

ORO VALLEY LOFTS LLC

1237 West Crystal Palace Place, Oro Valley, Arizona 85737

August 20, 2015

Chad Daines
Development and Infrastructure Services
Town of Oro Valley
11000 N La Canada Drive
Oro Valley, Arizona 85737

Via Email

Re: OV914-007A

Mr. Daines,

I am writing on behalf of Oro Valley Lofts LLC, we own land adjacent to the Nakoma Sky development. We are in full support of the proposed changes to the existing zoning and conceptual site plan as put forth in the neighbor meeting held on the 8th of this month at the Lutheran Church.

We firmly believe that the changes will result in a better overall plan and is a win for Oro Valley and for us, Oro Valley Lofts LLC.

Thanks for your time and consideration of this letter of support. Please make it a part of the record during the upcoming Planning and Zoning meeting.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kit T. Donley', with a long horizontal line extending to the right.

Kit T. Donley
Member/Manager
Oro Valley Lofts LLC.

From: William Adler [<mailto:stfatha@gmail.com>]

Sent: Thursday, August 06, 2015 8:03 AM

To: Vella, Bayer <bvella@orovalleyaz.gov>; Daines, Chad <cdaines@orovalleyaz.gov>; Arellano, Rosevelt <rarellano@orovalleyaz.gov>; Caton, Greg <gcaton@orovalleyaz.gov>

Subject: re zoning Dakota Sky

I thought the renderings were inappropriate for a re zoning. Scale drawings of the buildings; their placement, balcony treatment, roof detail along with views from Oracle looking to the north are necessary.

I asked about traffic control, all I got was signals at existing intersections. Traffic control also includes interior not just exterior: no detail. Traffic, in this case, includes carts, vans, cars and pedestrians in possible conflict throughout the project. So, if someone is parked underground, and wants to go to Fry's, they can't exit at the north although there is a light at Naranja...it's only right in; right out was told. I don't understand that. Travelers turn right and then make an immediate U turn at Naranja? The art work indicates that an entry to the project exists at Naranja where lights already work. Shouldn't be right and right out only. NOT Clear.

I asked about trails: none shown including the equestrian trail already approved previously. Walking trails for residents should be shown differently indicating grade level; rest areas, water fountains; differentiate trails available to public, which should not meander among homes invading privacy of residents.

The park at the NW corner is not clear on size or content. My belief is that the Town doesn't need a park at that location of that size. It should be left as open space, with the possibility of the area being used for resident gardening, botanical display like is in place in LaPosada.

I think the outside pool is shown in front of the resident buildings. That's bad design from a noise standpoint, and is truly there by design as was acknowledged as a "decorative " feature at night. It's not clear the proximity of this pool to the men and women's locker facilities, and there was no indication of the size and nature of the fitness area, specialty rooms for floor exercise, yoga.

Meeting rooms should be a big deal in a retirement facility as the facility needs to create things for residents to do and that requires space whether for auditorium seating or multiuse seating. A library ought to be a big deal...a quite space for reading, studying.

I thought the presentation was poorly thought out mostly to present the experience of the Dallas architect rather than the changes to the facility, and features either new or existing that work together. The commercial area at the SW Corner was asked about, but no detail of building placement or type, parking, public area either for parking or seating; access to trails, wash.

I asked about water use. The pool as discussed, but not water for landscaping. How will water harvesting help and to what degree with the multiple landscaping features shown? Natural versus planted? I was especially disappointed with the lack of apparent treatment of the outside, balcony, window treatment which is rendered but more exact detail for a re zoning is required. To me this was not a re zoning presentation. Bill

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