

PV SCOTTSDALE HOTEL OWNER SPE LLC

6240 Waverly Avenue
La Jolla, California 92037

May 3, 2023

Mr. George Burton
Senior Planner
TOWN OF PARADISE VALLEY
6401 E. Lincoln Drive
Paradise Valley, Arizona 85253

Re: Andaz Scottsdale Resort & Bungalows – Proposed Villa Expansion

Dear George -

This letter is a follow up to our meeting on Friday April 28th to discuss Council's continuing concerns about the layout of the proposed Villa units at the Andaz Scottsdale Resort & Bungalows, particularly as concerns the configuration of and landscape plans for the yard areas and proposed hot tubs of the Villa units.

Using the below Box.com link, please find an updated site plan and related photographs of existing landscape at the Andaz Scottsdale Resort & Bungalows which reflect our proposed site plan revisions and landscape design intent for the proposed Villa expansion project.

<https://chelseahospitalitypartners.box.com/s/h7yu6bmeyg9dj7dx5fwnfzxdref5ghm9>

Based upon our conversations, the revised site plan reflects the following changes:

1. The incorporation of rainwater retention basin areas in each of the west yard areas of the west Villa units. These depressed retention areas will be landscaped in a manner similar to other existing retention areas around the Resort (as reflected in the photos included in the file), to create a desert landscape environment which will be visually attractive, but also discourage pedestrian traffic and restrict gathering space in these areas. In addition to providing significantly more capacity for rainfall management, these retention basins will create an additional 40 to 55 foot landscape buffer along the west side of the property – and effectively reduce the size of these yard areas by more than 70%.
2. The relocation of the hot tubs for the five west Villa units to locations more than 100 feet east of the west post-dedication property line – in most instances into courtyard areas behind these Villa buildings.
3. Similarly, this plan reflects the relocation of the hot tubs for the east Villa units back to locations on the east side of these units, behind the Villa buildings and / or carports. To accommodate this relocation, these east Villa structures have been moved slightly to the west, closer to their original location and their orientation and the location of the carports have been adjusted to maximize the size of these rear courtyard areas and provide maximum sound containment.

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4. As with the other hot tubs around the property, these hot tubs will be installed at a level 18" above grade, to enable compliance with ADA access requirements without the use of unattractive and difficult to use access lift chairs. In addition, to comply with Health Department requirements, all of these hot tubs will be located in areas surrounded by minimum 60 inch tall enclosures which, together with the Villa and carport structures, will help to further contain sound from these areas.
5. This site plan also includes a 3 foot tall concrete block walls between the access road and each of the east Villa units - to better define and create additional privacy for the west yard areas for these units.

In addition, in response to our discussion about the design and intent of the trellises reflected on the Villa building elevations, please note that similar to most all of the trellis structures at the existing Resort, these will be open structures, designed primarily to provide shade for the kitchen and living room areas of the Villa units. As such, they will not provide significant sun or weather protection for the areas outside the Villas.

As we have discussed, I believe that these changes represent significant modifications and improvements which I trust are directly responsive to Council's concerns. Together with the responses to other issues and items addressed in my April 7th letter, I am hopeful that these changes will be favorably received by Staff and Council and enable us to keep our project on the agenda for review at the May 11th Council meeting.

If this plan is acceptable, I have the civil and landscape design teams ready to begin work to incorporate these changes into their plans, with a goal of getting them to you as quickly as possible.

Please let me know as quickly as possible if you need anything more from us.

I look forward to hearing from you.

Sincerely,



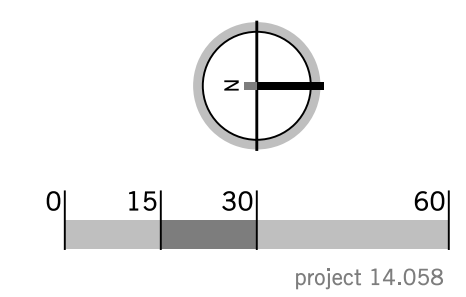
Gary Stougaard



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01 May 2023

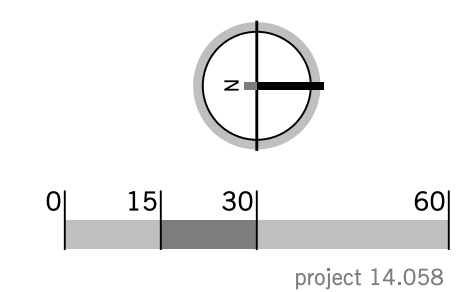


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Landscape Architecture Studio

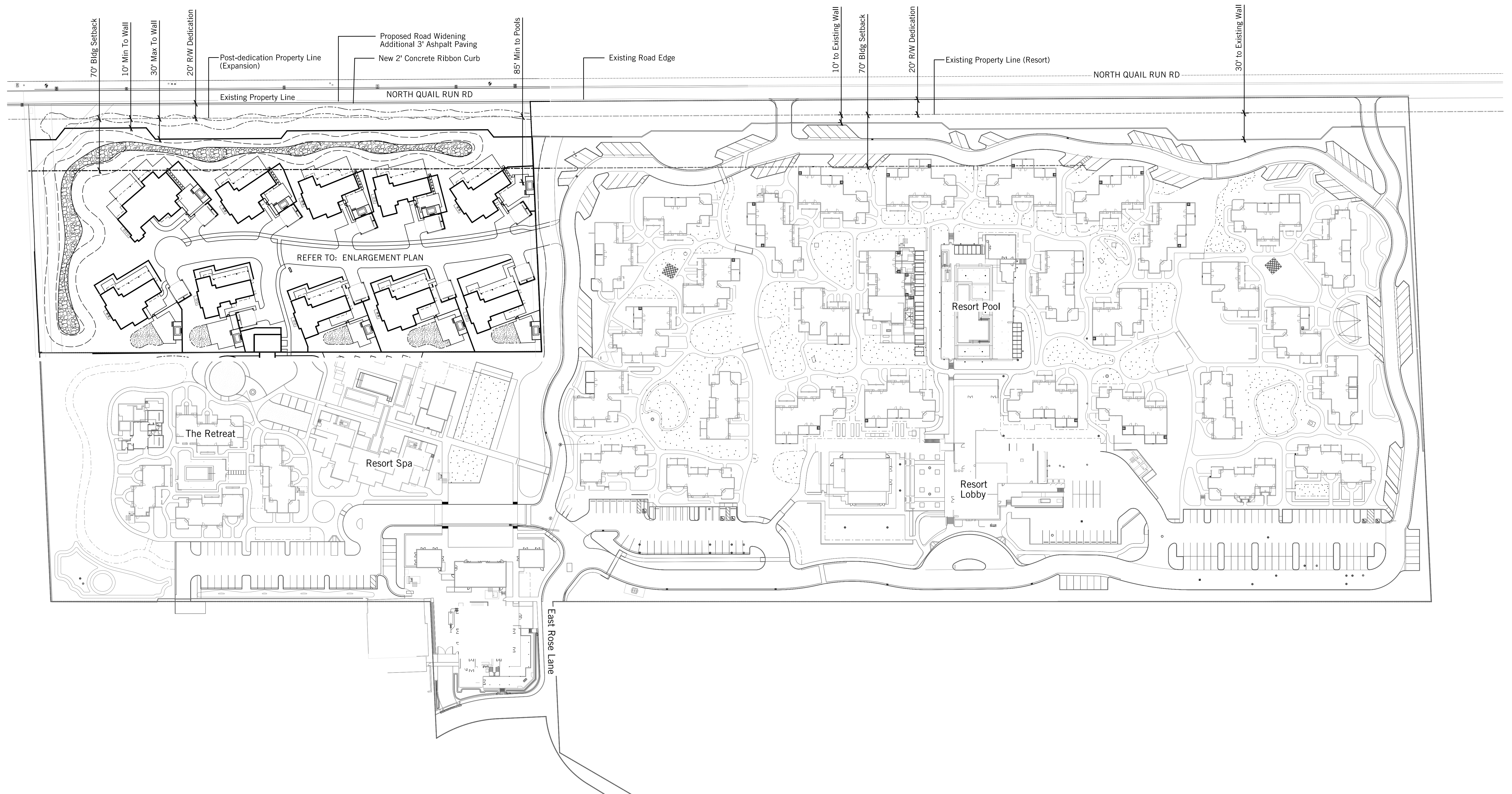


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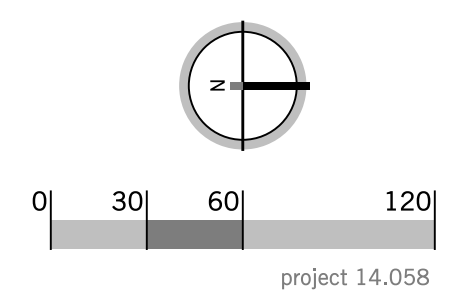


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