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ORANGE COUNTY
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TUCSON
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March 16, 2020

Re: Neighborhood Meeting Notification for the Property Located at the Northwest Corner of Commonwealth Avenue and Dakota Street in Chandler, Arizona

Dear Property Owner or Neighborhood Organization Representative:

On behalf of San Marcos Hotel, LLC, our office previously sent a neighborhood meeting notice to you pertaining to a rezoning and Preliminary Development Plan ("PDP") request (Case No. DRV18-0012) with the City of Chandler's Planning Division for the approximately 4.99-acre property located at the northwest corner of Commonwealth Avenue and Dakota Street (the "Property"). This neighborhood meeting was scheduled to be held on Wednesday, March 25, 2020 at 6:00 p.m.

The purpose of this letter is to inform you that, due to the recent concerns associated with COVID-19 and associated recommendations to limit group functions, we have decided to postpone our neighborhood meeting to be announced for a later date.

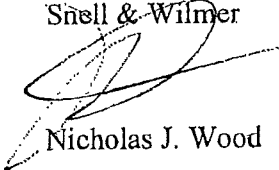
You will receive a subsequent notice identifying the date and location of the meeting when it has been rescheduled.

In the interim, I would be happy to answer any questions or discuss any comments that you may have regarding the proposal for the Property.

Thank you for your attention to this letter.

Sincerely,

Snell & Wilmer


Nicholas J. Wood

Previously Mailed Letter with Proposal Description and Exhibits:

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Phoenix, AZ 85004-2202
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WASHINGTON DC

March 5, 2020

Re: Neighborhood Meeting Notification for the Property Located at the Northwest Corner of Commonwealth Avenue and Dakota Street in Chandler, Arizona

Dear Property Owner or Neighborhood Organization Representative:

The purpose of this letter is to inform you that, on behalf of San Marcos Hotel, LLC, we have filed a rezoning and Preliminary Development Plan (“PDP”) request (Case No. DVR18-0012) with the City of Chandler’s Planning Division for the approximately 4.99-acre property located at the northwest corner of Commonwealth Avenue and Dakota Street (the “Property”). This request is for: (i) a rezoning of the Property from its current “Planned Area Development” (“PAD”) “Golf Course” designation to PAD “Multi-Family Residential;” (ii) approval of a “Mid Rise Overlay” designation for the Property to permit buildings to exceed forty-five (45) feet in height; and, (iii) approval of a PDP for site layout and building design as shown on the enclosed conceptual site plan.

Project Overview: The Property is currently utilized as a surface parking lot, event tent, and swing warm-up range for the San Marcos Golf Course. The existing golf holes around the Property will be updated as part of the larger course improvement efforts. This request will allow redevelopment of this soon to be unutilized area into a luxury, multi-family residential community with a planned 237 residential units and amenities (the “Project”). The Project includes three distinctive four story residential buildings, as well as an enhanced amenity area at the intersection of Dakota and realigned San Marcos Drive. The maximum proposed building height for the Project is a total of 55 feet. A conceptual site plan is enclosed for your review.

The Project includes one and two-bedroom units, ranging from approximately 655 square feet to 1,389 square feet in size. The Project features a contemporary design with architectural treatments that enhance the façades of the building, including storefront glazing along North Dakota Street, framed balconies, architectural pop-outs, stone veneer and metal elements. To further enhance the building frontage along North Dakota Street and West San Marcos Drive, the Project design incorporates townhouse style residential units along the street with direct access to the sidewalk. Please see the enclosed elevations for an example of the design proposed.

March 5, 2020
Page 2

Private residential amenities will be located interior to the Project and are planned to include an approximately 8,500 square foot amenitized clubhouse with a leasing office, resort-style pool, fitness and other amenity spaces demanded by today's resident.

We would like to invite you to a neighborhood meeting to discuss the Project and meet the development team. We have scheduled a neighborhood meeting as follows:

**Wednesday, March 25, 2020
6:00 PM to 7:00 PM
Crowne Plaza Phoenix Chandler
Golf Resort
San Tan Room
1 North San Marcos Place
Chandler, Arizona 85225**

You are invited to attend this meeting to learn about the proposed Project. If you are unable to attend, or if you have any questions regarding the Project, please feel free to contact me or my staff Senior Urban Planner, Noel Griemsmann, AICP, at (602) 382-6824 or via e-mail to ngriemsmann@swlaw.com to learn more about the case and express your thoughts.

The City of Chandler Planner assigned to this case is Kristine Gay. Ms. Gay can answer your questions regarding the City's review and hearing processes as well as the staff position once their staff report is complete. You may contact Ms. Gay at (480) 782-3060 or via e-mail to kristine.gay@chandleraz.gov.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal and thank you for your attention to this letter.

Sincerely,

Snell & Wilmer

Nicholas J. Wood

Attachments:

Site Aerial
Conceptual Site Plan
Conceptual Building Elevations



Chandler High School

W Chandler Blvd

87

Office Condominiums

ALTA San Marcos

Villas at San Marcos

San Marcos Golf Course

San Marcos Resort

San Marcos Country Club Estates

San Marcos Golf Course

W Commonwealth Ave

W Boston St



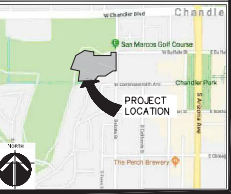
SITE PLAN NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING AND SITE CLEAN-UP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
6. SIGNS REQUIRE A SEPARATE PERMIT.
7. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
8. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
9. ALL WALLS OVER 7 FT IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.
10. ALL 1ST FLOOR PATIO DOORS ALONG N. DAKOTA AND W. SAN MARCOS DRIVE TO BE UNLOCKED AND LOADED FROM THE INTERIOR AND EXTERIOR OF THE UNIT BY THE RESIDENT.

PROJECT DATA

OVERALL SITE DATA:		PROPOSED USE:		MULTI-FAMILY	
PROJECT NAME:	SAN MARCOS LIVING	MAXIMUM DENSITY ALLOWED:	N/A		
PROJECT ADDRESS:	NWC OF COMMONWEALTH AVE & DAKOTA STREET CHANDLER, ARIZONA 85225	PROPOSED DENSITY:	47.5 DU/NET AC		
OWNER INFORMATION:	INTEREST CAPITAL 7724 GIRARD AVE, SUITE 300 LA JOLLA, CA 92037 P: 858.777.0109 F: 858.822.4801	MAXIMUM BUILDING HEIGHT:	N/A		
SITE AREA:	4.99 GROSS ACRES (217,654.93 S.F.)	PROPOSED BUILDING HEIGHT:	65 FEET (4 STORIES)/65 FEET TO MECH.		
ZONING:	EXISTING: PAD PROPOSED: R3 303-22-363	BUILDING FOOTPRINT:	74,482 S.F. (34.2% OF SITE)		
APN NO'S:	TH PT N2 SEC 33 DAF CON N4 COR SD SEC 33 TH W 14.00' TH S 46.00' TH COR S 29.37' TO POB TH S 740.10' E 230.01' TH S 736.60' TH W 720.09' E 280.00' TH E 66.83' M/L TH S 250.00' M/L TH W 49.48' M/L TH S 242.34' W 22.46' TH S 1.08' 45M W 65.15' TH S 0.00' DIM W 118.81' TH S 120.30' W 22.48' TH S 350.00' W 25.15' TH S 440.00' W 73.06' TH CON S 440.00' W TO N R/W LN COMMONWEALTH DITCH PER MCR 20/33 TH WLY A10 SD N R/W LN TO E R/W LN COMMONWEALTH DITCH PER MCR 20/33 TH WLY A10 SD E R/W LN COMMONWEALTH DITCH TO PT ON LN 293.77' S OF S LN N 45.00' SD SEC 33 BEING POB	ACCESSIBLE PARKING REQUIRED:	7 (2% OF PROVIDED PARKING SPACES)		
LEGAL DESCRIPTION:		ACCESSIBLE PARKING PROVIDED:	7 TOTAL (6 STANDARD AND 1 VAN)		
		TOTAL UNIT MIX:	156 (67%)		
		ONE-BEDROOM UNITS:	79 (33%)		
		TWO-BEDROOM UNITS:	77		
		TOTAL:	237 D.U.		
		UNIT TYPE:	GROSS LIVABLE AREA UNITS GROSS AREA		
		UNIT A1	1 BED/1 BA	658 S.F.	32
		UNIT A2	1 BED/1 BA	701 S.F.	72
		UNIT A3	1 BED/1 BA	784 S.F.	16
		UNIT A4	1 BED/1 BA	831 S.F.	22
		UNIT A5	1 BED/1 BA	759 S.F.	16
		UNIT B1	2 BED/2 BA	1,060 S.F.	35
		UNIT B2	2 BED/2 BA	1,130 S.F.	32
		UNIT B5	2 BED/2 BA	1,388 S.F.	12
		TOTAL:		237 D.U.	204,066 S.F.
		PARKING:	61 P.S.		
		COVERED PARKING:	61 P.S.		
		TANDEM PARKING:	178 P.S.		
		OPEN PARKING:	8 P.S.		
		STREET PARKING:	27 P.S.		
		TOTAL PROVIDED:	1.41/UNIT - 333 P.S.		
		ONE-BEDROOM (1.5 SPACES PER UNIT = 158 UNITS X 1.5):	237 P.S.		
		TWO-BEDROOM (2 SPACES PER UNIT = 79 UNITS X 1.5):	168 P.S.		
		TOTAL REQUIRED:	305 P.S.		

VICINITY MAP:



PROJECT NARRATIVE

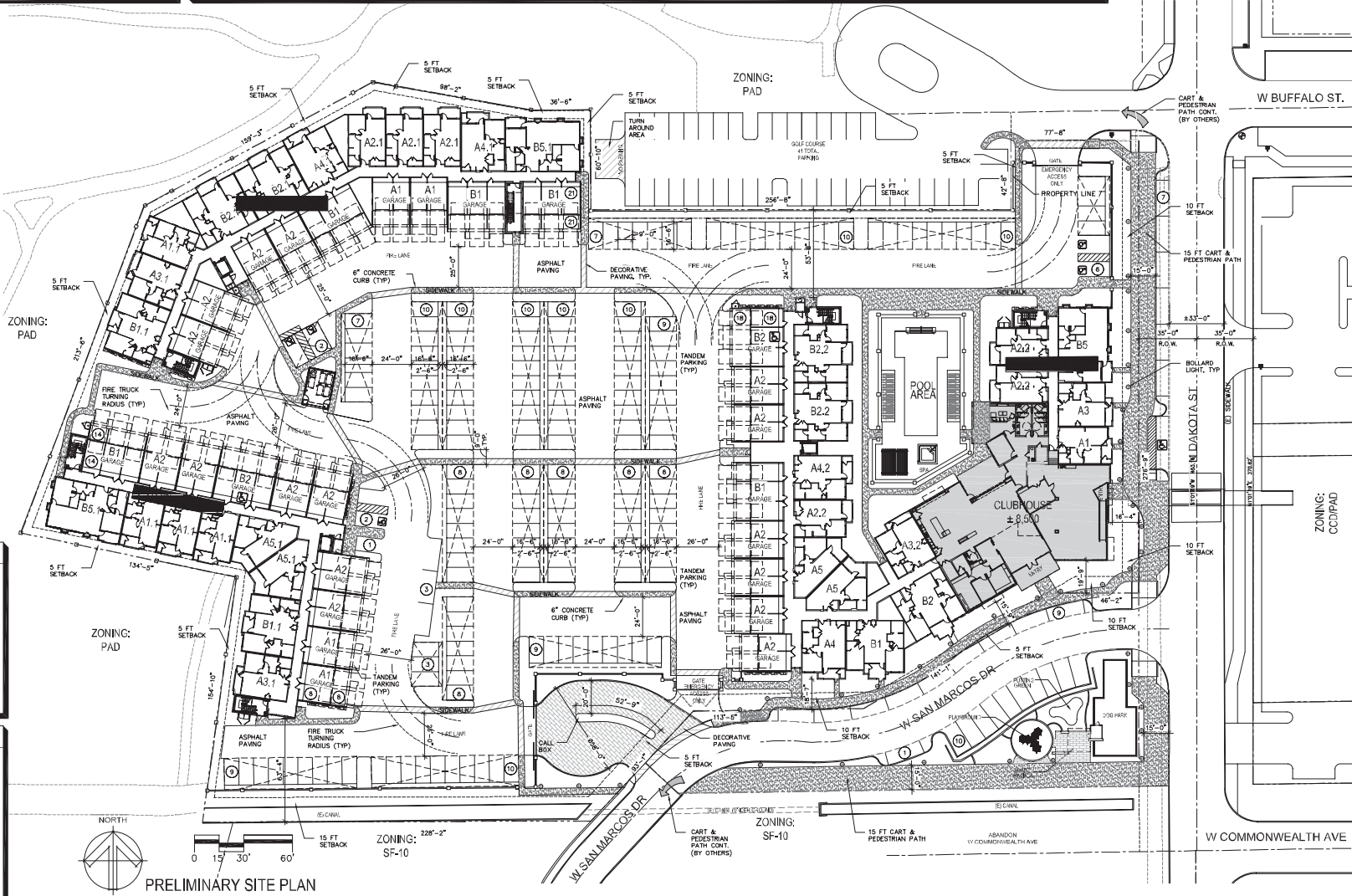
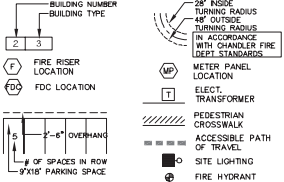
THE INTENT OF THIS PROJECT IS TO DEVELOP A MULTI-FAMILY CLASS "A" (LUXURY) APARTMENT COMMUNITY, WITH A TOTAL OF 237 APARTMENT HOMES. SPECIFICALLY, THE DEVELOPER'S CURRENT CONCEPT INCLUDES:

- 158 ONE-BEDROOM UNITS - RANGING FROM APPROXIMATELY 650 SQUARE FEET TO 831 SQUARE FEET
- 79 TWO-BEDROOM UNITS - RANGING FROM APPROXIMATELY 1,060 SQUARE FEET TO 1,388 SQUARE FEET, AND

THERE WILL BE QUALITY AMENITIES PROVIDED ON-SITE AT THE PROJECT, INCLUDING COVERED AND GARAGE PARKING OPTIONS, A RESORT STYLE POOL AND AN AMENITY CLUBHOUSE.

AS CURRENTLY PLANNED THERE WILL BE ONE (1) PRIMARY ACCESS POINT FOR THE PROJECT LOCATED ALONG W. SAN MARCOS DRIVE NEAR THE INTERSECTION OF W. SAN MARCOS DRIVE AND N. DAKOTA STREET. THE PROJECT WILL PROVIDE 333 PARKING SPACES, INCLUDING STREET PARKING (27) ALONG N. DAKOTA STREET & W. SAN MARCOS DRIVE, TANDEM PARKING (61), COVERED PARKING (178), ENCLOSED GARAGE (61) AND UNCOVERED (8) PARKING SPACES THAT WILL BE EVENLY DISTRIBUTED ACROSS THE PROJECT.

SYMBOL SCHEDULE



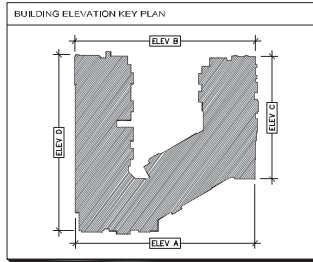
biform architecture group, inc.
14451 North Civic Center Blvd., Suite 11
Phoenix, Arizona 85020
Phone: 602.265.9209 Fax: 602.265.9209

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SAN MARCOS LIVING
Apartment Homes
NWC OF COMMONWEALTH AVE & DAKOTA ST., CHANDLER, ARIZONA 85225
INTEREST CAPITAL
7724 Girard Ave., Suite 300 La Jolla, CA. 92037
Phone: (619) 771-7105

REVISIONS:
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JSM:WR
DATE: MAY 10, 2019
SCALE: 1" = 20'
SHEET NO: A1.0



EXTERIOR COLOR SCHEME 1:

(A) PAINT COLOR #1	SW 7006 EXTRA WHITE
(B) PAINT COLOR #2	SW 7647 CRUSHED ICE
(C) PAINT COLOR #3	SW 7019 GAUQUET GRAY
(D) PAINT COLOR #4	SW 9171 FELTED WOOL
(E) PAINT COLOR #5	SW 9183 DARK CLOVE
(F) AMENITY AREA DOORS	SW 6343 TIGER EYE
(G) METAL OVERHANG CLADDING	ANODIZED ALUMINUM FINISH/SILVER
(H) WINDOW FRAME COLOR	BRONZE
(I) STONE VENEER 1	CULTURED STONE CAST-FIT PARQUET
(J) STONE VENEER 2	CORONADO REFINED WOODSTONE RED OAK

GENERAL ELEVATION NOTES:

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN.
- ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (R)(4)(3), ZONING CODE.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOGD GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (R)(4)(3), ZONING CODE.
- SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

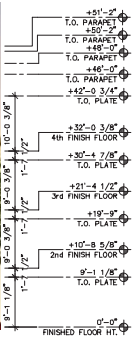
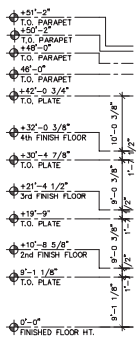
- ELEVATION KEY NOTES: (F)
- EXTERIOR STUCCO SYSTEM
 - METAL PARAPET CAP
 - STONE VENEER
 - FOAM POP-OUT
 - DOOR PER PLAN
 - WINDOW PER PLAN
 - STUCCO CONTROL JOINT
 - GARAGE DOOR
 - ALUMINUM STOREFRONT WINDOW SYSTEM
 - ALUMINUM TELESCOPING DOOR SYSTEM
 - METAL PATIO/BALCONY RAILING
 - FRAMED PATIO/BALCONY WALL
 - METAL RAILING ON TOP OF FRAMED BALCONY WALL
 - ELECTRICAL EQUIPMENT ENCLOSURE GATE
 - TOWER ELEMENT
 - STUCCO FRAMED POP-OUT
 - SLIDING GLASS DOOR PER PLAN
 - METAL PATIO GATE FOR STREET ACCESS
 - MISSION STYLE WALL LIGHT
 - LASER CUT METAL PANEL
 - MURAL ON GLASS



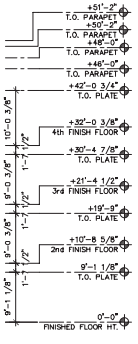
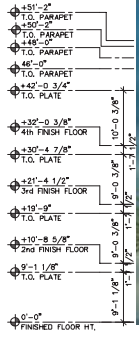
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PHOENIX, ARIZONA 85020
PHONE 602.265.5200 FAX 602.265.5209

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INTERWEST CAPITAL
7724 Girard Ave., Suite 300 La Jolla, CA. 92037
PH 659.771-4705 FAX 659.822-4601



A OVERALL SOUTH ELEVATION
SCALE 3/32" = 1'-0"



B OVERALL NORTH ELEVATION
SCALE 3/32" = 1'-0"

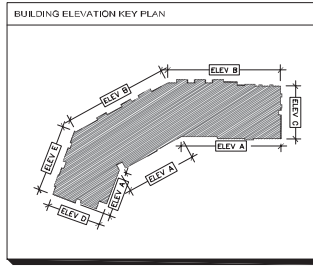
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BUILDING 1 ELEVATIONS

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EXTERIOR COLOR SCHEME 1:

(A) PAINT COLOR #1	SW 7006 EXTRA WHITE
(B) PAINT COLOR #2	SW 7647 CRUSHED ICE
(C) PAINT COLOR #3	SW 7019 GAUZZLE GRAY
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(F) AMENITY AREA DOORS	SW 6362 TIGER EYE
(G) METAL OVERHANG CLADDING	ANODIZED ALUMINUM FINISH/SILVER
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ELEVATION KEY NOTES: (F)

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- WINDOW PER PLAN
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Tel: (619) 622-6611

REVISIONS:

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JSM/WR 10/20
DATE MAY 18, 2018
SCALE 3/32" = 1'-0"
SHEET NO.

A6.6.0

BUILDING 2 ELEVATIONS

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