the process of renovating Murphy's Law Irish Pub.

Before moving to Arizona in 2014 I lived in Calgary, Canada. In Calgary I owned of a multi unit restaurant/pub group as well as serving on the business revitalization board for Calgary's historic Kensington district. In the 90's Kensington made the mistake of restricting density and development and instead of blossoming like some of Calgary's other unique areas became stagnant. The community recognized their mistake and has recently opened up development.

It would be tragic to see Downtown Chandler make the same mistake Calgary's Kensington district made. It is my hope the Alta San Marcos development will be approved and Downtown Chandler will continue to grow as not only destination but also a place where people actually live, work, shop and play.

Sincerely,  
Brad Ingarfield

--

Owner  
www.murphyslaw.pub  
480-387-7004 (direct)  
58 S San Marcos Place  
Chandler, AZ 85225

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Brad Ingarfield <brad@murphyslaw.pub>  
To: jack.sellers@chandleraz.gov  
Date: 06/23/2016 06:10 AM  
Subject: Alta San Marcos Development - Support

---

Dear Vice Mayor,

I am writing to show my strong support for the proposed Alta San Marcos development. I believe the project will greatly benefit the downtown Chandler area and I wish to express my full backing.

I have recently purchased and am in the process of renovating Murphy's Law Irish Pub.

Before moving to Arizona in 2014 I lived in Calgary, Canada. In Calgary I owned of a multi unit restaurant/pub group as well as serving on the business revitalization board for Calgary's historic Kensington district. In the 90's Kensington made the mistake of restricting density and development and instead of blossoming like some of Calgary's other unique areas became stagnant. The community recognized their mistake and has recently opened up development.

It would be tragic to see Downtown Chandler make the same mistake Calgary's Kensington district made. It is my hope the Alta San Marcos development will be approved and Downtown Chandler will continue to grow as not only destination but also a place where people actually live, work, shop and play.

Sincerely,  
Brad Ingarfield

--

Owner  
www.murphyslaw.pub  
480-387-7004 (direct)  
58 S San Marcos Place  
Chandler, AZ 85225

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Brad Ingarfield <brad@murphyslaw.pub>  
To: nora.ellen@chandleraz.gov  
Date: 06/23/2016 06:11 AM  
Subject: Alta San Marcos Development - Support

---

Dear Councilmember,

I am writing to show my strong support for the proposed Alta San Marcos development. I believe the project will greatly benefit the downtown Chandler area and I wish to express my full backing.

I have recently purchased and am in the process of renovating Murphy's Law Irish Pub.

I have recently purchased and am in the process of renovating Murphy's Law Irish Pub.

Before moving to Arizona in 2014 I lived in Calgary, Canada. In Calgary I owned of a multi unit restaurant/pub group as well as serving on the business revitalization board for Calgary's historic Kensington district. In the 90's Kensington made the mistake of restricting density and development and instead of blossoming like some of Calgary's other unique areas became stagnant. The community recognized their mistake and has recently opened up development.

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Sincerely,  
Brad Ingarfield

--

Owner  
www.murphyslaw.pub  
480-387-7004 (direct)  
58 S San Marcos Place  
Chandler, AZ 85225

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Nora Ellen/COC  
To: Brad Ingarfield <brad@murphyslaw.pub>  
Date: 06/23/2016 07:11 AM  
Subject: Re: Alta San Marcos Development - Support

---

Dear Brad,

Thank you for writing and taking the time to share your support for the Alta San Marcos development. I agree this would be a great project for our city. I am in support of approval. Please feel free to come to our council meeting tonight and share your desire and perspective for support. It's always great to hear from our residents in person at our meetings!

Devotedly,  
~ Nora Ellen  
Chandler Councilmember

-----Brad Ingarfield <brad@murphyslaw.pub> wrote: -----

To: nora.ellen@chandleraz.gov  
From: Brad Ingarfield <brad@murphyslaw.pub>  
Date: 06/23/2016 06:11AM  
Subject: Alta San Marcos Development - Support

Dear Councilmember,

I am writing to show my strong support for the proposed Alta San Marcos development. I believe the project will greatly benefit the downtown Chandler area and I wish to express my full backing.

I have recently purchased and am in the process of renovating Murphy's Law Irish Pub.

Before moving to Arizona in 2014 I lived in Calgary, Canada. In Calgary I owned of a multi unit restaurant/pub group as well as serving on the business revitalization board for Calgary's historic Kensington district. In the 90's Kensington made the mistake of restricting density and development and instead of blossoming like some of Calgary's other unique areas became stagnant. The community recognized their mistake and has recently opened up development.

It would be tragic to see Downtown Chandler make the same mistake Calgary's Kensington district made. It is my hope the Alta San Marcos development will be approved and Downtown Chandler will continue to grow as not only destination but also a place where people actually live, work, shop and play.

Sincerely,  
Brad Ingarfield

--

Owner

Date: 06/23/2016 07:14 AM  
Subject: Re: Alta San Marcos

---

Dear Peter,

Thank you for writing and taking the time to share your support for the Alta San Marcos development. I agree this would be a great project for our city. I am in support of approval. Please feel free to come to our council meeting tonight and share your desire and perspective for support. It's always great to hear from our residents and city stakeholders in person at our meetings!

Devotedly,

~ Nora Ellen  
Chandler Councilmember

-----<peter@1sourceinc.com> wrote: -----

To: jay.tibshraeny@chandleraz.gov, jack.sellers@chandleraz.gov, nora.ellen@chandleraz.gov, kevin.hartke@chandleraz.gov, rick.heumann@chandleraz.gov, rene.lopez@chandleraz.gov, terry.roe@chandleraz.gov  
From: <peter@1sourceinc.com>  
Date: 06/22/2016 01:42PM  
Cc: Kim.Moyers@chandleraz.gov  
Subject: Alta San Marcos

Honorable Mayor and Council,

As a 19 year, long-time downtown area property owner, developer, and business owner, I am in **strong support** of Alta San Marcos for the following reasons:

Track Record:

Alta Steelyard is a great project, and the developer did a great job. I would expect the same for Alta San Marcos.

Traffic:

Everyday, I drive east/west on Frye Rd in front of Alta Steelyard (only 1 lane in each direction), with ZERO traffic from the new 301 apts. I expect the same for Alta San Marcos.

We have preached about the need for critical mass in downtown (people & business density) which benefits everybody. This is in-line with that goal.

DC Future:

The 4 level project proposed at Alta San Marcos is still "low" when compared to other dynamic downtowns across the country.

Instead of trees blocking the view of the golf course, our DC skyline is ever changing as Chandler's needs change & grow.

This project will help with the development of sites 1,2, & 3 and well as site 6, which have been dirt lots for well over a decade now.

Market:

Currently, there is a stronger need for apts vs. condos. If an apt dweller loves the area, they buy a house or condo within a few miles to eat, shop, & spend in Chandler.

The mayor presented great demographics and numbers for Alta Steelyards, I expect Alta San Marcos to be as attractive or better.

Thanks for your consideration.

**peter sciacca**

**[www.brewerysource.com](http://www.brewerysource.com) kegs & tanks, AZ guild member**

**[www.1sourceinc.com](http://www.1sourceinc.com) custom manufacturing since 1991**

**[www.disciacca.com](http://www.disciacca.com) retail & wholesale since 2005**

**WE HAVE MOVED:**

**office:** 77 west chicago st #8

chandler, az 85225

**warehouse:** 6150 west gila springs pl #2

chandler, az 85226

480 788-6866 **text & direct**

480 517-9777 main

developers past experience with the downtown are excellent reasons to go forward with the project.

I think the objection to the apartments has been remedied as the developer has agreed to make them condos, although I believe this was never an issue on DC Heights, the specific height of 55 ft. (4 stories) again was never an issue on DC Heights project and personally I like the idea of additional 4 story+ building in the downtown area. I almost do not want to address the limited number of residents that have complained about the obstruction of views as a legitimate reason to halt development but I do not think it is a good enough reason to vote no on this proposal. Lastly, the traffic issue, this issue definitely should have been discussed but given the fact that the city did not even require a traffic study, the city has approved projects all around the intersection of Arizona Ave and Chandler Blvd for developments that will have an impact on traffic flow and density, I find it hard to believe that this project will push the traffic beyond the engineered handling capacity. I would think site 1,2,3, when developed would cause more traffic issues because it would have cars traveling in and out consistently instead of two times a day and it is directly across the street from the high school.

It may sound like I love the project but in reality I just think there is no concrete reason to deny the approval based on the objections set forth and it will be good for Chandler and good for the Downtown District.

Respectfully submitted and with best regards,

Ed Hines

President of the DCCP

CFO Aero-Zone Inc. (Located in the Chandler Airpark)

Citizen, 1373 E Prescott Place, Chandler AZ 85249

NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. ss 2510-2521, is confidential and is legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. Please delete if received in error and notify sender. Thank you kindly.

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Nora Ellen/COC  
To: Tom Tom <tnntom7702@yahoo.com>  
Date: 06/23/2016 07:15 AM  
Subject: Re: Alta San Marcos

---

Dear Thomas,

Thank you for writing and taking the time to share your support for the Alta San Marcos development. I agree this would be a great project for our city. I am in support of approval. Please feel free to come to our council meeting tonight and share your desire and perspective for support. It's always great to hear from our residents and city stakeholders in person at our meetings! And a phone

Teresa Harden

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----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Jay Tibshraeny/COC  
To: David Bigos/COC@Chandler  
Date: 06/23/2016 07:51 AM  
Subject: Fw: Alta San Marcos Development - Support  
Sent by: David Bigos

---

**Please be advised that all email sent and received via this address has been requested for review by local media and will be made available in accordance with Arizona Open Public Records Law.**

----- Forwarded by David Bigos/COC on 06/23/2016 07:50 AM -----

From: Brad Ingarfield <brad@murphyslaw.pub>  
To: jay.tibshraeny@chandleraz.gov  
Date: 06/23/2016 06:12 AM  
Subject: Alta San Marcos Development - Support

---

Dear Mayor,

I am writing to show my strong support for the proposed Alta San Marcos development. I believe the project will greatly benefit the downtown Chandler area and I wish to express my full backing.

I have recently purchased and am in the process of renovating Murphy's Law Irish Pub.

Before moving to Arizona in 2014 I lived in Calgary, Canada. In Calgary I owned of a multi unit restaurant/pub group as well as serving on the business revitalization board for Calgary's historic Kensington district. In the 90's Kensington made the mistake of restricting density and development and instead of blossoming like some of Calgary's other unique areas became stagnant. The community recognized their mistake and has recently opened up development.

It would be tragic to see Downtown Chandler make the same mistake Calgary's Kensington district made. It is my hope the Alta San Marcos development will be approved and Downtown Chandler will continue to grow as not only destination but also a place where people actually live, work, shop and play.

Sincerely,  
Brad Ingarfield

--

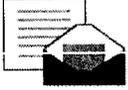
Owner  
www.murphyslaw.pub  
480-387-7004 (direct)  
58 S San Marcos Place  
Chandler, AZ 85225

----- Forwarded by Melanie Sala/COC on 06/23/2016 10:28 AM -----

From: Brad Ingarfield <brad@murphyslaw.pub>  
To: Nora.Ellen@chandleraz.gov  
Date: 06/23/2016 08:56 AM  
Subject: Re: Alta San Marcos Development - Support

---

[www.murphyslaw.pub](http://www.murphyslaw.pub)  
480-812-1558  
58 S San Marcos Place  
Chandler, AZ 85225



**Fw: Alta San Marcos**  
Heather Figueroa to: CityClerkAgenda

06/23/2016 10:57 AM

FYI

Heather Figueroa  
Executive Management Assistant  
City of Chandler, Mayor and Council  
Phone: 480 782-2242  
Fax: 480 782-2233

**Please be advised that all email sent and received via this address has been requested for review by local media and will be made available in accordance with Arizona Open Public Records Law.**

NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact sender, delete and destroy all copies of this email. Thank you.

----- Forwarded by Heather Figueroa/COC on 06/23/2016 10:57 AM -----

From: Kevin Van Winkle <kevin275@cox.net>  
To: rick.heumann@chandleraz.gov  
Date: 06/23/2016 10:31 AM  
Subject: Alta San Marcos

---

Good Morning Rick,

I am not able to attend tonight's council meeting but I wanted to express my opposition to the Alta San Marcos project. It will add a lot of traffic to Chandler Blvd and Nebraska St and we already have a giant problem with the impact Chandler High has on us. We don't need to add another.

When they first started to clear the land at San Marcos it looked like they were going to add another office building or possibly some shops because the property was so small.

I was disappointed to find out it was going to be high density apartments and the main entrance would be from Nebraska St.

The other San Marcos apartment on Chandler Blvd that enters from Evergreen St has A LOT of accidents with residents making turns from that entrance.

As a resident and property owner of downtown Chandler and Park Manors Neighborhood, this will not work for us.

Thanks for your time,

Kevin Van Winkle  
Park Manors Neighborhood  
(602) 692-6010  
kevin275@cox.net

From: "John Radice" <john.radice@dosgringosbars.com>  
To: jeff.kurtz@chandleraz.gov  
Date: Wed, May 18, 2016 12:29 PM  
Subject: Alta San Marcos Project

---

Jeff,

As a DTC business owner and also a Chandler resident I would like to voice my support for the Alta San Marcos Project.

I believe it is an important step to continue the growth and viability of our downtown community and Chandler overall.

Thank you,

John Radice  
Owner  
Dos Gringos  
Bourbon Jacks Bar & Grill

1984 E 5th St. Suite104  
Tempe, AZ 85281  
Tel: 480.214.2241  
Fax: 480.970.6886  
[www.dosgringosaz.com](http://www.dosgringosaz.com)

---

Citizen correspondence  
support

From: Jamie Hoffman <jamie@santanbrewing.com>  
To: Kim Moyers <kim.moyers@chandleraz.gov>, Beth Fiorenza <beth@downtownchandler.org>, Anthony Canecchia <anthonyc@santanbrewing.com>  
Date: 04/27/2016 04:15 PM  
Subject: Fwd: Alta San Marcos Site Plan and Rendering

---

Kim

Please pass on the support and excitement of moving forward (and quickly) with Alta San Marcos on behalf of myself and the entire SanTan Brewing Co. team to Mayor and City Council. We feel that this is the perfect fit for the growth of Downtown.

thank you + mahalo,

jamie

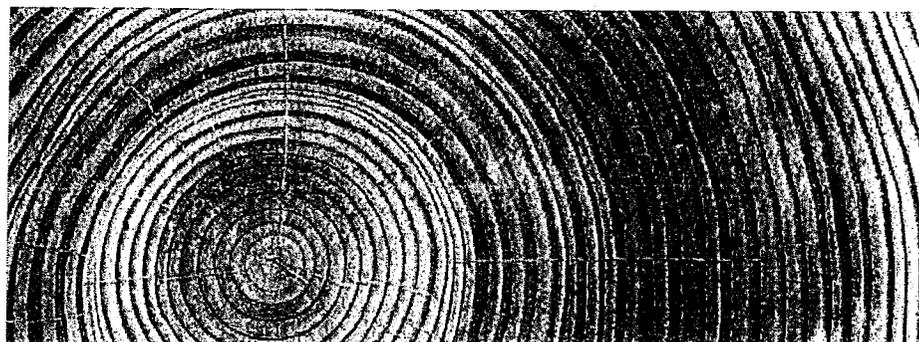
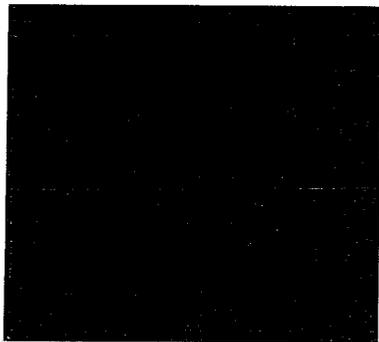
SanTan Brewing Co.

pub 480.917.8700

mobile 480.518.4202

*Citizen correspondence  
support*

# Snell & Wilmer



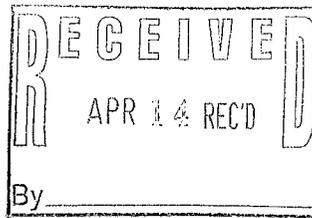
## Letters of Support

Nick Wood, Esq.  
Attorney

Noel J. Griemsmann, AICP  
Sr. Urban Planner

Stephanie M. Watney  
Urban Planner

Applicants Petitions of Support



**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

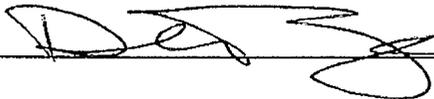
I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

I have met with a representative of the developer, Wood Partners, who has explained the project to me, including sharing with me architectural drawings, a landscape plan, and a site plan.

**I AGREE THAT THE PROPOSED PROJECT WILL:**

- Positively impact Chandler's Downtown as well as area home values;
- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature 

Printed Name DAVID TORZOWSKI

Street Address 443 N ERIE ST.

City Chandler Zip Code 85225

Email/Phone Number (480) 659-1695

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Manuel Perez R

Printed Name Manuel Perez R

Street Address 499 W Erie St

City Chandler Zip Code 85225

Email/Phone Number 480 782 1796

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Julio Jasso Espinoza

Printed Name Julio Jasso Espinoza

Street Address 571 W Detroit St Apt 2

City Chandler Zip Code 85225

Email/Phone Number 480 233-5749

**STATEMENT OF SUPPORT**

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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Martin Contreras

Street Address 299 N Nebraska

City Chandler Zip Code 85225

Email/Phone Number (480) 772-9979

**STATEMENT OF SUPPORT**

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Thank you for considering my opinion regarding this development.

Signature Michael Ramos

Printed Name Michael Ramos

Street Address 484 W. Detroit St

City Chandler Zip Code 85225

Email/Phone Number mikeramos2016@yahoo.com

STATEMENT OF SUPPORT

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Thank you for considering my opinion regarding this development.

Signature

*Veronica Duran*

Printed Name

*Veronica Duran*

Street Address

*141 S. California St.*

City

*Chandler*

Zip Code

*85225*

Email/Phone Number

*602-430-2667*

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Rayna Lopez

Printed Name Rayna Lopez

Street Address 799 Flieent st

City Chandler Zip Code 85225

Email/Phone Number 480 799 0395

**STATEMENT OF SUPPORT**

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I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

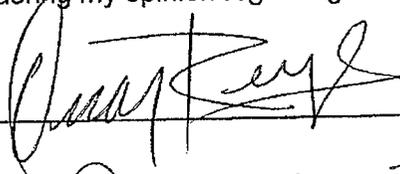
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Thank you for considering my opinion regarding this development.

Signature \_\_\_\_\_



Printed Name \_\_\_\_\_

Oscar REYES

Street Address \_\_\_\_\_

471 W Flint St

City \_\_\_\_\_

Chandler

Zip Code \_\_\_\_\_

85225

Email/Phone Number \_\_\_\_\_

480 - 917 7705

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Sandra Reyes

Printed Name Sandra Reyes

Street Address 471 W Flint St

City Chandler Zip Code 85225

Email/Phone Number 480-9177705

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature Jose Chaparro

Printed Name Jose Chaparro

Street Address 473 S. Arizona ave

City Chandler Zip Code 85225

Email/Phone Number Jose.chaparro13@yahoo.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Edlin Chavez

Printed Name Edlin Chavez

Street Address 428 W Detroit St

City Chandler Zip Code 85225

Email/Phone Number (480) Cell 6-8286

STATEMENT OF SUPPORT

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Thank you for considering my opinion regarding this development.

Signature



Printed Name

Joanne Scull

Street Address

124 N California St #24

City

Chandler

Zip Code

85225

Email/Phone Number

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Teresa Harden

Street Address 124 N California St. #8

City Chandler Zip Code 85225

Email/Phone Number terry@wino4life.com

**STATEMENT OF SUPPORT**

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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Mercedes Zorrilla

Street Address 151 S. Dakota 2B

City Chandler Zip Code 85225

Email/Phone Number 480-232-3733

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature R Martinez  
Printed Name Ramona Martinez  
Street Address 190 1/2 S. California st  
City Chandler Zip Code 85225  
Email/Phone Number 480-917-2436

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

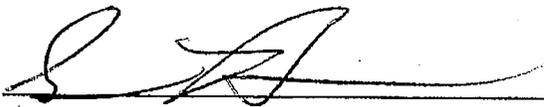
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Thank you for considering my opinion regarding this development.

Signature



Printed Name

George Braun

Street Address

2450 W Peccos Dr #1164

City

Chandler

Zip Code

85224

Email/Phone Number

480 859-8923 Gbraun27@gmail

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

Un representante del desarrollador, Wood Partners, hablo conmigo y me explico el proyecto, también me proveo con los diseños de arquitectura, un plan de paisaje, y un plan del sitio.

### YO ESTOY DE ACUERDO CON LA PROPUESTA DE PROYECTO QUE:

- Tendrá un impacto positivo en el centro Chandler y también en el valor de los hogares en el área;
- Establecerá un nuevo estándar para el diseño y desarrollo en el centro de Chandler; y,
- Ayudará a obtener una masa crítica de residentes en el centro de Chandler, lo cual ayudará a sostener su vitalidad como un centro urbano y vibrante.

Gracias por considerar mi opinión sobre este desarrollo.

Firma

Martí Paul Carrasco

Nombre

MARTÍ Paul Carrasco

Domicilio

1515 Café ST

Ciudad Chandler

Código postal

85225

Correo electrónico

Numero de Teléfono

(480) 855-9968

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma Guadalupe Ibarra

Nombre Guadalupe Ibarra

Domicilio 244 N Nebraska St

Ciudad Chandler Código postal 85225

Correo electrónico \_\_\_\_\_

Numero de Teléfono 480 329 4527

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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- Ayudará a obtener una masa crítica de residentes en el centro de Chandler, lo cual ayudará a sostener su vitalidad como un centro urbano y vibrante.

Gracias por considerar mi opinión sobre este desarrollo.

Firma

*Rosa Elena Perez T.*

Nombre

*Rosa Elena Perez*

Domicilio

*320 S. Oregon St.*

Ciudad Chandler

Código postal

*85225*

Correo electrónico

Numero de Teléfono

*480-217-5731*

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

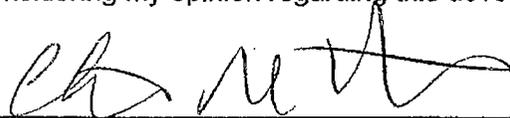
I have met with a representative of the developer, Wood Partners, who has explained the project to me, including sharing with me architectural drawings, a landscape plan, and a site plan.

**I AGREE THAT THE PROPOSED PROJECT WILL:**

- Positively impact Chandler's Downtown as well as area home values;
- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature



Printed Name

Christina Martinez

Street Address

175 W. Elgin St.

City

Chandler

Zip Code

85225

Email/Phone Number

swcct01@qph05.com

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Carrie Warner

Printed Name Carrie Warner

Street Address 542 W. Flint St.

City Chandler Zip Code 85225

Email/Phone Number 602-696-9798

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Michael Sanders

Street Address 124 N California ST UNIT 6

City Chandler Zip Code 85225

Email/Phone Number Michael.Sanders@sandman.05

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Leslie Vasquez

Printed Name Leslie Vasquez

Street Address 632 W Toledo St.

City Chandler Zip Code 85225

Email/Phone Number leslie.a.2008@gmail.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Deanna Lujan

Printed Name Deanna Lujan

Street Address 921 W San Marcos Dr.

City Chandler Zip Code 85225

Email/Phone Number 480-272-7194

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Gilbert A. Orta

Printed Name GILBERT A. ORTA

Street Address 175 W. ELGIN ST

City Chandler Zip Code 85225

Email/Phone Number ORTA.GILBERT@YAHOO.COM

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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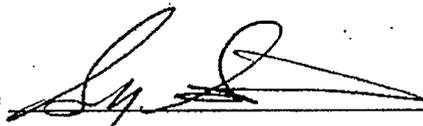
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Thank you for considering my opinion regarding this development.

Signature



Printed Name

Sylvia Sebastian

Street Address

220 S OREGON ST

City

Chandler

Zip Code

85225

Email/Phone Number

480-857-2386

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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*It will allow access of San Marcos Commons to the pools and fitness areas of the Wood Partners project*  
 Thank you for considering my opinion regarding this development.

Signature *Dwayne Burk*

Printed Name *Dwayne Burk*

Street Address *124 N. California St # 11*

City *Chandler* Zip Code *85255*

Email/Phone Number *burkesdab@gmail.com*

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

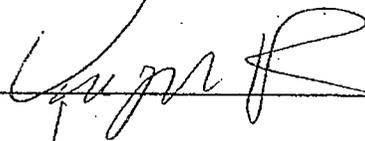
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Thank you for considering my opinion regarding this development.

Signature



Printed Name

Virginia Rodriguez

Street Address

118 S Dakota

City

Chandler

Zip Code

85225

Email/Phone Number

480-656-5582

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature Megan Maloy

Printed Name Megan Maloy

Street Address 498 W. Chandler Blvd

City Chandler Zip Code 85225

Email/Phone Number (480) 821-0450

*Pampered Pinkie*

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Paige D'Agostino

Printed Name Paige D'Agostino - San Marcos Ins. Group.

Street Address 584 W Chandler Blvd

City Chandler Zip Code 85225

Email/Phone Number 480-899-6633

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature

RR

Printed Name

Rudy Ruiz

Street Address

384 W. Tulsa

City

Chandler

Zip Code

85225

Email/Phone Number

480-593-6045

DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma Amy Jardines

Nombre Amy Jardines

Domicilio 196 W. Beronimo St 2

Ciudad Chandler \_\_\_\_\_ Código postal 85225

Correo electrónico \_\_\_\_\_

Numero de Teléfono 480 386 3438

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Heidi Eakin

Printed Name Heidi Eakin

Street Address 428 W. Toledo St.

City Chandler Zip Code 85225

Email/Phone Number jeffgordon24@cox.net

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Donna Humpal

Printed Name Donna Humpal

Street Address 470 W. Toledo St

City Chandler Zip Code 85225

Email/Phone Number 530-566-6919

Intersection - Nebraska  
& Chandler Blvd Traffic

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDR de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma



Nombre

José Soto E.

Domicilio

471 W. Toledo St.

Ciudad Chandler

Código postal

85225

Correo electrónico

Numero de Teléfono

(602) 471-45-03

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Barbara G. Knox

Printed Name Barbara G. Knox

Street Address 800 W. Tyson St

City Chandler Zip Code 85225

Email/Phone Number 480-963-3802

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

*OWN A BUSINESS*  
I am a ~~resident~~ of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Email/Phone Number \_\_\_\_\_

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

*Business only*

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature

*Scott A Armstrong*

Printed Name

*Scott A Armstrong*

Street Address

*58 S. San Marcos*

City

*Chandler*

Zip Code

*85225*

Email/Phone Number

*602 740 3644*

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

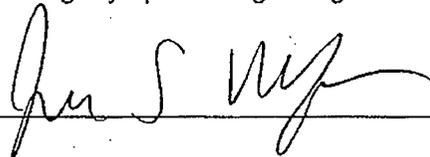
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name JOHN S. WOLFE

Street Address 333 N. Pennington #42

City Chandler Zip Code 85224

Email/Phone Number 480-899-4480

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Rosalia Rodriguez

Street Address 101 W Boston St

City Chandler Zip Code AZ 85225

Email/Phone Number (480) 786-5090

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

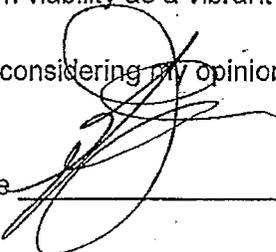
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I have met with a representative of the developer, Wood Partners, who has explained the project to me, including sharing with me architectural drawings, a landscape plan, and a site plan.

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- Positively impact Chandler's Downtown as well as area home values;
- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature 

Printed Name

GAVIN JACOBS

Street Address

85 W. Boston St.

City

Chandler

Zip Code

85225

Email/Phone Number

gavin@brickyardDowntown.com

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a <sup>Mayor</sup> resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature 

Printed Name Ashley Ralston

Street Address 107 W Boston St

City Chandler AZ Zip Code 85225

Email/Phone Number stove@sabaschandler.com

480 963 4496

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Tonia Tinker

Printed Name Tonia Tinker - Uptown Bridal

Street Address 11 W. Boston St. #3 Chandler, AZ

City Chandler Zip Code 85225

Email/Phone Number 480. 242-9408

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Gabriela Macias Santos

Printed Name Gabriela Macias

Street Address 500 W Flint St

City Chandler Zip Code 85225

Email/Phone Number 480 848 2411

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Nellita Vice

Printed Name Nellita Vice

Street Address 571 Werie St

City Chandler Zip Code 85225

Email/Phone Number 11favice2013@gmail.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Angel Deel

Printed Name Angel Deel

Street Address 571 W Erie St

City Chandler Zip Code 85225

Email/Phone Number litavice2013@gmail.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Carolina Perez

Printed Name Carolina Perez

Street Address 285 N. Nebraska St.

City Chandler Zip Code 85225

Email/Phone Number cpygque@yahoo.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature 

Printed Name Rigoberto Polanco

Street Address 285 N. Nebraska St.

City Chandler Zip Code 85225

Email/Phone Number cpygque@yahoo.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Maria E. Cano

Printed Name Maria E. Cano

Street Address 251 N. Nebraska St

City Chandler Zip Code 85225

Email/Phone Number 480-699-2347

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Christie Patrick

Printed Name Christina Patrick

Street Address 229 N. Nebraska St.

City Chandler Zip Code 85225

Email/Phone Number Christina.Patrick2012@gmail.com

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Número de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

Un representante del desarrollador, Wood Partners, hablo conmigo y me explico el proyecto, también me proveo con los diseños de arquitectura, un plan de paisaje, y un plan del sitio.

### YO ESTOY DE ACUERDO CON LA PROPUESTA DE PROYECTO QUE:

- Tendrá un impacto positivo en el centro Chandler y también en el valor de los hogares en el área;
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- Ayudará a obtener una masa crítica de residentes en el centro de Chandler, lo cual ayudará a sostener su vitalidad como un centro urbano y vibrante.

Gracias por considerar mi opinión sobre este desarrollo.

Firma Yesenia Quinonez

Nombre Yesenia Quinonez

Domicilio 727 W. Toledo St.

Ciudad Chandler

Código postal 85225

Correo electrónico Yesenia.040975@gmail.com

Numero de Teléfono \_\_\_\_\_

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Número de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma

*Olga Serna*

Nombre

Olga Serna

Domicilio

337 N. Nebraska

Ciudad Chandler

Código postal

85225

Correo electrónico

Numero de Teléfono

480 306 27-15

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature *Jonathan Garcia*

Printed Name Jonathan Garcia

Street Address 529 W. Erie St

City Chandler

Zip Code 85223

Email/Phone Number 480 483 8539

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Erika Vallejos

Printed Name Erika Vallejos

Street Address 299 N Nebraska

City Chandler

Zip Code 85225

Email/Phone Number (480) 772-9979

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature *Luz Vallecillo*

Printed Name Luz Vallecillo

Street Address 301 N. Nebraska

City Chandler Zip Code 85225

Email/Phone Number (480) 772-9979

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature Ann Sylvester

Printed Name Ann Sylvester

Street Address 685 W. Toledo St.

City Chandler Zip Code 85225

Email/Phone Number arynms@gmail.com

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

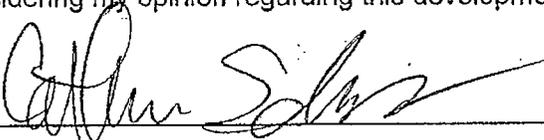
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Catherine Schrag

Street Address 301 N Sunset Dr

City Chandler Zip Code 85225

Email/Phone Number Catschrag@gmail.com

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

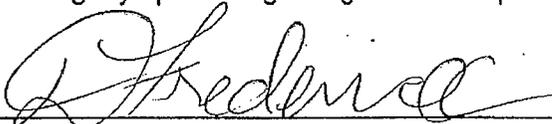
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Deedra Frederick

Street Address 313 N. Sunset Dr.

City Chandler Zip Code 85225

Email/Phone Number deegan107@yahoo.com

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Laurie Nunez

Printed Name Laurie Nunez

Street Address 324 N. Vine St. ☺

City Chandler Zip Code 85225

Email/Phone Number sranunez@gmail.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

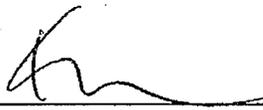
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Ruth Ryan

Street Address 498 W. Flint St

City Chandler Zip Code 85225

Email/Phone Number e.ryan36@yahoo.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Ofelia Gutierrez

Printed Name Ofelia Gutierrez

Street Address 415 W Erie St

City Chandler Zip Code 85225

Email/Phone Number 480-343-8271

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Fred Duran

Street Address 570 W. TOLEDO ST

City Chandler Zip Code 85225

Email/Phone Number fredduran26@gmail.com

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Dewanda Sims

Printed Name DEWANDA SIMS

Street Address 274 W HARTFORD

City Chandler Zip Code 85225

Email/Phone Number 480-899-1430

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Número de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma Yesica Monto

Nombre Yesica Monto

Domicilio 312 N Hartford St #17

Ciudad Chandler Código postal 85225

Correo electrónico yesica@gmail.com

Número de Teléfono 602-800-4279

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Anna Gminde

Printed Name Anna Gminde

Street Address 170 S. DAKOTA ST

City Chandler Zip Code 85225

Email/Phone Number 480 899 9870

*Neighbor Ben.*

*Also- The police aren't doing enough to enforce drug safety in her neighborhood.*

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature



Printed Name

Gandy

Street Address

456 W Toledo

City

Chandler

Zip Code

85225

Email/Phone Number

602-410-7259

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

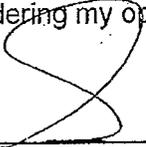
I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

I have met with a representative of the developer, Wood Partners, who has explained the project to me, including sharing with me architectural drawings; a landscape plan, and a site plan.

**I AGREE THAT THE PROPOSED PROJECT WILL:**

- Positively impact Chandler's Downtown as well as area home values;
- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature  \_\_\_\_\_

Printed Name Baltasar Ortiz \_\_\_\_\_

Street Address 664 Toledo St \_\_\_\_\_

City Chandler \_\_\_\_\_ Zip Code 85225 \_\_\_\_\_

Email/Phone Number 602-403-7734 \_\_\_\_\_

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

Un representante del desarrollador, Wood Partners, hablo conmigo y me explico el proyecto, también me proveo con los diseños de arquitectura; un plan de paisaje, y un plan del sitio.

### YO ESTOY DE ACUERDO CON LA PROPUESTA DE PROYECTO QUE:

- Tendrá un impacto positivo en el centro Chandler y también en el valor de los hogares en el área;
- Establecerá un nuevo estándar para el diseño y desarrollo en el centro de Chandler y;
- Ayudará a obtener una masa crítica de residentes en el centro de Chandler, lo cual ayudará a sostener su vitalidad como un centro urbano y vibrante;

Gracias por considerar mi opinión sobre este desarrollo.

Firma Rogelio Ochoa

Nombre Rogelio Ochoa

Domicilio Chandler AZ

Ciudad Chandler \_\_\_\_\_ Código postal 85225

Correo electrónico \_\_\_\_\_

Numero de Teléfono (480) 287-7279

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature John Brewer, Jr.

Printed Name John Brewer, Jr.

Street Address 420 N. EVERGREEN ST.

City Chandler Zip Code 85225

Email/Phone Number jbrewer2@hotmail.com

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma Javier Olan

Nombre Javier Olan

Domicilio 555 N Delaware St

Ciudad Chandler Código postal 85225

Correo electrónico \_\_\_\_\_

Numero de Teléfono 480 7655 411

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Número de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma



Nombre

Antonio Figueroa

Domicilio

555 N Delaware st

Ciudad

Chandler

Código postal

85225

Correo electrónico

Número de Teléfono

602 750 7301

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Tonya L. Mireles

Printed Name TONYA Mireles

Street Address 529 N. Colorado St

City Chandler Zip Code 85225

Email/Phone Number 602 480 3863666

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Jackie Rogers

Printed Name Jackie Rogers

Street Address 489 N Washington St.

City Chandler Zip Code 85225

Email/Phone Number seeallgood@yahoo.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Josie Lopez

Printed Name Josie Lopez

Street Address 210 S. DAKOTA ST

City Chandler Zip Code 85225

Email/Phone Number 480-307-6986

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Irene Flores

Printed Name Irene Flores

Street Address 100 W. Saragosa St

City Chandler Zip Code 85225

Email/Phone Number 219-3453

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

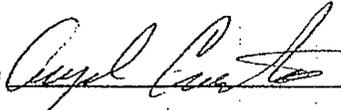
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name ANGEL CERVAENTES

Street Address 397 S. NEBRASKA

City Chandler Zip Code 85225

Email/Phone Number (602) 460-5971

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature

*Sara Vargas*

Printed Name

Sara Vargas

Street Address

540 W. Galveston St #28

City

Chandler

Zip Code

85225

Email/Phone Number

SaraVargas923@gmail.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Cynthia Endsley

Printed Name Cynthia Endsley

Street Address 121 N. California ST. #26

City Chandler Zip Code 85225

Email/Phone Number Cindyendsley123@yahoo.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

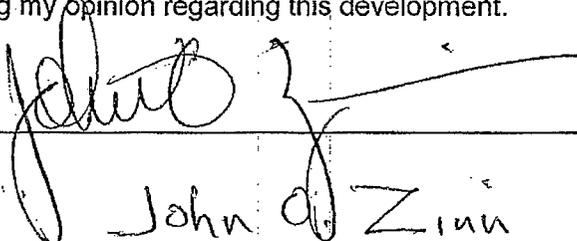
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Thank you for considering my opinion regarding this development.

Signature \_\_\_\_\_



Printed Name \_\_\_\_\_

John A. Zinn

Street Address \_\_\_\_\_

121 N. California #4

City Chandler

Zip Code 85225

Email/Phone Number \_\_\_\_\_

480-664-4028

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Doris Wagner

Printed Name DOBIS WAGNER #14

Street Address 121 N. California

City Chandler Zip Code 85225

Email/Phone Number dee-wagner@cox.net

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature *RE. Wagner*

Printed Name Bon WAGNER

Street Address 121 N. California #14

City Chandler Zip Code 85225

Email/Phone Number 1 402-MT@COX.NET

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature David M. Geiger

Printed Name DAVE GEIGER

Street Address 121 N. CALIFORNIA ST #27

City Chandler Zip Code 85225

Email/Phone Number 330-206-0750

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

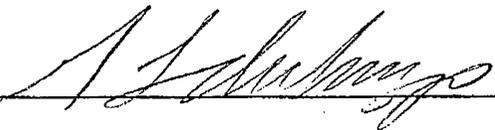
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name G F Occhuzzi

Street Address 121 N. CALIFORNIA #2

City Chandler Zip Code 85225

Email/Phone Number 602 680 8385

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Natalie Lynn Zogopoulos

Printed Name Natalie Lynn Zogopoulos #23

Street Address 151 N. California Street

City Chandler Zip Code 85225

Email/Phone Number 480-552-2756

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Curtis Sealy

Printed Name CURTIS SEALY #12

Street Address 121 N. California St

City Chandler Zip Code 85225

Email/Phone Number CSEALY1066@cox.com  
970-646-6590

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Thomas R. Brown

Printed Name Thomas R. Brown #3

Street Address 121 N. California St

City Chandler Zip Code 85225

Email/Phone Number 480-200-2335

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

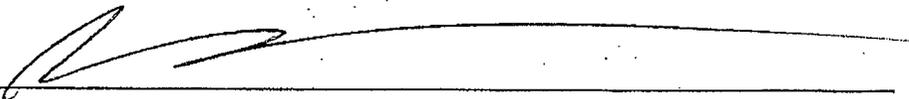
I am a <sup>Business</sup> resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Javier Ferrera

Street Address 10 N. San Marcos Pl

City Chandler Zip Code 85225

Email/Phone Number Javier.F@crustco.com

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

*DePoy Studios*  
~~I am a resident of Chandler~~, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature

*DeLoris Row*

Printed Name

*DeLoris Row*

Street Address

*44 S. San Marcos Pl. Chandler*

City

*Chandler*

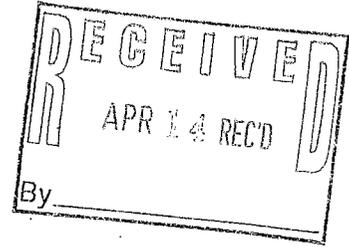
Zip Code

*85225*

Email/Phone Number

*info@depoystudios.com*

**STATEMENT OF SUPPORT**



Honorable Mayor and City Council Members,

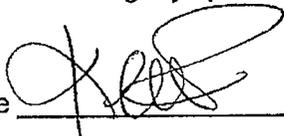
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Karla Ochoa

Street Address 361 N. Nebraska St.

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Ronnie M White

Printed Name Ronnie White

Street Address 484 West Flint

City Chandler Zip Code \_\_\_\_\_

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Nadine S. Lopez

Printed Name NADINE S. LOPEZ

Street Address 421 W. Detroit St

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

I have met with a representative of the developer, Wood Partners, who has explained the project to me, including sharing with me architectural drawings, a landscape plan, and a site plan.

**I AGREE THAT THE PROPOSED PROJECT WILL:**

- Positively impact Chandler's Downtown as well as area home values;
- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Maria C Aguayo

Printed Name MARIA C AGUAYO

Street Address 443 W Detroit St

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature Susana Lopez

Printed Name Susana López

Street Address Detroit 571

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

STATEMENT OF SUPPORT

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Thank you for considering my opinion regarding this development.

Signature



Printed Name

Marissa Manley

Street Address

299 E Boston

City

Chandler

Zip Code

85225

Email/Phone Number

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature Betty Romero

Printed Name Betty Romero

Street Address 160 S. Dakota

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

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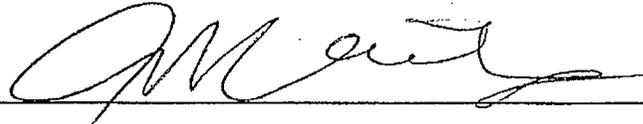
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Thank you for considering my opinion regarding this development.

Signature



Printed Name

MARK FARBER

Street Address

308 W FAIRWAY PL

City

Chandler

Zip Code

85225

Email/Phone Number

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Chandler

Zip Code \_\_\_\_\_

85225

Email/Phone Number \_\_\_\_\_

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Número de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

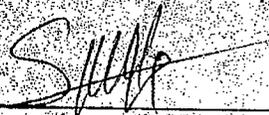
Un representante del desarrollador, Wood Partners, hablo conmigo y me explico el proyecto, también me proveo con los diseños de arquitectura, un plan de paisaje, y un plan del sitio.

### YO ESTOY DE ACUERDO CON LA PROPUESTA DE PROYECTO QUE:

- Tendrá un impacto positivo en el centro Chandler y también en el valor de los hogares en el área.
- Establecerá un nuevo estándar para el diseño y desarrollo en el centro de Chandler; y,
- Ayudará a obtener una masa crítica de residentes en el centro de Chandler, lo cual ayudará a sostener su vitalidad como un centro urbano y vibrante.

Gracias por considerar mi opinión sobre este desarrollo.

Firma



Nombre

Jose Sanchez

Domicilio

Dakota S. 148

Ciudad Chandler

XSI

Código postal

85205

Correo electrónico

Numero de Teléfono

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDR de rezonificación (Número de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma



Nombre

Rolando Padilla

Domicilio

141 S Dakota St

Ciudad Chandler

Código postal

85204

Correo electrónico

Número de Teléfono

STATEMENT OF SUPPORT

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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Daniel Beckman

Street Address 557 W. Erie

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

STATEMENT OF SUPPORT

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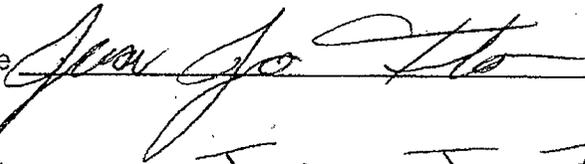
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Thank you for considering my opinion regarding this development.

Signature



Printed Name

JUAN J. FLORES

Street Address

240 S. Oregon

City

Chandler

Zip Code

85225

Email/Phone Number

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Innocence LP

Printed Name \_\_\_\_\_

Street Address 498 W Detroit

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature Marie Haggartou

Printed Name MARIE HAGGARTON

Street Address 152 W Tulsa st

City Chandler

Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

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Thank you for considering my opinion regarding this development.

Signature Hector Macias

Printed Name Hector Macias

Street Address 305 S plam Lina

City Chandler

Zip Code 85225

Email/Phone Number \_\_\_\_\_

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

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Gracias por considerar mi opinión sobre este desarrollo.

Firma

Hortencia Rubio

Nombre

Hortencia Rubio

Domicilio

308 W. Delaware St

Ciudad Chandler

Código postal

85225

Correo electrónico

Numero de Teléfono

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Mary Jones

Printed Name Mary Jones

Street Address 962 W San Marcos Dr

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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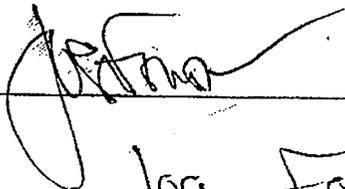
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Thank you for considering my opinion regarding this development.

Signature \_\_\_\_\_



Printed Name \_\_\_\_\_

Josh Fowler

Street Address \_\_\_\_\_

972 W SAN MARCOS DR

City \_\_\_\_\_

Chandler

Zip Code \_\_\_\_\_

85225

Email/Phone Number \_\_\_\_\_

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Gracias por considerar mi opinión sobre este desarrollo.

Firma 

Nombre Margarita Lizama

Domicilio 312 N Hartford St Apt 5

Ciudad Chandler Código postal 85225

Correo electrónico \_\_\_\_\_

Numero de Teléfono \_\_\_\_\_

**STATEMENT OF SUPPORT**

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Thank you for considering my opinion regarding this development.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Chandler \_\_\_\_\_

Zip Code \_\_\_\_\_

Email/Phone Number \_\_\_\_\_

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Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Chandler \_\_\_\_\_

Zip Code \_\_\_\_\_

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

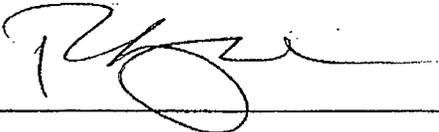
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Ramsey Mazer

Street Address 313 N. Nebraska St.

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Eddie Hernandez

Street Address 598 W Toledo

City Chandler Zip Code 85224

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

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Thank you for considering my opinion regarding this development.

Signature Virginia Espinoza

Printed Name Virginia Espinoza

Street Address 571 W Detroit

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature Gail Stone

Printed Name GAIL Stone

Street Address 299 N. HARTFORD ST. # 1

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

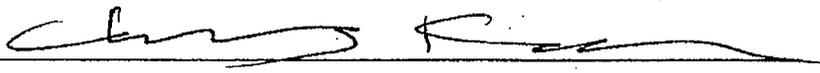
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Andrew Koo

Street Address 124 N. California St. #29

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

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### **YO ESTOY DE ACUERDO CON LA PROPUESTA DE PROYECTO QUE:**

- Tendrá un impacto positivo en el centro Chandler y también en el valor de los hogares en el área;
- Establecerá un nuevo estándar para el diseño y desarrollo en el centro de Chandler; y,
- Ayudará a obtener una masa crítica de residentes en el centro de Chandler, lo cual ayudará a sostener su vitalidad como un centro urbano y vibrante.

Gracias por considerar mi opinión sobre este desarrollo.

Firma

MARIA OROZCO

Nombre

MARIA OROZCO SACHET

Domicilio

312 W HARTFORD

Ciudad Chandler

Código postal

85225

Correo electrónico

FIRA VERDUGO87@GMAIL.COM

Numero de Teléfono

\_\_\_\_\_

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Número de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

Un representante del desarrollador, Wood Partners, hablo conmigo y me explico el proyecto; también me proveo con los diseños de arquitectura, un plan de paisaje, y un plan del sitio.

### **YO ESTOY DE ACUERDO CON LA PROPUESTA DE PROYECTO QUE:**

- Tendrá un impacto positivo en el centro Chandler y también en el valor de los hogares en el área;
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- Ayudará a obtener una masa crítica de residentes en el centro de Chandler, lo cual ayudará a sostener su vitalidad como un centro urbano y vibrante.

Gracias por considerar mi opinión sobre este desarrollo.

Firma Constantina R. Ruiz

Nombre Constantina R. Ruiz

Domicilio 354 W HARTFORD ST

Ciudad Chandler

Código postal: 85225

Correo electrónico: \_\_\_\_\_

Numero de Teléfono: \_\_\_\_\_

STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

I have met with a representative of the developer, Wood Partners, who has explained the project to me, including sharing with me architectural drawings, a landscape plan, and a site plan.

**I AGREE THAT THE PROPOSED PROJECT WILL:**

- Positively impact Chandler's Downtown as well as area home values;
- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Adriana R. Cruz

Printed Name Adriana R. Cruz

Street Address 141 W Tulsa st

City Chandler

Zip Code 85225

Email/Phone Number None

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Martha Kristen Dutton

Printed Name MARTHA KRISTEN DUTTON

Street Address 325 No. Summit Dr

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Ann Gale

Printed Name ANN GALE

Street Address 251 N. VINE

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Isabel Paredes

Printed Name Isabel Paredes

Street Address 329 W. Galveston St

City Chandler Zip Code 85225

Email/Phone Number (480) 963-9138

## STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a business owner in Downtown Chandler and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

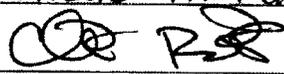
I have met with a representative of the developer, Wood Partners, who has explained the project to me, including sharing with me architectural drawings, a landscape plan, and a site plan.

### **I AGREE THAT THE PROPOSED PROJECT WILL:**

- Positively impact Chandler's Downtown businesses
- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Company: LARGO PHOTOGRAPHY LLC

Signature: 

Printed Name: CHRISTOPHER BILLEY

Street Address: 118 W. BOSTON ST

City: Chandler Zip Code: 85225

Email/Phone Number: billeychris@gmail.com

## STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a business owner in Downtown Chandler and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Company: Organic Hair Services

Signature: 

Printed Name: Marji Hays

Street Address: 105 W. Boston St

City: Chandler Zip Code: 85225

Email/Phone Number: marji@organichairservices.com

## STATEMENT OF SUPPORT

Honorable Mayor and City Council Members,

I am a business owner in Downtown Chandler and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Positively impact Chandler's Downtown businesses
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- Help to achieve a critical mass of residents in Downtown Chandler, which will help sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Company: Courtesy Clipper Barber Shop  
Signature: Mary Williamson  
Printed Name: MARY WILLIAMSON  
Street Address: 52 S. SAN MARCOS PL.  
City: Chandler Zip Code: 85225  
Email/Phone Number: MARYWILLIAMSON@YAHOO.COM

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a business owner in Downtown Chandler and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Company: Charm Thai

Signature: 

Printed Name: Mark Penceck

Street Address: 11 West Boston Unit 5

City: Chandler Zip Code: 85226

Email/Phone Number: 780-917-7222

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a business owner in Downtown Chandler and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

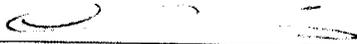
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Thank you for considering my opinion regarding this development.

Company: Yes I do Bridal

Signature: 

Printed Name: Serena Peng

Street Address: 71 W. Boston St.

City: Chandler Zip Code: 85225

Email/Phone Number: 480-821-6789

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature

Woodrow Scott

Printed Name

Woodrow SCOTT

Street Address

285 W. GALVESTON

City

Chandler

Zip Code

85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Virginia Medina

Printed Name VIRGINIA MEDINA

Street Address 1410. Galveston

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Rose Lewis

Printed Name ROSE LEWIS

Street Address 121 W Yalveston St

City Chandler

Zip Code 85225

Email/Phone Number NONE

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Alfredo Jimenez

Printed Name Alfredo Jimenez

Street Address 73 W Tulsa

City Chandler Zip Code 85225

Email/Phone Number 480) 773-6082

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Martha Jimenez

Printed Name Martha Jimenez

Street Address 172 W TULSA ST

City Chandler Zip Code 85225

Email/Phone Number 520-208-5420

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Stephanie Guajacci

Street Address 14 W Tulsa St apt 1

City Chandler Zip Code 85225

Email/Phone Number 480 255 1139

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Elva Andrade

Printed Name Elva Andrade

Street Address 285 W. Luisa St.

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

Chandler

Zip Code \_\_\_\_\_

85725

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Edward Rogers

Printed Name Edward Rogers

Street Address 384 W. Oakland St

City Chandler Zip Code 85025

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning (DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project on the former driving range of the San Marcos Golf Course on the southwest corner of Chandler Boulevard and North Dakota Street in Chandler, Arizona.

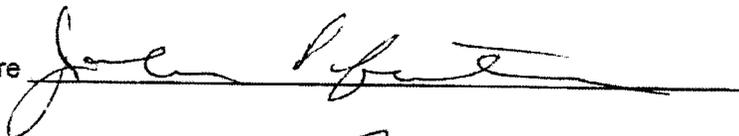
I have met with a representative of the developer, Wood Partners, who presented the project to me, including sharing with me architectural drawings, a landscape plan.

**I AGREE THAT THE PROPOSED PROJECT WILL:**

- Positively impact Chandler's Downtown as well as area home values;
- Set a new standard for quality design and development in Downtown Chandler;
- Help to achieve a critical mass of residents in Downtown Chandler, which will ensure its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature



Printed Name

JOHN PFEILSTICKER

Street Address

286 W. OAKLAND ST

City

Chandler

Zip Code

852

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Gabriel Hernandez

Street Address 238 W Oakland St

City Chandler Zip Code 75225

Email/Phone Number macgubet480@live.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Moises Morfin

Printed Name Moises Morfin

Street Address 102 W oakland St

City Chandler Zip Code 85225

Email/Phone Number 480-584-7972

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature Xavier Ruiz

Printed Name Xavier Ruiz

Street Address W. Tulsa

City Chandler Zip Code 85225

Email/Phone Number 480-450-5150

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

Un representante del desarrollador, Wood Partners, hablo conmigo y me explico el proyecto, también me proveo con los diseños de arquitectura, un plan de paisaje, y un plan del sitio.

### YO ESTOY DE ACUERDO CON LA PROPUESTA DE PROYECTO QUE:

- Tendrá un impacto positivo en el centro Chandler y también en el valor de los hogares en el área;
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- Ayudará a obtener una masa crítica de residentes en el centro de Chandler, lo cual ayudará a sostener su vitalidad como un centro urbano y vibrante.

Gracias por considerar mi opinión sobre este desarrollo.

Firma

Martha C. Algandar

Nombre

Martha C. Algandar

Domicilio

250 W Oakland

Ciudad Chandler

Código postal

85225

Correo electrónico

Numero de Teléfono

480 232 7881

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma

Edelmira Sanchez

Nombre

Edelmira Sanchez

Domicilio

329 W Tulsa

Ciudad Chandler

Código postal

85225

Correo electrónico \_\_\_\_\_

Numero de Teléfono

480-516-8838

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma M. Elena Maiz

Nombre MEM

Domicilio 33106 eTos@

Ciudad Chandler Código postal 85225

Correo electrónico \_\_\_\_\_

Numero de Teléfono \_\_\_\_\_

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Gracias por considerar mi opinión sobre este desarrollo.

Firma Leonor Delgado

Nombre Leonor Delgado

Domicilio 286 W TULSA ST

Ciudad Chandler Código postal 45225

Correo electrónico \_\_\_\_\_

Numero de Teléfono \_\_\_\_\_

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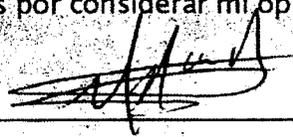
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Gracias por considerar mi opinión sobre este desarrollo.

Firma

  
Nombre HECTOR NAVA

Domicilio 22600 OAKLAND ST.

Ciudad Chandler

Código postal

85225

Correo electrónico

COM

Numero de Teléfono \_\_\_\_\_

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Gracias por considerar mi opinión sobre este desarrollo.

Firma Alma Blair

Nombre Alma Blair

Domicilio 38 W 7th St Chandler, AZ 85225

Ciudad Chandler Código postal \_\_\_\_\_

Correo electrónico \_\_\_\_\_

Numero de Teléfono 480 238 4577

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Gracias por considerar mi opinión sobre este desarrollo.

Firma

Luci la Vargas

Nombre

Luci la Vargas

Domicilio

93 W. TULSA

Ciudad Chandler

Código postal

85225

Correo electrónico

Numero de Teléfono

480 403-1645

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Nombre \_\_\_\_\_

Domicilio \_\_\_\_\_

Ciudad Chandler \_\_\_\_\_

Código postal \_\_\_\_\_

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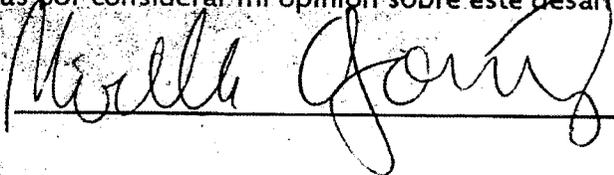
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Gracias por considerar mi opinión sobre este desarrollo.

Firma



Nombre

Domicilio

237 W. TUSA ST

Ciudad Chandler

Código postal

85225

Correo electrónico

Numero de Teléfono

480) 255-3564

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Gracias por considerar mi opinión sobre este desarrollo.

Firma Maribel Ortiz

Nombre Maribel Ortiz

Domicilio 61 W. Tulsa St.

Ciudad Chandler Código postal 85275

Correo electrónico \_\_\_\_\_

Numero de Teléfono 480-430-8920

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Gracias por considerar mi opinión sobre este desarrollo.

Firma



Nombre

Cristina Reyes

Domicilio

47 W Galveston St

Ciudad Chandler

Código postal

85225

Correo electrónico

Numero de Teléfono

480-963-3775

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Firma \_\_\_\_\_

Nombre \_\_\_\_\_

Domicilio \_\_\_\_\_

Ciudad Chandler \_\_\_\_\_

Código postal \_\_\_\_\_

Correo electrónico \_\_\_\_\_

Numero de Teléfono \_\_\_\_\_

Alfonso Inclan  
151 W. Belveston St.

85225

alfonsoinclan@gmail.com

480. 430. 5697

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Gracias por considerar mi opinión sobre este desarrollo.

Firma *Rosa A. Torres*

Nombre *Rosa A. Torres*

Domicilio *385 W. Camelback*

Ciudad Chandler Código postal *85225*

Correo electrónico \_\_\_\_\_

Numero de Teléfono \_\_\_\_\_

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Firma Ubaldo molinal

Nombre Ubaldo molinal

Domicilio 399w Galveston Maitford

Ciudad Chandler Código postal 8522

Correo electrónico \_\_\_\_\_

Numero de Teléfono \_\_\_\_\_

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Gracias por considerar mi opinión sobre este desarrollo.

Firma

Rigoberto Godinez

Nombre

Rigoberto Godinez

Domicilio

85 W Galveston ST

Ciudad Chandler

AZ

Código postal

85225

Correo electrónico

Numero de Teléfono

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Firma

Nombre

Domicilio

Ciudad Chandler

Código postal

Correo electrónico

Numero de Teléfono

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

I have met with a representative of the developer, Wood Partners, who has explained the project to me, including sharing with me architectural drawings, a landscape plan, and a site plan.

**I AGREE THAT THE PROPOSED PROJECT WILL:**

- Positively impact Chandler's Downtown as well as area home values;
- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Angela Sexton

Printed Name Angela Sexton

Street Address 536 N. Sunset Dr.

City Chandler Zip Code 85225

Email/Phone Number n/a

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature J. O. McSpadden

Printed Name J. O. McSPADDEN

Street Address 749 W. DAKOTA ST

City Chandler Zip Code 85224

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

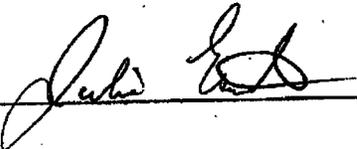
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Julio Estrada

Street Address 781 W OAKland

City Chandler Zip Code 85225

Email/Phone Number K.Estrada@gmail.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

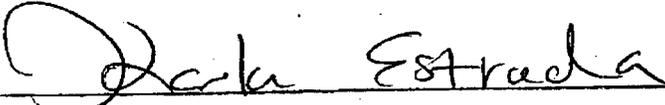
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Karla Estrada

Street Address 781 W Oakland Street

City Chandler Zip Code 85225

Email/Phone Number (480) 646-7549

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Signature

*Gregory Vaner*

Printed Name

Gregory Vaner

Street Address

499 W. Toledo St

City

Chandler

Zip Code

85225

Email/Phone Number

VANINSTALL@COX.NET

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- Ayudará a obtener una masa crítica de residentes en el centro de Chandler, lo cual ayudará a sostener su vitalidad como un centro urbano y vibrante.

Gracias por considerar mi opinión sobre este desarrollo.

Firma VICTOR F DIAZ

Nombre VICTOR F DIAZ

Domicilio 191 S DAKOTA

Ciudad Chandler AZ Código postal 85225

Correo electrónico \_\_\_\_\_

Numero de Teléfono 480 906 6133

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

Un representante del desarrollador, Wood Partners, hablo conmigo y me explico el proyecto, también me proveo con los diseños de arquitectura, un plan de paisaje, y un plan del sitio.

### YO ESTOY DE ACUERDO CON LA PROPUESTA DE PROYECTO QUE:

- Tendrá un impacto positivo en el centro Chandler y también en el valor de los hogares en el área;
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- Ayudará a obtener una masa crítica de residentes en el centro de Chandler, lo cual ayudará a sostener su vitalidad como un centro urbano y vibrante.

Gracias por considerar mi opinión sobre este desarrollo.

Firma

Antonia Calles

Nombre

ANTONIA CALLES

Domicilio

601 W Carla Vista Dr

Ciudad Chandler

Código postal

85225

Correo electrónico

Numero de Teléfono

(480) 664-2960

## DECLARACIÓN DE APOYO

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma

Miguel Corda

Nombre

MIGUEL-CORDA

Domicilio

614 W Carla Vista Dr

Ciudad

Chandler, AZ

Código postal

85225

Correo electrónico

Numero de Teléfono

**DECLARACIÓN DE APOYO**

Honorable Alcalde y Concejales,

Yo soy un residente de Chandler, Arizona y yo APOYO la petición PAD/PDP de rezonificación (Numero de caso: DVR16-0003) para aprobar el proyecto de construcción del edificio de cuatro (4) pisos, 273 unidades de lujo (multifamiliar) que estará localizado en donde posteriormente estaba el campo para practicar tiros de golf del club San Marcos, en la esquina al suroeste del bulevar Chandler y la calle Dakota en la ciudad de Chandler, Arizona.

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Gracias por considerar mi opinión sobre este desarrollo.

Firma Eufemia Diaz

Nombre Eufemia Diaz

Domicilio 498 N. Cheri Lynn Dr.

Ciudad Chandler Código postal 85225

Correo electrónico \_\_\_\_\_

Numero de Teléfono 480 722-7618

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

I have met with a representative of the developer, Wood Partners, who has explained the project to me, including sharing with me architectural drawings, a landscape plan, and a site plan.

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- Positively impact Chandler's Downtown as well as area home values;
- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Wanda Allen

Printed Name Wanda Allen

Street Address 457 W. Flint St.

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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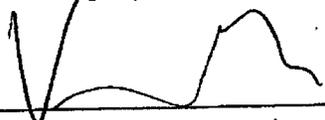
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Thank you for considering my opinion regarding this development.

Signature



Printed Name

Vincent I Mentore

Street Address

686 W. Calle Vista

City

Chandler

Zip Code

85225

Email/Phone Number

**STATEMENT OF SUPPORT**

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Thank you for considering my opinion regarding this development.

Signature

*Sandra Barr*

Printed Name

Sandra Barr

Street Address

685 W. Carla Vista Dr.

City

Chandler

Zip Code

85225

Email/Phone Number

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature

Vicki K Carpenter

Printed Name

Vicki K Carpenter

Street Address

684 W Carla Vista Dr.

City

Chandler

Zip Code

85725

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature J Faddis

Printed Name Jennifer Faddis

Street Address 498 E. Carla Vista

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

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Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature



Printed Name

ENRIQUE NORENA

Street Address

400 N CHENI LYNN DR.

City

Chandler

Zip Code

85225

Email/Phone Number

480 432-1264

**STATEMENT OF SUPPORT**

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Thank you for considering my opinion regarding this development.

Signature Justin Gonzalez

Printed Name Justin Gonzalez

Street Address 461 N. Evergreen St

City Chandler Zip Code 85225

Email/Phone Number eliagonzalez287@gmail

## STATEMENT OF SUPPORT

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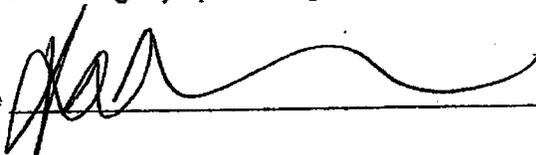
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Thank you for considering my opinion regarding this development.

Signature



Printed Name

Katherine Million

Street Address

4801 N Evergreen St

City

Chandler

Zip Code

85225

Email/Phone Number

katremillion@gmail.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

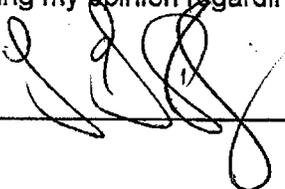
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Thank you for considering my opinion regarding this development.

Signature  \_\_\_\_\_

Printed Name LUIS GONZALEZ

Street Address 400 N EVERGREEN ST

City Chandler Zip Code 85225

Email/Phone Number 480-747-2826

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

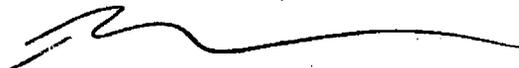
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Thank you for considering my opinion regarding this development.

Signature  \_\_\_\_\_

Printed Name RYAN SHEPHERD

Street Address 471 W ERIE ST

City Chandler Zip Code 85225

Email/Phone Number ryanshepherd93@gmail.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

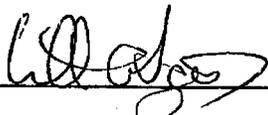
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Thank you for considering my opinion regarding this development.

Signature 

Printed Name Bill Singer

Street Address 490 N 15th St

City Chandler

Zip Code 85225

Email/Phone Number b\_singer@msn.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature E. Velazquez

Printed Name E. Velazquez

Street Address 670 W. Carla Vista Dr

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature Mary Horsman

Printed Name MARY HORSMAN

Street Address 460 N. SUNSET DR

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature Ivonne Sarmiento

Printed Name Ivonne Sarmiento

Street Address 401 N. Cheri (YUN DR

City Chandler

Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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Thank you for considering my opinion regarding this development.

Signature Martin Aldeite

Printed Name MARTIN ALDEITE

Street Address 521 D. EVERGREEN ST

City Chandler Zip Code 85225

Email/Phone Number (480) 435-0519

**STATEMENT OF SUPPORT**

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Thank you for considering my opinion regarding this development.

Signature *Oscar Moutaio*

Printed Name Oscar Moutaio

Street Address 555

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

**STATEMENT OF SUPPORT**

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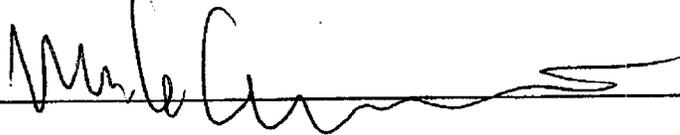
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Thank you for considering my opinion regarding this development.

Signature



Printed Name

Mercedes Armstrong

Street Address

297 oakland street

City

Chandler

Zip Code

85225

Email/Phone Number

400 - ~~888~~ 368-0011

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

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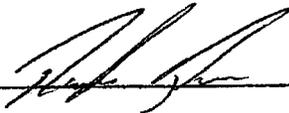
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Thank you for considering my opinion regarding this development.

Signature



Printed Name

Robert Forre

Street Address

748 W. Oakland St

City

Chandler

Zip Code

85225

Email/Phone Number

480-208-7644

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

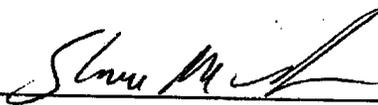
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Thank you for considering my opinion regarding this development.

Signature



Printed Name

SHAWN FEASUL

Street Address

681 W OAKLAND ST

City

Chandler

Zip Code

85225

Email/Phone Number

SFEASUL@COX.NET

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

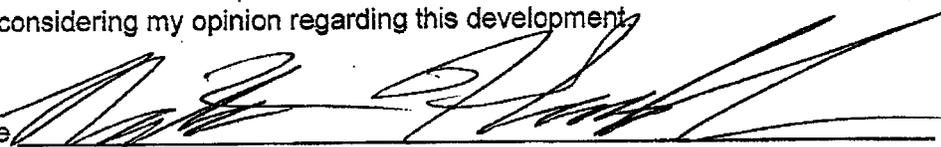
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Thank you for considering my opinion regarding this development.

Signature



Printed Name

Nate Haske U

Street Address

699 W. Oakland st

City

Chandler

Zip Code

85225

Email/Phone Number



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Thank you for considering my opinion regarding this development.

Signature David F Echenweek

Printed Name David F Echenweek

Street Address 319 N sunset Dr.

City Chandler Zip Code AZ 85225

Email/Phone Number e 953

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

I have met with a representative of the developer, Wood Partners, who has explained the project to me, including sharing with me architectural drawings, a landscape plan, and a site plan.

**I AGREE THAT THE PROPOSED PROJECT WILL:**

- Positively impact Chandler's Downtown as well as area home values;
- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature Dennis Dyer

Printed Name DENNIS DYER

Street Address 591 N. SUNSET DR.

City Chandler Zip Code 85225

Email/Phone Number \_\_\_\_\_

APAD  
Chandler Blvd

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature ARTURO GUZMAN

Printed Name ARTURO GUZMAN

Street Address 554 N VAIVE ST

City Chandler Zip Code 85225

Email/Phone Number 480 752 0874

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

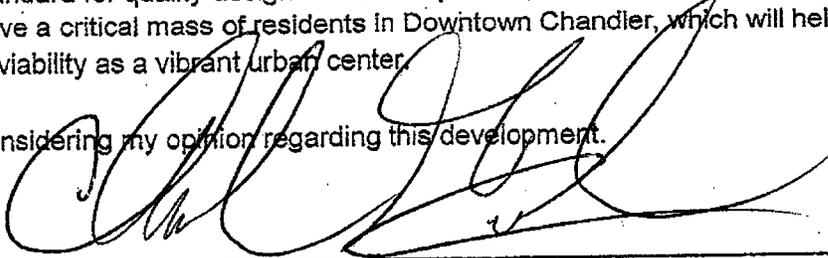
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- Help to achieve a critical mass of residents in Downtown Chandler, which will help to sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Signature



Printed Name

CHARLES GREENBAUM

Street Address

572 N. Cheri Lynn Dr.

City

Chandler

Zip Code

85225

Email/Phone Number

480-963-6151

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a resident of Chandler, Arizona and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Signature \_\_\_\_\_

*Nicole Shephard*

Printed Name \_\_\_\_\_

NICOLE Shephard

Street Address \_\_\_\_\_

537 N Cheryl Lynn Dr

City \_\_\_\_\_

Chandler

Zip Code \_\_\_\_\_

86225

Email/Phone Number \_\_\_\_\_

6208129589

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a business owner in Downtown Chandler and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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- Set a new standard for quality design and development in Downtown Chandler; and,
- Help to achieve a critical mass of residents in Downtown Chandler, which will help sustain its long term viability as a vibrant urban center.

Thank you for considering my opinion regarding this development.

Company: AZ Lash Lady

Signature: 

Printed Name: Shawn Geranen

Street Address: 108 W Boston Street

City: Chandler Zip Code: 85225

Email/Phone Number: 480 - 231-3877

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a business owner in Downtown Chandler and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Company: Comunitagency

Signature: Richard Cassey

Printed Name: RICHARD CASSEY

Street Address: 58 W. Buffalo St # 200

City: Chandler Zip Code: 85225

Email/Phone Number: Rcassey@Comunitagency.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a business owner in Downtown Chandler and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Company: McCormick Systems

Signature: K. C. Parsons

Printed Name: Kim Parsons

Street Address: 149 W Boston St.

City: Chandler Zip Code: 85225

Email/Phone Number: KHLPARSONS@gmail.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a business owner in Downtown Chandler and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Company: Lyrehc Investments LLC

Signature: Cheryl Tisland

Printed Name: Cheryl Tisland

Street Address: 141 W. Boston St

City: Chandler Zip Code: 85225

Email/Phone Number: 480 388 6522

CAERYLTISLAND@LyrehcInvestments.com

**STATEMENT OF SUPPORT**

Honorable Mayor and City Council Members,

I am a business owner in Downtown Chandler and I SUPPORT the PAD/PDP rezoning request (Case No. DVR16-0003) to approve a four (4) story, 273 unit, luxury multi-family project to be located at the former driving range of the San Marcos Golf Course on the southwest corner of West Chandler Boulevard and North Dakota Street in Chandler, Arizona.

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Thank you for considering my opinion regarding this development.

Company: AZ Eyebrows Threading.

Signature: 

Printed Name: Durga Bhandari

Street Address: 100 W. Boston St.

City: Chandler Zip Code: 85225

Email/Phone Number: dungabagall@gmail.com



June 2, 2016

Nick Wood  
Snell & Wilmer L.L.P.  
One Arizona Center  
Phoenix, Arizona 85004-2202  
Phone: (602) 382-6269  
Email: [nwood@swlaw.com](mailto:nwood@swlaw.com)



Expires 12-31-2018

**RE: Parking Study for Alta San Marcos Condominium Development – Chandler, Arizona**

Dear Mrs. Watney:

CivTech is pleased to provide this parking statement for the proposed Alta San Marcos residential development located on the southwest corner of Dakota Street and Chandler Boulevard in Chandler, Arizona. The site encompasses approximately 5.4-acres and is planned as a condominium development with 273 new residential dwelling units. The site plan has been included as part of the **Attachments** to this statement.

This parking statement has been prepared for Snell & Wilmer L.L.P. as a supplement for the review and consideration by the City of Chandler for rezoning application Case No. DVR16-0003. This parking statement evaluates the relationship between the location of the site in relation to (i) the City Center District, established via Ordinance No. 3163, and (ii) nearby transit opportunities. The City Center District defines Chandler's urban core, specifically for non-residential uses. Alta San Marcos is directly adjacent to the City Center District, which offers shopping, dining, commercial and employment opportunities within a short walking distance from the site. In fact, the site has been planned to take advantage of proximity to the City Center District by providing front porches, larger sidewalks and pedestrian amenities that will promote non-vehicular mode choice such as walking and bicycling.

Due to the site's urban setting, it is likely that a larger than average percentage of trips using alternative modes will occur. Over time, alternative modes (transit, taxi/Uber, bicycling and pedestrians) are anticipated to be more prevalent. The site's proximity to current transit opportunities is also considered in this statement.

This parking statement has been completed in accordance with City of Chandler development standards as found in the City of Chandler Zoning Code ("Zoning Code").

**PROPOSED DEVELOPMENT**

The proposed Alta San Marcos project is located south of Chandler Boulevard and west of Dakota Street. The primary driveway is located on Chandler Boulevard at the existing median break. The driveway will provide two (2) egress lanes for exclusive left and right-turn lanes. A secondary access is planned on Dakota Street which will provide a single egress lane.

6/2/16  
Parking Study

The proposed development is located adjacent to downtown Chandler presenting a wealth of various retail, entertainment and commercial land uses within reasonable range for non-vehicular mode choice. This type of downtown setting is likely to cause a larger than average percentage of trips using alternative modes, a condition that is likely to increase over time as Downtown intensifies, attracting more employees and other services.

Parking spaces were designed in accordance with the Zoning Code. Safe and convenient pedestrian circulation to and from parking lots throughout the development is provided per the site plan (attached to this letter). A six (6) foot wide sidewalk will be built along Chandler Boulevard and Dakota Street for public access around and to the site.

Basic parking spaces are a minimum of 9'x19' with no vehicle overhang. For enhanced parking spaces, those where vehicle overhang occurs, at a maximum of 2'6" and where additional landscape widths are provided, parking spaces are reduced to 9'x16'6".

The proposed Alta San Marcos development provides 392 parking spaces (a 1.43 unit ratio), including 185 covered carport parking spaces, 85 garage parking spaces, 85 tandem assigned parking spaces and 37 uncovered parking spaces.

Guest parking will be provided. Thirteen guest parking spaces are located in front of the clubhouse, outside of the gated area. Another 24 are spread throughout the community for guest use for a total of 37 guest parking spaces. An attachment has been provided to show the location of the guest parking throughout the community.

The proposed development consists of three (3) distinctive 4-story buildings with 273 condominium units. A total of 392 parking spaces are proposed on-site. The mixture of unit types is summarized in **Table 1**.

**Table 1: Proposed Residential Units**

Unit Type	Number of Units	Number of Bedrooms
One-Bedroom	184	136
Two-Bedroom	83	166
Two-Bedroom + Loft	6	18
<b>TOTAL</b>	<b>273</b>	<b>368</b>

The City of Chandler's parking ratios are based on the unit type. A comparison of the parking ratios are provided later in this document.

### **CITY OF CHANDLER DOWNTOWN DISTRICT**

Per the City of Chandler General Plan, "Chandler's vision for itself is one of livability: a city with a diverse, active and engaged community; a city that is visually attractive and accessible by multiple modes of transportation." The City envisions "revitalized neighborhoods that are walkable, pleasant and safe, and connected within a 20-minute walk, bike or transit ride."

The proposed site is adjacent to Chandler's urban core, consisting of properties within the City Center District. This makes pedestrian and bicycle activity convenient. A car is not necessarily a necessity when living within an urban area due to the various alternative mode choices that may be used to access amenities and employment centers.

**ALTERNATIVE MODE CHOICE**

The proposed site is directly serviced by the Valley Metro bus service. Valley Metro Route 156 is located on Chandler Boulevard with bus stops located within 500 feet of the proposed site. Route 156 runs west to Chandler Fashion Center and as far west as Ahwatukee. Route 156 runs east as far as Arizona State University’s Polytechnic Campus and southeast to Gilbert Mercy Hospital. Valley Metro Route 112 is has a bus stop located within ¼-mile of the site and runs north to Downtown Mesa, connecting to the light rail and beyond. The Arizona Avenue/County Club Drive Bus Link (ALNK), which is a streamlined bus service with rail-like comfort, speed and reliability, has a stop also located within ¼ mile of the site. It runs north to Downtown Mesa, also connecting riders to the light rail.

Emerging and potentially transformative trends in ride-hailing services, such as Uber and Lyft, should also be noted. Although ride-hailing services are only emerging (and thus not subject of this statement), they may reduce the demand for parking by means of allowing for carless households or households that only have one car. The ride-hailing trend is especially growing to be a popular alternative to car ownership amongst young adults.

**CITY OF CHANDLER PARKING REQUIREMENTS**

The City of Chandler provides parking requirements based on land use type and are specified in the City of Chandler Zoning Code, Article 35.1804 Parking Schedule. The parking ratios and resulting parking calculations for the site are summarized in **Table 2**.

**Table 2** (below) summarizes the requirements for the proposed Alta San Marcos condominium development per the City of Chandler’s parking ratios. These are compared with the proposed parking ratios.

**Table 2: Comparison of Code Required Parking**

Unit Type	Number of Units	Chandler Required Parking <sup>(1)</sup>		Proposed
		Ratio <sup>(1)</sup>	Parking Spaces	
One-Bedroom	136	1.5 spaces per unit	276.0	1.43 space per unit
Two-Bedroom	83	2 spaces per unit	166.0	
Two-Bedroom + Loft	6	2.25 spaces per unit	13.5	
<b>Residential Parking Totals</b>	<b>273 Units</b>		<b>456 spaces</b>	<b>392 spaces</b>

(1) Parking ratios are from the City of Chandler Zoning Code, Article 35.1804 Parking Schedule. Chandler parking code requires that 1 space per unit be covered.

The required parking, based on the City of Chandler’s standard, more suburban, parking ratios, is 456 parking spaces. The proposed Alta San Marcos development provides 392 parking spaces, resulting in a deviation of typical standards by 64 parking spaces (14%).

The proposed Alta San Marcos development is distinguished from non-urban developments and the parking demand that is typically associated with such developments. Due to its urban location, access to transit and increasing use of alternative modes of transportation, the parking demand for Alta San Marcos is expected to be less than what is generated under the typical suburban multi-family development models. Alternative parking rates based on ITE Parking Generation are discussed in the following section.

*6/2/16  
 parking study*

**ITE PARKING GENERATION DATA**

Parking demand was estimated utilizing the Institute of Transportation Engineers (ITE) *Parking Generation, 4<sup>th</sup> Edition*. *Parking Generation* contains data collected by various transportation professionals for a wide range of different land uses. The data summarized in the report includes average rates and equations that have been established correlating the relationship between an independent variable that describes the development size and parking demand for each categorized land use.

Land Use Code (LUC) 221, Low/Mid Rise Apartment was chosen for a comparative assessment based on the location of the Alta San Marcos condominium development. LUC 221 provides parking data for condominiums that are located within urban areas. The data indicate that during a weekday, the average peak parking demand is 1.20 spaces per unit.

A 95<sup>th</sup> percentile confidence range is also provided which indicates that as few as 1.07 vehicles per unit or as many as 1.33 vehicles per unit were parking during the peak demand. In this case, even the top range of 1.33 vehicles per unit is less than the 1.43 parking spaces per unit proposed by the Alta San Marcos development.

LUC 221 also provides data for an urban location on a weekend. The average peak parking demand on the weekend is noted at 1.07 spaces per unit. There is no 95<sup>th</sup> percentile provided for the weekend use. The 85<sup>th</sup> percentile is presented as 1.14 vehicles per unit. Thus, the parking required on a weekend is shown to be less than during the weekdays.

Parking demand was also estimated utilizing Land Use Code (LUC) 230, Residential Condominium/Townhouse. The parking rates provided for LUC 230 are based on studies located within suburban areas. The data indicate that during a weekday, the average peak parking demand is 1.38 spaces per unit.

The weekday demand per *Parking Generation, 4<sup>th</sup> Edition* is summarized in **Table 3**.

**Table 3: ITE Parking Generation**

Land Use	Land Use Code (LUC)	Size	Average Peak Period Parking Demand - Weekday	
			Rate	Parking
Low/Mid-Rise Apartment Weekday Urban	221	273 Units	1.20 spaces per unit	328
Residential Condominium/Townhouse Weekday	230	273 Units	1.38 spaces per unit	377

**Table 3** indicates that the provided parking (392 spaces) for the Alta San Marcos condominium development exceeds the ITE LUC 221 average parking demand by 64 spaces and the ITE LUC 230 parking rates by 15 spaces. Even if the higher 95<sup>th</sup> percentile value for LUC 221 was used (1.33 parking spaces per unit), the Alta San Marcos development would exceed the parking rate by 28 parking spaces.

Due to the amenity rich urban location of the proposed Alta San Marcos and the fact that the site is within walking distance to these amenities and extensive transit opportunities, the parking demand is expected to be less than typical suburban multi-family developments. Therefore, the ITE average peak parking rates are applicable for the proposed development.

*6/2/16  
parking study*

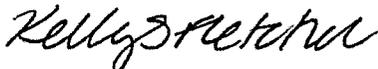
## CONCLUSIONS

- The project is proposed with 273 dwelling units consisting of a total of 368 bedrooms. The unit mix includes 184 one-bedroom units, 83 two-bedroom units, and 6 three-bedroom units.
- Alta San Marcos is being constructed as a pedestrian friendly community adjacent to alternate modes of transportation, downtown Chandler, and the City Center District.
- The required parking based on the City of Chandler's standard, non-downtown, parking ratios is 456 parking spaces. The proposed Alta San Marcos condominium development provides 392 parking spaces, resulting in a minor deviation of 64 parking spaces (14%)
- The provided parking (392 spaces) for the Alta San Marcos condominium development exceeds the ITE LUC 221 average parking demand by 64 spaces and the ITE LUC 230 parking rates by 15 spaces. Even if the higher 95<sup>th</sup> percentile value for LUC 221 was used (1.33 parking spaces per unit), the Alta San Marcos development would exceed the parking rate by 28 parking spaces.
- The proposed ratio of 1.43 parking spaces per unit is adequate for the proposed Alta San Marcos development based on its location and data per the Institute of Transportation Engineers (ITE) *Parking Generation, 4<sup>th</sup> Edition*.
- 355 covered parking spaces will be provided. This exceeds the City's requirement of one covered space per unit.
- Thirteen guest parking spaces are located in front of the clubhouse, outside of the gated area. Another 24 are spread throughout the community for guest use for a total of 37 guest parking spaces.

Should you wish to discuss this information further, please contact me at (480) 659-4250.

Sincerely,

**CivTech**



Kelly S. Fletcher, P.E.  
Project Engineer

### Attachments:

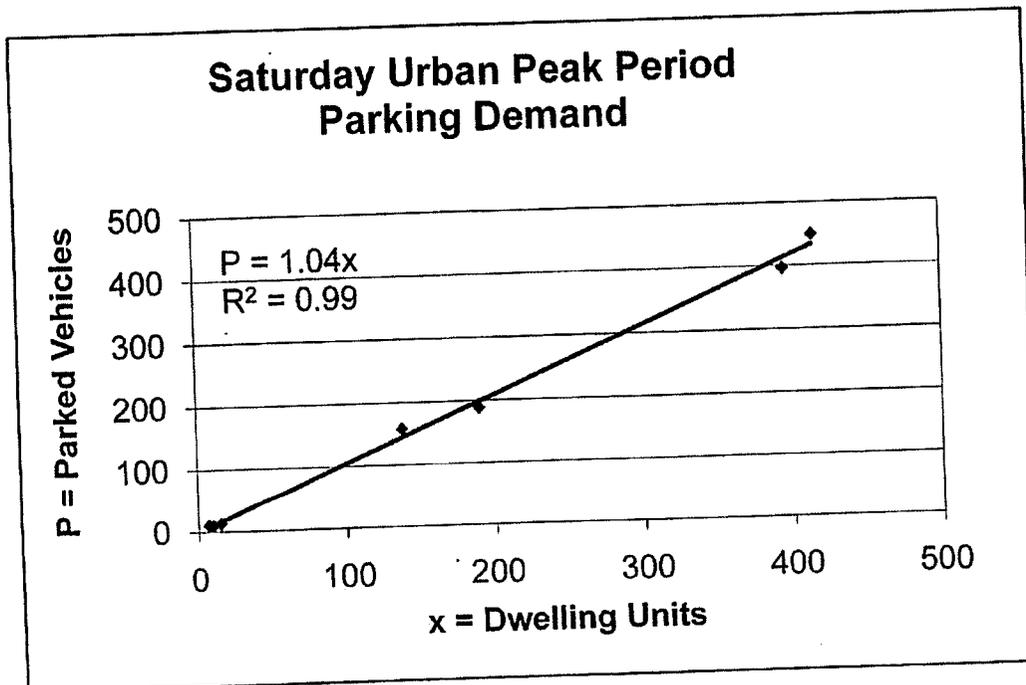
- Site plan
- ITE LUC 221 Data
- ITE LUC 230 Data



# Land Use: 221 Low/Mid-Rise Apartment

**Average Peak Period Parking Demand vs. Dwelling Units**  
On a: Saturday  
Location: Urban

Statistic	Peak Period Demand
Peak Period	No clear peak period emerged from the data; likely to fall between 10:00 p.m. and 6:00 a.m.
Number of Study Sites	8
Average Size of Study Sites	147 dwelling units
Average Peak Period Parking Demand	1.03 vehicles per dwelling unit
Standard Deviation	0.19
Coefficient of Variation	19%
Range	0.80–1.43 vehicles per dwelling unit
85th Percentile	1.14 vehicles per dwelling unit
33rd Percentile	0.93 vehicles per dwelling unit

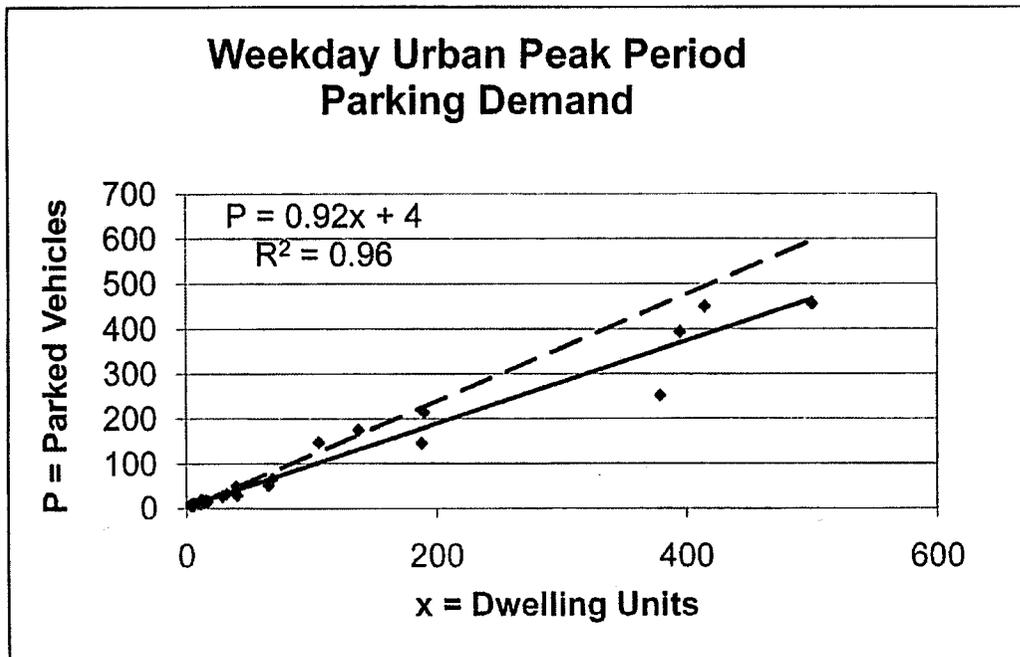


◆ Actual Data Points      — Fitted Curve/Average Rate

# Land Use: 221 Low/Mid-Rise Apartment

**Average Peak Period Parking Demand vs. Dwelling Units**  
On a: Weekday  
Location: Urban

Statistic	Peak Period Demand
Peak Period	10:00 p.m.–5:00 a.m.
Number of Study Sites	40
Average Size of Study Sites	70 dwelling units
Average Peak Period Parking Demand	1.20 vehicles per dwelling unit
Standard Deviation	0.42
Coefficient of Variation	35%
95% Confidence Interval	1.07–1.33 vehicles per dwelling unit
Range	0.66–2.50 vehicles per dwelling unit
85th Percentile	1.61 vehicles per dwelling unit
33rd Percentile	0.93 vehicles per dwelling unit



♦ Actual Data Points      — Fitted Curve      - - - Average Rate

# Land Use: 230

## Residential Condominium/Townhouse

### Description

Residential condominiums/townhouses are defined as *ownership* units that have at least one other owned unit within the same building structure. **Both condominiums and townhouses are included in this land use.** The studies in this land use did not identify whether the condominiums/townhouses were low-rise or high-rise.

### Database Description

The database consisted of all suburban sites with the exception of one urban site. Parking demand at the urban site differed from the suburban sites and, therefore, the data were analyzed separately.

- Average parking supply ratio: 1.4 spaces per dwelling unit (five study sites).

One suburban site with 255 dwelling units was counted on both Saturday and a weekday. The Saturday peak parking demand ratio was 0.84 vehicles per dwelling unit, which was 19 percent less than the weekday peak parking demand at that site. Both ratios were based on single-hour counts between 5:00 and 6:00 a.m.

Another suburban site with 16 dwelling units was counted on a Sunday. The Sunday peak parking demand ratio was 1.30 vehicles per dwelling unit. This ratio was based on a single-hour observation between 11:00 a.m. and 12:00 p.m.

The urban site had 160 dwelling units and a Saturday peak parking demand ratio of 0.85 vehicles per dwelling unit between 12:00 and 5:00 a.m. The peak parking demand from this site was excluded from the data plot and analysis.

Most of the study sites provided only a single hourly observation of parking demand.

### Study Sites/Years

**Canada:**  
Brooks, AB (1998)

**United States:**  
El Toro, CA (1981); Huntington Beach, CA (1981); Newport Beach, CA (1981); Santa Ana, CA (1981); Long Beach, CA (2000); Bernardsville, NJ (2001); Elizabeth, NJ (2001); Far Hills, NJ (2001); Fairfax County, VA (2004)

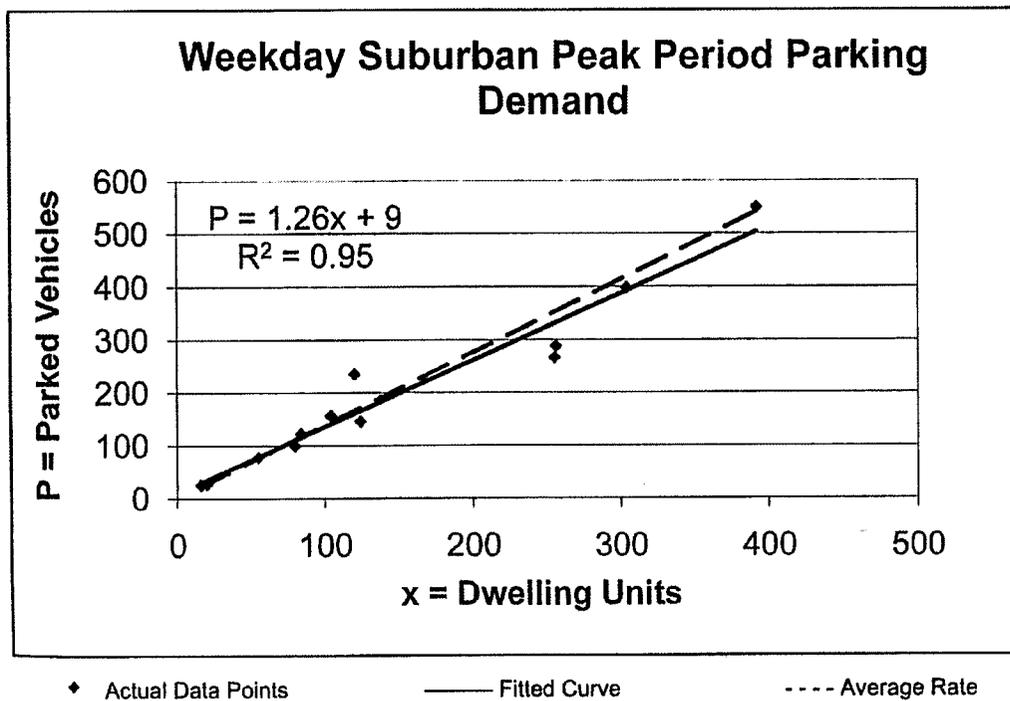
### 4<sup>th</sup> Edition Source Numbers

1102, 1114

# Land Use: 230 Residential Condominium/Townhouse

**Average Peak Period Parking Demand vs. Dwelling Units  
On a: Weekday  
Location: Suburban**

Statistic	Peak Period Demand
Peak Period	11:00 p.m.–6:00 a.m.
Number of Study Sites	12
Average Size of Study Sites	151 dwelling units
Average Peak Period Parking Demand	1.38 vehicles per dwelling unit
Standard Deviation	0.24
Coefficient of Variation	17%
Range	1.04–1.96 vehicles per dwelling unit
85th Percentile	1.52 vehicles per dwelling unit
33rd Percentile	1.28 vehicles per dwelling unit



**ORDINANCE NO. 4706**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) GOLF COURSE TO PAD (MULTI-FAMILY RESIDENTIAL) INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 55 FEET IN HEIGHT FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN CASE (DVR16-0003 ALTA SAN MARCOS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

**SECTION I. Legal Description of Property:**

See Attachment 'A'.

Said parcel is hereby rezoned from Planned Area Development (PAD) Golf Course to PAD (Multi-Family Residential) including a mid-rise overlay for buildings up to 55 feet in height for a multi-family residential development, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALTA SAN MARCOS" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0003, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals or as otherwise approved in a development agreement.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. Building heights shall be limited to a maximum of fifty-five (55) feet in height.
8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day  
of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4706 was duly passed and  
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the  
\_\_\_\_ day of \_\_\_\_\_, 2016, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

GAB

PUBLISHED:

Attachment 'A'

Ordinance no. 4706

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. NCS-742324-SD

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 33, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, 2697.86 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND THE CENTERLINE OF CHANDLER BOULEVARD, 583.97 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 52 MINUTES 23 SECONDS EAST, 68.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER BOULEVARD, AS RECORDED IN BOOK 757, PAGE 25, MARICOPA COUNTY RECORDS (M.C.R.) AND TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 613.75 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 86 DEGREES 18 MINUTES 58 SECONDS EAST, 67.39 FEET;

THENCE SOUTH 86 DEGREES 19 MINUTES 19 SECONDS EAST, 59.13 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 56 SECONDS EAST, 154.51 FEET;

THENCE SOUTH 44 DEGREES 47 MINUTES 55 SECONDS EAST, 16.51 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAKOTA STREET, AS RECORDED IN BOOK 757, PAGE 25, (M.C.R.);

THENCE SOUTH 01 DEGREE 10 MINUTES 09 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 126.18 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 88 DEGREES 36 MINUTES 52 SECONDS WEST, 173.33 FEET;

THENCE SOUTH 01 DEGREE 04 MINUTES 38 SECONDS WEST, 30.40 FEET;

THENCE SOUTH 63 DEGREES 46 MINUTES 40 SECONDS WEST, 347.90 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 46 SECONDS WEST, 417.30 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 27 SECONDS WEST, 325.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 236,967 SQUARE FEET OR 5.400 ACRES, MORE OR LESS.