

December 5, 2022

Mr. Gary Stougaard
PV Scottsdale Hotel Owner SPE, LLC
5721 Chelsea Avenue
La Jolla, CA 92037

Subject: ANdAZ Scottsdale Resort and Bungalows Expansion– Noise Impact Study Addendum – Town of Paradise Valley, AZ

Dear Mr. Stougaard:

MD Acoustics, LLC (MD) is pleased to provide this noise impact study addendum in conjunction with the report dated 8/3/2022 as it relates to proposed operations and events at the ANdAZ Scottsdale Resort and Bungalows Expansion located at 6114 North Scottsdale Road, Scottsdale, AZ. This addendum is intended to clarify the original recommendations provided for this project.

1. The modeled noise levels show that worst-case scenario noise levels will be consistent with the existing noise environment (42-47 dBA daytime noise levels). The only source of noise for the proposed Bungalows is the backyard areas, which will be subject to the regulations of Paradise Valley. The noise levels from the proposed expansion will not exceed the Town Noise Limits.
2. The proposed Bungalows expansion will scatter the sound and reduce noise levels from the wedding event lawns to the surrounding neighbors. The previous report modeled the minimum wall height of 5', and it met the requirements. Per the project plans, an 8' CMU wall will be included along the south property line, which will further reduce the noise propagating from the existing event space to the surrounding uses.
3. Previously, MD was contracted by the Town of Paradise Valley to perform noise studies for several resorts, including the ANdAZ Scottsdale Resort. In a partnership with the Town and the resorts, real-world measurements were taken on location regarding the sound propagation during typical outdoor venue use, and acoustical models were developed to compare typical noise levels with noise levels expected when various noise control solutions are implemented. Working with the Town and the ANdAZ resort, MD provided solutions agreeable to both parties to reduce the noise impact. The proposed Bungalows will further aid in reducing noise from events at the ANdAZ resort by providing additional buildings and walls between the event lawns and the nearby residences.

If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,
MD Acoustics, LLC



Samuel Hord, INCE
Acoustical Consultant