



Realtors / Brokers / Managers
Developers / Consultants / Architects

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November 22, 2022

Re: Scottsdale Towne Square – Thunderbird Phase - 14036 North Scottsdale Road, Phoenix, Arizona – Rezoning Application (Z-40-22-2)

Dear Neighbor:

As you may know, The Woodbury Corporation is the owner of the above referenced site located north of the northwest corner of Scottsdale and Thunderbird Roads, (Assessor Parcel No 215-57-184N), as seen on the enclosed aerial map. You may recall receiving previous correspondence from our team regarding this application (Z-40-22-2) inviting you to attend open house meetings and requesting your input on a redevelopment concept. The purpose of this follow-up letter is simply to inform you that meetings/hearings have now been scheduled to review this request. The meetings/hearings are as follows:

Paradise Valley Village:
Planning Committee: December 5, 2022, 6:00 p.m.
Meeting will be held virtually.
To participate, see the instructions on the agenda available on the Public Meeting Notices website:
<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

Phoenix Planning Commission: January 5, 2023, 6:00 p.m.
Meeting may be held at the City Council Chambers (200 W. Jefferson St.) or virtually. For more information, please see:
<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

Phoenix City Council: February 1, 2023, 2:30 p.m.
Meeting may be held at the City Council Chambers (200 W. Jefferson St.) or virtually. For more information, please see:
<https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>

The property is roughly 9-acres in size and makes up the northern portion of the existing, 16-acre, Scottsdale Towne Square commercial center. The application does not impact the southern portion of the center. As you probably recognize, changes in consumer spending habits (i.e., Amazon, online shopping, etc.) created significant changes in the retail industry and many centers are suffering and/or closing. The nearby Paradise Valley Mall redevelopment serves as a primary example. Woodbury is a 100-year old, family owned company that is committed to maintaining this center as a viable, retail amenity for the surrounding community for years to come. In that effort, we are seeking to reinvest and reinvigorate this aging center with a redesign which includes a mix of retail, restaurant, residential and services uses designed around new, public amenity spaces.



The application filed will rezone this portion of the center from Planned Shopping Center (PSC), Intermediate Commercial (C-2) and Intermediate Commercial with a Special Permit (C-2, SP) to Planned Unit Development (PUD). A copy of the entire PUD Development Narrative is on file with the City of Phoenix Planning and Development Department and available on-line at <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>. The property's existing General Plan designation of "Commercial" will not be changed with this application. Some preliminary plans are attached for reference. We have also set up a project website with information at www.TheThunderbirdPhase.com.

We would be happy to answer any questions you may have regarding this application. Feel free to contact George Pasquel III at George@withey.com or via telephone at (602) 230-0600. You are also welcomed to participate in the above meetings and hearing to learn about the case and make your opinions known. Please confirm the meeting details with the Phoenix Planning & Development Department before attending as the dates and formats are subject to change. Hearing information will also be posted on a sign on the Property and in the Record Reporter. You may also share your thoughts about the application by writing to the Phoenix Planning & Development Department, Zoning Section, 200 West Washington, 2nd Floor, Phoenix, Arizona 85003. Please be sure to include the application number so the letter may be included in the case file. If a case is not appealed within 7 calendar days after the Planning Commission decision, it is ratified by the City Council without further discussion.

The Paradise Valley Village Planner assigned to this case, Adrian Zambrano, can be reached at (602)534.6057 or Adrian.zambrano@phoenix.gov. Adrian will be able to answer your questions regarding the city review and hearing process and, once it is completed, the staff position on the request.

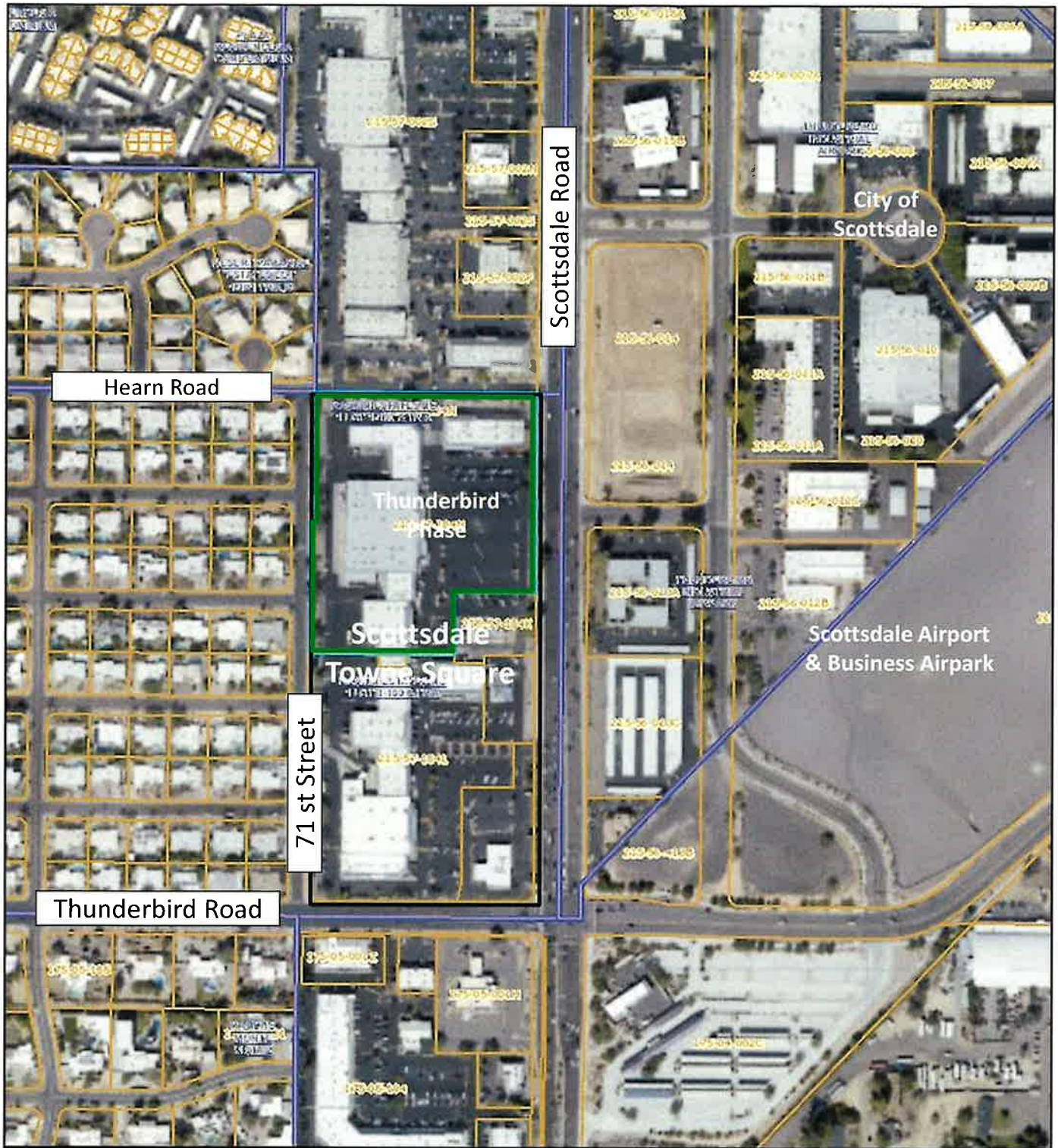
Again, we would be happy to speak with you about this proposal. Please feel free to contact us at George@WitheyMorris.com or at 602.230.0600. Information is also available on the project website at: www.TheThunderbirdPhase.com.

Sincerely,


Joshua Woodbury
EVP Development

Attachments: aerial, preliminary site plan, preliminary renderings

Aerial Map



Scottsdale Town Square – Thunderbird Phase



SCOTTSDALE TOWNE SQUARE
14036 N SCOTTSDALE RD
PHOENIX, AZ

Date:
01/27/2022

Design and construction of this project shall be in accordance with the applicable codes and regulations of the City of Phoenix and the State of Arizona. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

PROJECT TEAM
DEVELOPER:
WOODBURY CORPORATION
2411 LANCE CITY, UT 84050
Contact: James Woodbury
Email: jw_woodbu@woodburycorp.com

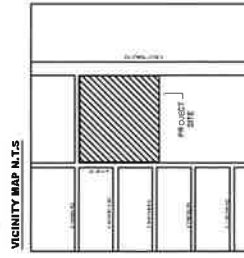
ARCHITECT:
NELSEN PARTNERS, INC.
12110 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85254
Contact: Jeff Brown
Email: jbrown@nelsonpartners.com

PROJECT INFORMATION
PROPERTY ADDRESS: 14036 N SCOTTSDALE ROAD
PARCEL NUMBER: 15255-000
CURRENT ZONING: RDC
PROPOSED ZONING: PDG
GREEN SITE AREA: 85,540 SQ. FT.
NET LOT AREA: 131,100 SQ. FT.
DENSITY: 311 DU / 85,540 SQUARE FEET OF GREEN SPACE
EXISTING BUILDING HEIGHT: 20 FT
PROPOSED BUILDING HEIGHT: 40 FT
RESIDENTIAL UNITS: 111 UNITS
OFFICE: 18,000 SF
RESTAURANT: 15,000 SF
EXISTING RETAIL: 12,750 SF

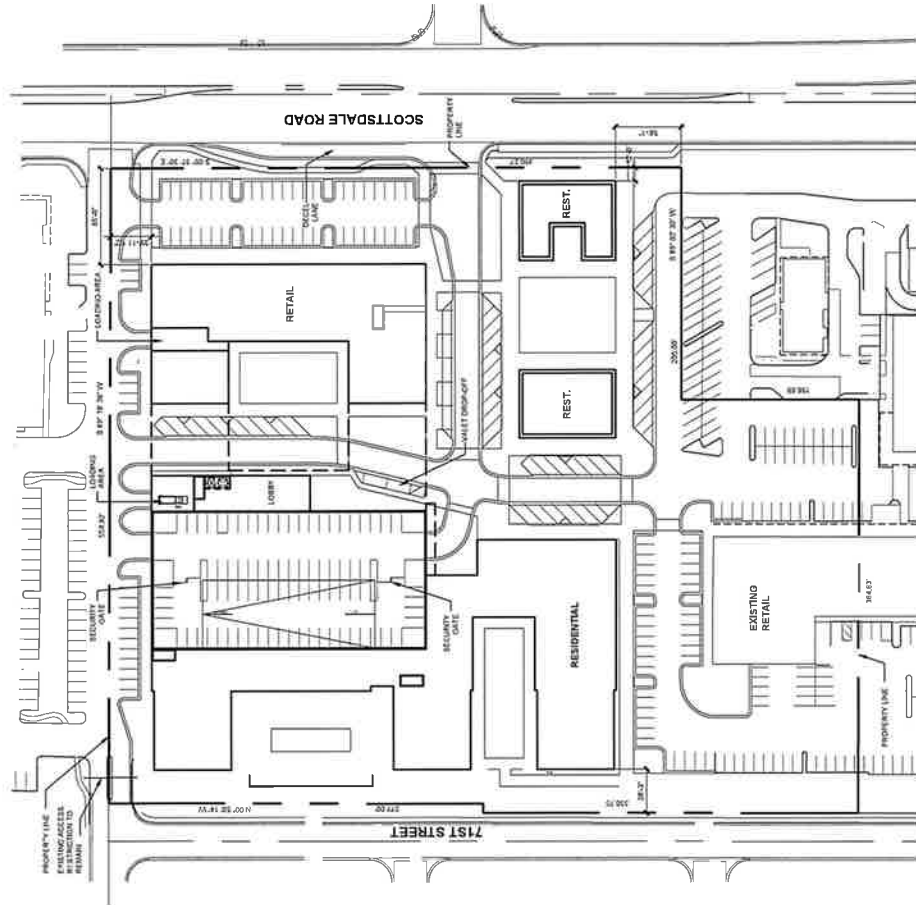
PARKING CALCULATIONS
RESIDENTIAL: 42 SPACES (11 UNITS @ 1.1 D.U.)
RESTAURANT: 25 SPACES @ 1.0 D.U.
OFFICE: 35 SPACES @ 1.0 D.U.
TOTAL: 102 SPACES (1,000 SF)

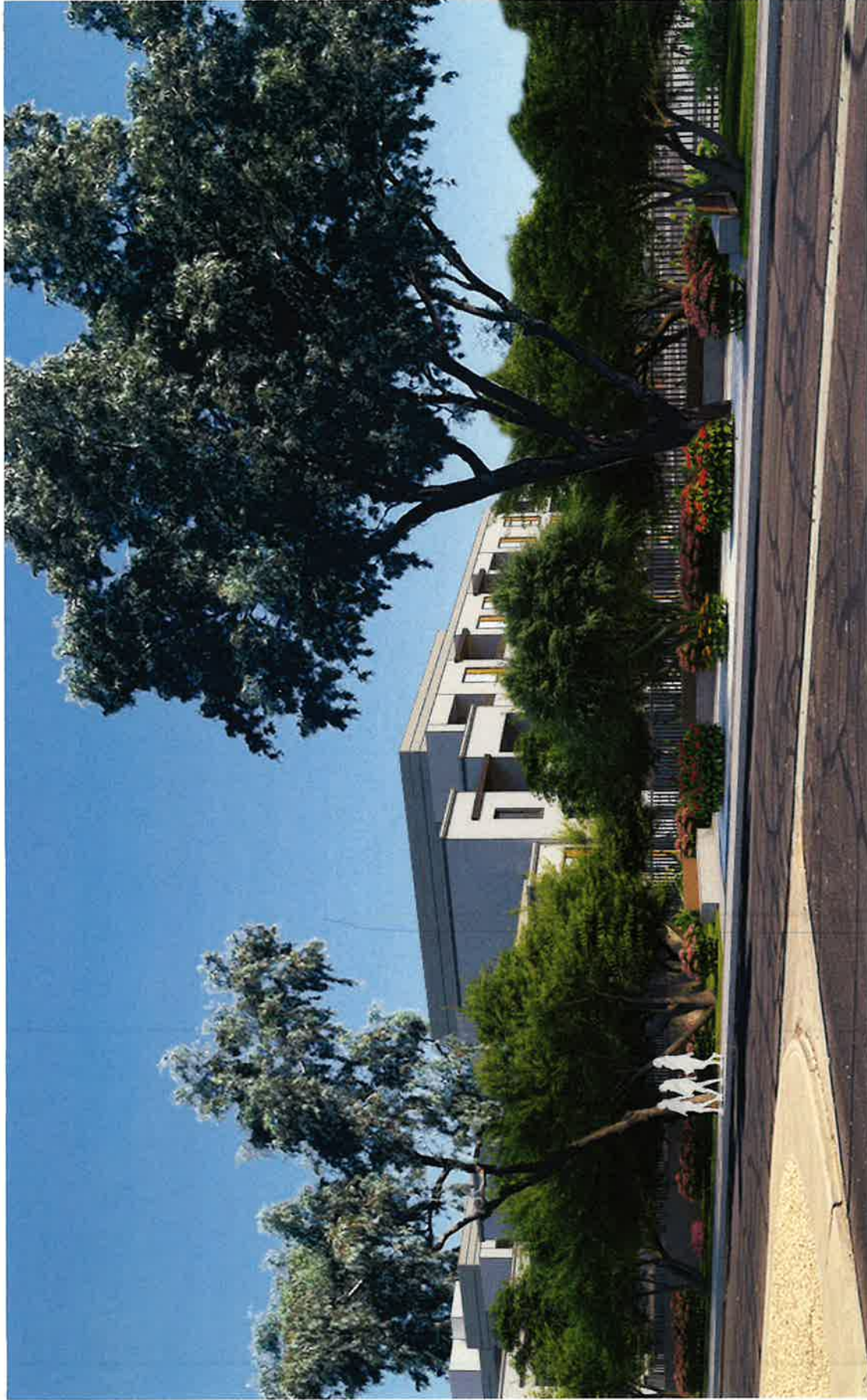
PARKING PROVIDED
SURFACE PARKING
STRUCTURED
LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
TOTAL: 102 SPACES

TOTAL PARKING PROVIDED
102 SPACES



DATE: 01/27/2022
PROJECT NO.: 20087





1 71ST PERSPECTIVE

**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

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PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

SCOTTSDALE TOWNE SQUARE
14036 N SCOTTSDALE RD
PHOENIX, AZ

DATE
10/21/2022

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Project No.
20687

A111
PERSPECTIVES



— 3 — PLAZA PERSPECTIVE

SCOTTSDALE TOWNE SQUARE

14036 N SCOTTSDALE RD
PHOENIX, AZ

Date
09/31/2022

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

Nelson Partners, Inc.
Attn: | Scottsdale
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Project No.
20087

A113
PERSPECTIVES

SCOTTSDALE TOWNE SQUARE
14036 N SCOTTSDALE RD
PHOENIX, AZ

Date
08/1/2022

Project No.
2022

Sheet

A112
PERSPECTIVES

