

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/22/2013  
Agenda Item: 6**

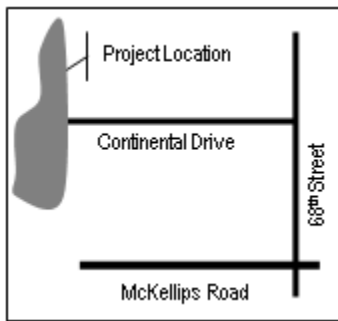
**ACTION:** Request for a Development Plan Review consisting of new greenhouses and landscape for QUINCEA located at 1 E Continental Drive. The applicant is Randall Ewers.

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** QUINCEA (PL100435) is a phased self-contained agricultural development with approximately 48,700 s.f. on 26.88 net acres in the AG Agricultural Zoning District. The request includes the following:

DPR11024 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Matt Streeper, Salt River Project
Applicant	Randall Ewers, RE Architects
Current Zoning District	AG
Gross/Net site area	26.88 acres
Total Building area	48,700 s.f. (in phases)
Lot Coverage	.04% (25% maximum allowed in AG)
Building Height	17' (30' maximum allowed in AG)
Building Setbacks	100' (actual is 184' on east side) (40' front, 30' side, 35' rear minimum setbacks in AG)
Landscape area	25%
Vehicle Parking	100 spaces (27 min. required, 15 new with ADA spaces, remaining are existing shared with other uses to the south)
Bicycle Parking	5 spaces required

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

## COMMENTS:

This site is located on property owned by Salt River Project (SRP), located south of McDowell Road, north of McKellips Road, west of College Avenue & 68th Street, and east of the SRP Cross-Cut Canal. The site straddles the termination of Continental Drive and is bordered by three cities: Papago Park in Phoenix to the west, Scottsdale neighborhoods to the east (north side of Continental Drive) and Tempe neighborhoods to the east (south side of Continental Drive). The southern half of the site adjacent to Tempe residences is used as the SRP Private Employee Recreational Area (PERA Club) with several buildings, ramadas and recreational facilities. The northern portion of the site is north of the guard house on Continental Drive, and consists of an existing paved parking area a drainage wash and natural desert area; several wireless communications tower sites are located at the northern tip of the property. The proposed project is not an SRP initiative, the land owners have agreed to a temporary lease of the site for what is considered an interim use; they will not allow significant infrastructure added to the property. Quincea is a non-profit contained environmental agriculture development with a social enterprise initiative outlined within their letter of intent. As a contained environment, the greenhouses would have tanks of tilapia fish, raised for food, with the water from the tanks feeding vine and shrub vegetables grown in an aquaponic system. The produce from the green houses would be sold at local markets, not on site. The purpose of the development is to serve developmentally delayed individuals who need job training skills, agricultural therapy and social integration skills. The primary population served would be young adults with Autism or Autism Spectrum Disorders, and Downs Syndrome. Participants are ability vetted through organizations like the Southwest Autism Research and Resource Center and the Civitan Foundation. Veterans pre-trained in greenhouse management will also participate as trainers.

The site is zoned Agricultural; **the requested Development Plan Review conforms to all allowed uses and development standards for this zoning classification.** The applicant is requesting approval of the site plan, landscape plan and building elevations for a phased development on the north portion of the site.

## PUBLIC INPUT

- Neighborhood meeting was not required by code, but required by staff due to the unique location of the site bounded by three cities, and the nature of the project which might warrant special interest from residents.
- March 7, 2011, the applicant hosted a neighborhood meeting at Supai School on Continental Drive; residents of both Scottsdale and Tempe were invited. Community Development staff attended the meeting. The majority of the concern was about the use, and the development of the SRP property. However, this request is not about the use, as the use is allowed by zoning.
- April 11, 2011, the applicant also met with North Tempe Neighborhood Association residents at a monthly neighborhood meeting, to provide an overview of the project.
- Early communication with residents in Scottsdale indicated concern about potential loss of views of Papago Park, visual impacts of the buildings, and light trespass from the development. Several residents met with the applicant or representatives of Salt River Project between 2011 and 2012 to discuss design issues. Modifications were made to the plans based on this input. Staff did not attend these individual meetings.
- The public comments and petition received in 2011 is provided for reference. These comments are based on the original design, and are largely in opposition to any development of the private property owned by SRP.
- Tempe staff met with City of Scottsdale staff and spoke with City of Phoenix staff to discuss the project and any issues pertaining to the proposed development.
- The applicant has met with Phoenix and Scottsdale staff, as well as representatives of the Phoenix Zoo and Desert Botanical Garden, and individuals at Arizona State University, and the Southwest Autism Research and Resource Center (SARRC) to encourage collaborative use of the site for research, and educational partnerships.
- A second neighborhood meeting was held on September 23, 2013 at the PERA Club board room on site.
- Staff attended the second advertised neighborhood meeting. A group of residents stood outside the meeting room and advised new arrivals to not provide feedback on the design. The majority of the residents was opposed to the use or to any development of the private property, and provided little feedback regarding the design.

One issue identified by Phoenix and Scottsdale was the issue of drainage. Phoenix Papago Park drains south east under the canal, through the SRP property. The canal was built prior to any other development within the area. Stormwater currently exits into an alley in Scottsdale, where heavy rains accumulate and occasionally wash refuse containers out of place. A request was made to consider modification of the site to retain a portion of this off-site stormwater to mitigate these conditions. Based on aerial analysis (see

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History and Facts), there are multiple entities involved with the development of this area: City of Phoenix, Desert Botanical Garden, Phoenix Zoo, Salt River Project, City of Scottsdale, Scottsdale School District and Tempe (only from the point of annexation in 1957 and property south of the site). Other entities who might have jurisdictional review are the U.S. Army Corps of Engineers, Bureau of Land Management and Maricopa County Flood Control District. The restrictions within the parameters of their lease with SRP are to do minimal permanent alterations to the site. Tempe's role in this is to administer those regulations that fall within our jurisdiction, which would require on-site retention of the PERA club property only, and specifically exempts the responsibility of retaining off-site drainage. The proposed project meets the drainage requirements for on-site water retention and will not modify the existing drainage pattern from Papago Park under the canal. The proposed project would help mitigate the current conditions by harvesting stormwater run-off from the PERA site north of the drainage swale, retaining the north portion of the site, rather than generating further run-off into the alley.

An issue raised by Scottsdale residents was access from Bellview or traffic cutting through the neighborhood. There is no access to the neighborhood, with the exception of emergency access if needed by fire or the utility providers on site (SRP and cellular carriers). All traffic would enter from Continental, and be required to check in at the guard house like any visitor to PERA. The proposed use is less intense than either the PERA Club or Supai School, and would generate less daily traffic than the existing uses along Continental Drive.

Another issue raised was the loss of habitat value of the site with the removal of native vegetation. In aerial surveys of the site, there is not significant vegetation on the 26 acres, which have been used over the years by SRP for various activities. The proposed development would grade a portion of the site, improving retention to allow rain water harvesting of water on site. The proposed development would increase the amount of vegetative material available to wildlife, and create an established landscape buffer around the greenhouses, increasing the native plant habitat value for wildlife.

Concerns were also raised regarding noise from the fans for the green houses. The noise level of these products are within the allowed decibel level for single family residential areas, would be less impacting than HVAC units on existing residences in the area, and buffered by approximately 200 feet from the property line of the nearest residences.

Concerns were raised regarding the smell from the tilapia fish tanks inside the greenhouses. Agricultural uses may include a variety of animals on a 26 acre site, including horses or cows. The proposed fish tanks are not in outdoor ponds, but inside the greenhouses, with fans and roof-top mounted transom windows for ventilation. At completion, there would be 15 buildings totaling 48,700 square feet. The project is phased; with the number of buildings increasing as funding is available. A condition of approval has been added that prior to each phase, an assessment of the environmental conditions will be conducted to determine if existing operations are maintaining a nuisance-free agricultural environment.

The largest issue raised was in regard to the use of the site for what was seen as an industrial use or an agricultural use. Existing uses on the site include a private clubhouse, pool, ramadas, play fields and fitness facilities to the south, and water and electrical infrastructure and cellular services to the north. As a site owned by Salt River Project, it may also be used for municipal/industrial uses related to their operations, such as electrical or water services including wind or solar farming for power or water treatment, with secured infrastructure to comply with Federal regulations beyond Tempe's jurisdiction.

Significant public input was received during the initial process two years ago in 2011 regarding the use of the site. **This request is a design entitlement only, as the use is allowed by zoning right within the agricultural zoning district.** The types of uses allowed would include barns, silos, farm animals, farm equipment, green houses, and other infrastructure related to agricultural activities. The site could be redeveloped for single family residences, allowing homes 30 feet tall within 35 feet of the alley to the east. The existing homes to the east have a zoning entitlement to build 30 feet tall, with 15 foot rear yards. There are 12 houses along the eastern side of the lot, four of which would have potential impacts from greenhouses located behind their properties, however the greenhouses are set back approximately 200 feet from the rear yard lines of these properties, providing approximately 180 feet of landscape buffer between the green houses and the existing alley.

A line of site study was provided on the bottom of the site plan, demonstrating the view from the back yard of residents to the east. The topography of the site slopes down from west to east, with a berm on either side of the canal and a grade change of approximately 10 feet. The elevation of Barnes Butte is 1,745', the smaller butte to the east is 1,663', the butte at the Desert Botanical Gardens is 1,350', and the elevation of the residences to the east is 1,250' above sea level. The height of the green houses is 17 feet with open transom windows, and the average height of native desert trees is approximately 20-30 feet tall. The

trees would screen the full height of the green houses and the existing canal berm, without visual impacts to the buttes beyond in Papago Park.

Existing entitlements for this property that will remain in effect are the AG Agricultural zoning which allows for the following:

Standard	AG Zoning	Proposed Design
Density	1 dwelling unit per acre	No residences
Minimum site area	1 acre lots	26 acre area
Minimum lot width	115 feet wide	218 (narrow north end) to 600' (wide south end)
Minimum lot length	150 feet	1,312 feet north to south
Maximum building height	30 feet	17 feet
Maximum lot coverage	25%	.04%
Setbacks:	40 ft (front) 20 ft (side), 35 ft (rear)	718 ft (front), 184 ft (east side), 100 ft (west side), 250 ft (rear north)

## PROJECT ANALYSIS

### Site Plan

The property straddles Continental Drive at the location of the guard building. All guests and employees of the project will enter from Continental through this gated entry, and park in the existing parking lot or the new accessible spaces at the west end of the development, north of the wash. The site plan limits the scope of development to the area north of an existing parking lot and north of the existing drainage ditch. A circulation drive provides access to all phases of the development. The greenhouse modules are clustered together into three larger building masses. Phase one will be at the west side. Phase two is attached to the first unit. Phases three, four and five add units north and south of the first block moving east with each successive phase. The building clusters are contained within a 312 foot north to south expanse of the site, adjacent to 4 residences. The buildings are set back 100' from the west side of the property and 184' from the east side of the property or 208' to the property line of the residences east of the alley. Terraced gardens are located south of the greenhouses. Water retention circles are placed to the east of the development to capture site run-off and utilize for landscape plants along the eastern buffer adjacent to residents. The proposed site plan places no parking or lighting within view of the residents to the east and reduces water run-off to the existing wash by capturing rainwater, thereby potentially reducing storm water impacts in the alley to the south east. The proposed design was modified after discussions with residents regarding concerns. Building placement is at the north west corner of the site, fewer building masses were proposed so that the east building elevation is reduced. The buildings are 17 feet tall, with native vegetation filling the buffer between the alley and the buildings.

### Building Elevations

The proposed development consists of 15 prefabricated greenhouse modules for contained environmental agriculture. The buildings are made of galvanized metal, aluminum and steel framing and clear polycarbonate structured sides. They are evaporative cooled with large wall mounted pads and fans that cannot be screened by walls, which impact flow. Staff inquired about screening with vegetation, however, placement of vegetation near the fans can create dust, plant litter and maintenance problems for the cooling units, as well as increased risk of insect infestation within the greenhouse. The cooling fans are on the north side of the buildings, facing away from residential areas. These fans operate during the hottest time of the year, and would most likely not be on in evening hours.

### Landscape Plan

The proposed development incorporates interior and exterior gardens, tilapia fish farming inside the greenhouses, along with aquaponic plant production. Exterior gardens will preserve native plants in place where possible and be limited to climate appropriate species that would not be invasive to the adjacent Desert Botanical Garden and Papago Park. Proposed native plants include Arizona Mesquite, Palo Brea Palo Verde, Velvet Mesquite, Screw Bean Mesquite, Desert Ironwood, Creosote, Triangle Leaf Bursage, Brittle Bush and Desert Grama grass. The buildings are screened on the east side by trees and shrubs. Shade is provided adjacent to the parking areas and walkways. Shaded pathways connect the garden areas. The site currently has very little vegetative cover; the proposed development, grades the site for rainwater harvesting, to provide better water retention to sustain native plants and improve wildlife habitat value. Lighting will be maintained at minimum allowed levels.



## Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;*  
The buildings are not visible from any street; the structures are placed for minimum visibility to residents to the east. The original design separated the greenhouses with corridors in between, putting the buildings 120 feet away from the residences to the east. This design creates a 184-275' distance from the residences, depending on the phase; individual greenhouses clustered to form one larger appearing building. The form of the buildings is traditional pre-fabricated green houses with pitched roofs.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;*  
The buildings have operable skylight windows and evaporative cooling to control climate inside and are oriented to optimize sun exposure. Landscape is used for pedestrian walkways and parking, as well as screening within an east side buffer. The buildings must be climate controlled for the plants and fish being grown indoors. The site is designed with minimum impact to existing topography, limited concrete or asphalt, to limit heat gain and maximize retention.
3. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;*  
The proposed buildings would be approximately 16' high with windows closed, and 17' 10" with rooftop windows open. The allowed building height in the AG zoning is 30'. The predominant character of the residences to the east are single-story with pitched roofs, approximately 15-20' in height. A two-story building exists on the southern portion of the PERA site. The buildings will be recessed slightly on the site and set back a minimum of 180' from the eastern property line, and 100' from the western property line. The proposed buildings are appropriately scaled to the site and surroundings.
4. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience;*  
The individual green houses are clustered into a larger building mass that is articulated with multiple pitched roofs to break the larger form. The phases of building clusters are varied in size and surrounded by landscape to create interest between the buildings.
5. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;*  
Vehicles access the site from Continental drive and park in the large existing surface lot; disabled parking is provided closer to the greenhouses in a smaller lot to the north, on the west side of the site. Circulation is provided for fire access. Pedestrian circulation will be designed to minimize vehicle conflicts. The proposed design intends to minimize additional concrete or paving to the site, and use natural materials wherever possible.
6. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;*  
Access to the site is through the security gate at the guard building on Continental. There is no connection to the site through neighborhoods. The site is fenced and secured from pedestrian access. A kinetic pedestrian bridge is proposed across the SRP canal, but will remain locked except for programmed activities on site or at the Desert Botanical Garden. This gate will not be open to the public. Employees will be on site during daytime hours only, however the SRP guard patrols this area during regular night patrols. Landscape is designed to provide necessary screening, with sufficient pedestrian visual surveillance on site to provide a comfortable safe experience for staff and visitors.
7. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.*  
The greenhouses will not be illuminated at night. The new parking area is required to be lighted to current standards; the existing lot is not within the scope of work. Pedestrian lighting requirements will be met by bollards to minimize light impacts to the area. The applicant is cognizant of resident concerns and the design intent is to provide minimal site impacts, including lighting, other than what is required by code.

### **Conclusion**

Based on the information provided by the applicant, the public input received related to the design and the above analysis staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

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**REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

**CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

**Site Plan**

1. Prior to the addition of new phases of development, the applicant shall consult with staff to evaluate the environmental conditions and mitigate any verified nuisances of noise, odor, dust, or glare before intensifying the use of the site with additional greenhouses or fish tanks.
2. Replace existing chain link with 8' vertical steel picket fencing for security of the facility, color to be a neutral desert color.
3. If gates are used, provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

**Building Elevations**

4. The materials and colors are approved as presented:  
Galvanized metal, aluminum and steel is used for framing and structural support of clear polycarbonate paneled roof, wall and door components. No colors proposed.
5. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
6. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
7. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

**Lighting**

8. Illuminate building entrances, new parking lot and pedestrian pathways from dusk to dawn to assist with visual surveillance at these locations.
9. Use of bollard and warm-toned low-intensity lighting shall be used to minimize glare, light trespass and visibility of fixture to residences east of the site.

**Landscape**

10. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
  11. Irrigation notes:
    - a. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
    - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
    - c. Locate valve controller in a vandal resistant housing.
    - d. Hardwire power source to controller (a receptacle connection is not allowed).
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12. Include requirement to de-compact soil in planting areas on site and remove construction debris from planting areas prior to landscape installation.
13. Top dress garden planting areas with a mulch application of 2" uniform thickness, top dress landscape planting areas with decomposed granite or rock to a uniform thickness of 2". Do not underlay mulch or decomposed granite application with plastic.

**Signage**

14. Provide address signs on all four building elevations.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 8" high individual mount, metal reverse pan channel characters.
    - 3) Provide a dedicated light source for address numbers.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the electrical code and utility company standards.

## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/planning/documents.htm](http://www.tempe.gov/planning/documents.htm) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Reviews. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access standard engineering details at this link: [www.tempe.gov/engineering/standard\\_details.htm](http://www.tempe.gov/engineering/standard_details.htm) or purchase book from the Public Works Engineering Division.
  - Access standard refuse enclosures at this link: [www.tempe.gov/bsafety/Applications\\_Forms/applications\\_and\\_forms.htm](http://www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm) . The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/bsafety/Applications\\_Forms/HandoutsFAQs/Water\\_Conservation.pdf](http://www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf) . Contact Public Works Water Department Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- **FIRE:**
  - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
  - Locate fire department connection on main response side of building within 150' of fire hydrant.
  - Locate fire hydrants per IFC 2006 section 508.
- **ENGINEERING:**
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.

- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
    - Provide location for refuse enclosure to be used exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
    - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
    - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- PARKING SPACES:
    - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
    - At parking areas, provide demarcated accessible aisle for disabled parking.
    - Distribute bike parking areas nearest to main entrance. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
    - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
    - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
    - Prepare an existing plant inventory for the site. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

## HISTORY & FACTS:

- April 7, 1930 Act of Congress to abolish the Papago Saguaro National Monument AZ to provide for the disposition of certain lands therein for parks and recreational uses and for other purposes.
- July 7, 1932 Grant from the United States of America to the Salt River Valley Water User' Association (SRVWUA) and an Amendment to the Act for the claim of the Salt River Valley Water users' Association for (Section 3, lots 5, 8, 9, & 12, Section 9, Lot 1, and Section 10 Lots 4 & 6) a 90.62 acre tract of land to have and to hold *subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights.*
- 1937 Per Flood Control District Historic Aerials: the watershed in Phoenix Papago Park converges from multiple washes at the point of a culvert under the existing SRVWUA canal and continued south east off of the PERA property.
- 1939 Desert Botanical Garden established west of the canal in Phoenix.
- December 13, 1951 Warrantee Deed for property from State of Arizona to Salt River Valley Water Users' Association.
- 1951-1959 Project Employees Recreation Association (PERA), a private club for Salt River Project employees was developed on the southern portion of the site.
- 1957 Property south of Continental Drive was annexed into Tempe; vacant land appeared to have agricultural uses.
- 1959 The watershed south of Latham Street, and east of the PERA property was bladed flat for a school; the area north and south of Continental was still agricultural land.
- 1962 A school ballfield was located across the area south east of where the watershed leaves the PERA club. NOTE: School Districts do not submit plans for city review; they are under the jurisdiction of the State and their own District regulations.
- 1959-1962 Subdivisions developed north of the school, with the alley dividing the school property from the neighborhood. The alley was later improved to its current condition, with paving at the bottom and storm drains at the end.
- 1962 Phoenix Zoo established west of the canal in Phoenix.
- 1980-1993 Desert Botanical Garden expanded their parking area to the north, paving more area to the west of the PERA site.
- March 7, 2011 Although not required by code, a voluntary neighborhood meeting was held to introduce the project to residents in north Tempe and south Scottsdale. The majority of residents present was from Scottsdale, and was in opposition to the development and use, which are allowed by zoning: the discussion was intended for design input.

April 11, 2011 The applicants also met with NTNA residents to discuss the project, and had individual contacts with residents adjacent to the property to discuss view corridors and what the design impacts would be. Staff did not attend these individual meetings. Development Review Commission hearings were subsequently cancelled, to allow the applicant time to meet with residents and discuss concerns.

September 23, 2013 A follow-up neighborhood meeting was held due to the length of time since the first meeting. The purpose of the meeting was to show revisions to the design and receive input from residents on the design of the project, which removed a couple of green houses, and increased the landscape buffer to 200 feet, creating a green-belt between the alley and the new green houses.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



# DEVELOPMENT PROJECT FILE

for

## QUINCEA

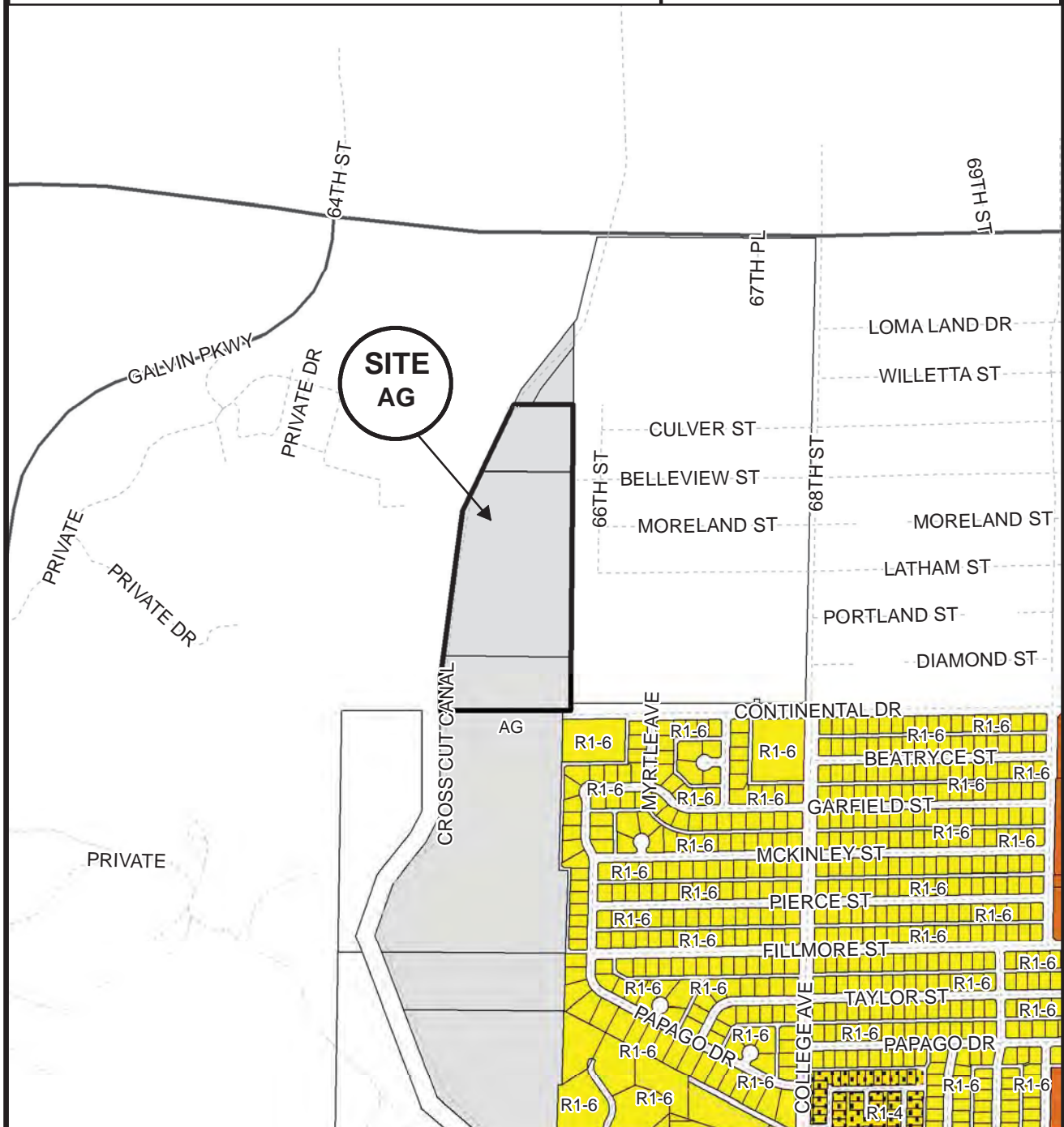
### ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-8. Letter of Explanation
9. Site Plan
10. Greenhouse plan overlaid existing vegetation
11. New Landscape Plan
12. Grading & Drainage Plan
13. Phase 1 Greenhouse Floor Plans
14. Green House Section Details
15. Green House Photos
- 16-17. Invitation to Neighborhood Meeting & Notice of Website
- 18-19. Sign in Sheets from Meetings 2011
- 20-47. Public Input received in 2011
- 48-60. Public Petition received in 2011
- 61-65. Site Context Photos
- 66-67. Sign in Sheets from Neighborhood Meeting 2013
- 68-112. Public Input Based on Current Design (2013)



**QUINCEA**

**PL100435**



**Location Map**



QUINCEA (PL100435)



## **INTENT**

**Quincea Inc. a 501c3 nonprofit** organization intends to enter into a lease agreement with Salt River Project (SRP) to utilize a portion of SRP's PERA Club land holdings to develop agricultural based social enterprise that will target unemployment of underserved population groups (person with developmental disabilities and veterans who served in the Iraq and/or Afghanistan wars. The social enterprise project is designed to be an economically and environmentally sustainable project. The project design has been based on thousands of hours of research of other agricultural and environmental social enterprise programs nationally. The nonprofit has identified best practices from its research of over 200 social enterprise programs and from its collaboration with a wide range of nonprofit, university, corporate and foundation partners.

**Quincea is seeking to lease** a site from SRP/PERA Club on a yearly review basis for continuation of lease. The yearly lease can be broken by SRP with one month notice to vacate, with all improvements removed from the site.

**SRP may need to do improvements to this site(at any time) as required to support their corporate mission of providing electric power and water to its users, thus a temporary use occupying this site is necessitated.**

### **Specific goals,**

- Greenhouse production of food crops demonstrating low water usage
- Soil based food crops assisting in therapeutic activity
- Employment of vulnerable (90% un-employment rate is typical) populations, Autism, Special Needs and veterans.
- Bettering the lives of the populations listed with an economic sustaining venture.
- Reducing reliance on subsidizing entities and parental finance support.
- Provide nutritional food security to the vulnerable populations and local community.
- Incrementally growing the need/market of the Quincea' Economic Sustainability' model from initial Phase I(2-two greenhouses) to a potential of 15 greenhouses

## Proposed growth

**The 15 greenhouses will be phased**, starting with 2)-30' foot x96 'foot aluminum structural frame and polycarbonate covering. These greenhouses are delivered as pre-manufactured 'assemble -on-site' agricultural accessory kit buildings. Additional greenhouses will be added based upon "funding-availability, one at a time and totaling 15 on site. Heights of greenhouses will be +17' , holding to the imposed limitation below a 2 degree view corridor, which exists today, as trees and shrubbery have created a natural view-line. (See S.0 for site cross-sectional)

**Operational hours** follow the day's length, beginning one-half hour before sunrise, lasting one half-hour beyond sunset, each day of the week. Machinery which generates noise above the decibel level of a residential ac compressor will be limited to hours of 8am-5pm.

## Arrangement/Limitations of Permanence

The landlord agreement will be based on a one year lease with review to re-new. SRP also may need the site for their own purpose, which will ask Quincea to relocate within a month of notification, leaving the site, returning it in its original condition.

*As a result, permanent site improvements/easements are discouraged and currently designed to be low impact and quickly dis-assembled.*

## General function

**The greenhouses** will be comprised of vining and raised bed aquaponics assemblies used for the purpose of producing high quality vegetables, as demonstrated at the University of Arizona CEAC Contained Environmental Agriculture College.

- **Structure-** Aluminum wall and roof truss components are non-corrosive, which hold-in-place 8mm double wall air-insulated polycarbonate panels. Panels and structure are designed per COT and State wind-loading. The panels are clear, non-yellowing, allowing 80% solar penetration to plant production.
  - **Columns** are placed as posts-in concrete, with ribbon curbing at perimeter walls to discourage animal entrancing.
  - **Equipment** is limited to evaporative wall panels and whole-house fans. These' low-cfm-air-flow 'fans draw air over the interior plant production. The fans are low decibel generating, less noticeable than a residential air conditioning compressor. The greenhouses and fans are situated north to south(90 degree perpendicular to the neighboring homes located over 200'feet away with vegetation screen)
  - **Organic Fertilizer** is generated by short tanks within the greenhouse containing Tilapia. Tanks are polycarbonate 250/600 gallon **without fish odor** consequence, primarily for natural nitrogen fertilization to re-circulated and filtered irrigation water used throughout the greenhouse gardening interior.

**Activities-** Daily planting, harvest and packaging for Farmers markets and off-site restaurants will be the typical daily scope of work. Gardening of soil based fields and mesquite shaded niches will be tended by hand, as a therapy base.

- **No retail** sales allowed on-site.

### Site plan Design

**Building placement** has been situated to the proposed location through a presentation/critique process between the site neighbors within a radius of 600' feet and the SRP Corporate operational departments of engineering, legal and PERA site management. Two primary resultants have occurred;

1. **The buildings have moved** away from the Scottsdale neighborhood (originally 100' distant to 200' currently proposed)
2. **Building count was reduced** from 17 greenhouses to 15 (reduction of 5,760 SF)

### The current proposal

- **statistics are as follows;**
  - **Zoning - Agricultural (U)**
  - **Building heights** -17' above natural grade, less than 30' allowed at residential.
  - **Building setbacks** - exceed the allowed COT building setbacks to proposed minimum 100' ,(nearest greenhouse building is 200' away from the eastern alleyway property line.(200'>20')
    - **COT allowed setbacks;** South property line building set back= 45'Front
    - North property line building setback= 35'Rear
    - East and West side yard building setback= 20'Side
- **Ingress/egress**
  - **Traffic will be through the guard gate only,** located on Continental Drive at the PERA Club.
  - **Existing asphalt roadway,** accessing the greenhouses, along the canal bank is opposite of the alleyway approximately 600'feet away.
  - **Parking** will be shared with existing with PERA, additionally; ADA compliant parking is proposed/screened from neighboring views, being placed along the western side of the greenhouses.
  - Quincea generated **traffic will not be allowed at any other access locations** . SRP and its other (microwave) tenants may currently use along the alleyway at Belleview and 66<sup>th</sup> Street, Quincea will not be allowed access at the Belleview-alley gateways.
  - **Security perimeter fencing,** as required by SRP and Department of Homeland Security, remains as-is with non-breaching barb-wire and chain-link.
- **Utilities/ Site** improvements are designed with respect to the temporary agriculture-use agreement;

- **Water, domestic and irrigation in-general** will be provided by SRP via an existing variable speed pump and meters serving the PERA Club site currently.
- **Electricity** will be supplied by underground service originating from existing residential power lines and pole located at the alleyway and 66<sup>th</sup> street on Belleview street.
- **Lighting** on-site will be following “night-sky-ordinance”, with situated light bollards along required access corridors. Lighting of greenhouses will be for exit lighting only after hours of operation. Hours of operation will be 1 hour prior to and after sunrise/sunset.
- **Employee/visitor gathering areas**
  - **Employee break areas** are located on the western side of the greenhouses, containing/shielding any noise and activity from the eastern neighborhood.
  - **Demonstration** of water conserving principles, showing the relationship of environmental integration of simple applied physics and human occupation of urban eco-systems is encouraged. Human scale is demonstrated with therapeutic niche gardening pockets and water vignettes.
  - **Equipment**, parking, water pumps, mechanisms, valves, gravity feed water reserves (elevated to a maximum height of + 8’ at bottom/+12’ at top) are to be placed on western elevation of greenhouses which screen visibility from neighborhood.
  - **Building entrances** are situated along the western elevation- circulation is internal, inclusive of ADA requirements for accessibility.
  - **Employee/volunteer access** to the greenhouse operation for employees and pre-determined visitors with appointments.
  - **Eventual employee count** with phase build-out anticipated as being 17 full time employees, 32 part-time and 28 volunteer. Employees are Pre-certified to fill positions by Arizona State Academic colleges/universities/ School Districts and licensed providers working in greenhouse training scenarios.
  - **Security** is achieved through single-point traffic and pedestrian access originating by the guard house, appointments with phone-call verification prior to guard opening locked rolling-gate passage. The channeling of all public ingress/egress is situated on the western side of the greenhouses-along the canal entrance corridor. This activity will be maintained at the phase one greenhouse construction. Security camera monitoring will be throughout the interior work spaces and exterior harvest corridors.
- **Landscape**
  - **The Papago Park Watershed** gathers at the west side of the Arizona Cross-cut Canal, channeling under the canal to a 42” grate opening. The rain-water from the Desert Botanical Gardens and Papago Park is running into an existing 404 registered wash, through the PERA Club site (west to east).
  - **Additional vegetation** will be placed along existing drainage patterns between the alleyway and greenhouse structures. Circular retention basins, one foot in depth, will be developed as terraced catchments for native vegetation indigenous to the Sonoran

Papago Park. Quincea will consult with Desert Botanical Gardens to ensure species are non-invasive to the natural eco-system.

- **Visual buffer** between the alleyway and greenhouse profile will serve several design goals.
  - Gardening of native seed plants beneath and amongst the filtered light of mesquites is historic to desert peoples of the southwest Sonoran region. We would like to supply slow-glycemic foods for specialty restaurants and everyday tables. Therapeutic hands-on farming will be simplistically tooled, as were previous generations of the desert.
  - Ground water replenishment, holding the water run-off within a wildlife corridor between the Papago Park and PERA Club irrigated assets.
  - Buffering the harsh view of a despairing alleyway and varietal fencing from therapeutic settings.
  - Density of trees and shrubbery will be started with as 36" box and 1/5/15/25 gallon, eventually filling out to virtually hiding the greenhouses and alleyway from one another. Quincea will maintain a 2Degree view corridor above the existing vegetation and keep all building heights below the resulting view corridor.
- **Retention design for Rain water-** The site is required to retain a 100 year rain-water event on-site,
  - Accomplished by excavating several **one foot deep terraced basins** along the slope of the existing natural grade. (These basins will not be used for fish production.)
  - **Papago Park-Native Landscape** will be placed at the perimeter of these retention basins to create a visual buffer of the greenhouse amenities from the western property line.
  - **Gardening fields** will be soil based, functioning as retention with raised beds. Agriculture aquaponics and soil based gardening will be accommodating ADA needs throughout. Shaded niches along a circular flow-line about the site and native vegetation are tended to as time progresses thru the daylight hours. The therapeutic side-effect embraces a day's life-work, following the position of the sun from sunrise to evening on-set.

### **Re-iteration of intent**

Quincea is seeking to lease a site from SRP/PERA Club on a yearly review basis for continuation of lease. The yearly lease can be broken by SRP with one month notice to vacate, with all improvements removed from the site.

SRP may need to do improvements to this site(at any time) as required to support their corporate mission of providing electric power and water to its users, thus a temporary use occupying this site is necessitated.

Specific goals,

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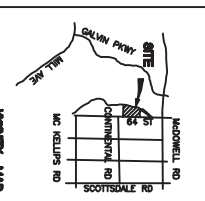
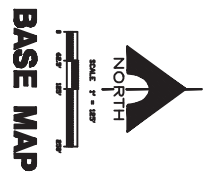
We thank the City of Tempe , surrounding neighbors for their support in realizing the intent and goals stated.

Randall Ewers, Architect, Special Needs father



**OWNER**  
S. R. P. A. & P. D.  
PO BOX 1800  
PHOENIX, ARIZONA 85001 USA

**ARCHITECT**  
RANDALL EWERS AND ASSOCIATES, INC.  
11811 N. 12TH TERRACE  
SCOTTSDALE, ARIZONA 85257  
CONTACT PERSON: RANDALL EWERS  
TEL: NO. (602) 705-8288  
FAX: NO. (602) 728-4583  
E-MAIL: [randall@reassoc.com](mailto:randall@reassoc.com)



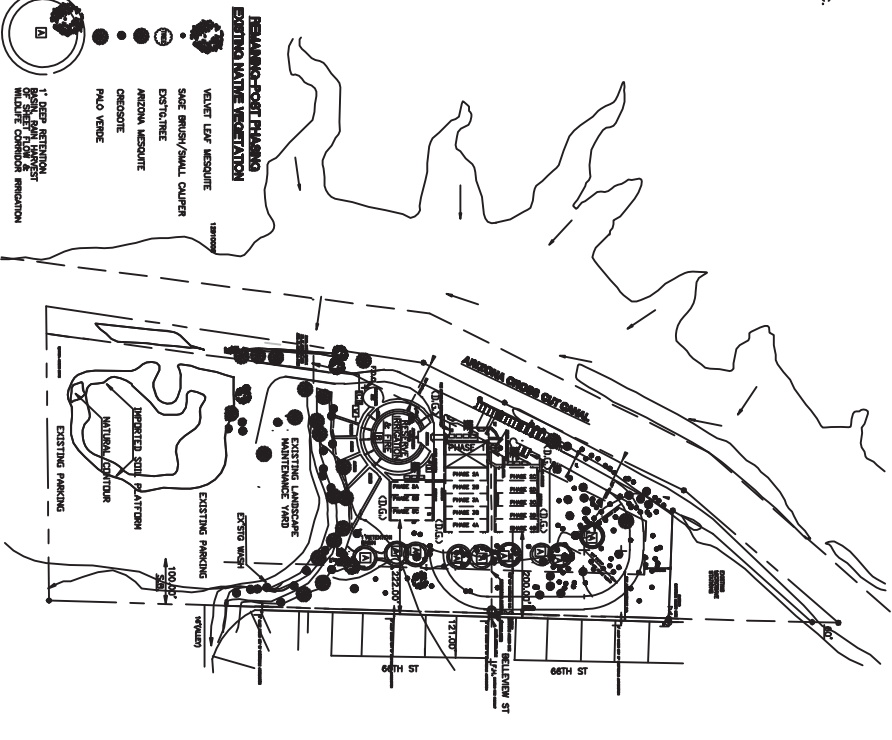
**PROPOSED USE**  
1) CONTAIN ENVIRONMENTAL AGRICULTURE (VALPOWNS)  
2) TERRACE (SOIL BASED) GARDENS

**OPERATIONAL STRATEGIES**  
1) EMPLOYEE ASSUMPTION  
PHASE 1 GREENHOUSE-1 1 EMPLOYEE (FULL) 2 PART TIME- 2 VOLUNTEER  
PHASE 2 GREENHOUSE-1 1 EMPLOYEE (FULL) 5 PART TIME- 4 VOLUNTEER  
PHASE 3 GREENHOUSE-1 1 EMPLOYEE (FULL) 8 PART TIME- 6 VOLUNTEER  
PHASE 4 GREENHOUSE-1 1 EMPLOYEE (FULL) 8 PART TIME- 6 VOLUNTEER  
PHASE 5 GREENHOUSE-1 1 EMPLOYEE (FULL) 8 PART TIME- 6 VOLUNTEER  
PHASE 6 GREENHOUSE-1 1 EMPLOYEE (FULL) 8 PART TIME- 6 VOLUNTEER  
PHASE 7 GREENHOUSE-1 1 EMPLOYEE (FULL) 8 PART TIME- 6 VOLUNTEER  
PHASE 8 GREENHOUSE-1 1 EMPLOYEE (FULL) 8 PART TIME- 6 VOLUNTEER  
ALL PHASES BUILT-OUT- 17 EMPLOYEE (FULL)-32 PART TIME-28 VOLUNTEER

2) HOURS OF OPERATION  
ONE HOUR FROM 7AM TO 8PM ON THE LIFE OF THE CENTER  
ONE HOUR FROM 7AM TO 8PM ON THE LIFE OF THE CENTER  
SITE SECURITY TO BE SHARED WITH SPP PETA CLUB  
3) LIGHTING PER HOUR SPP OVERNIGHT AS REGULATED BY  
4) DRAINAGE (RETENTION/CONTROL) TO BE SHARED WITH SPP/PETA CLUB EXISTING RETENTION/FACILITIES ON ADJACENT PARCELS. VAN TOL, VAN TOLER FACILITIES WILL REQUIRE 2  
5) SOIL BASED GARDENS ARE TO BE PROVIDED LANDSCAPE BUFFER AND WITHIN TYPICAL PHASED GREENHOUSE BOUNDARIES AS NEEDED  
6) ACCESS TO GARDEN GREENHOUSES IS THROUGH THE TRAIL COMMENTARY ONE GARDEN HOUSE ONLY, NO ACCESS WILL TAKE PLACE THROUGH THE GARDEN HOUSE (SEE PHASE 1)  
7) GREENHOUSES WILL BE ADDED ON A MARKET DEMAND BASIS. POPULATION REQUIRED FOR PHASES 1-4

**ON-SITE RETENTION CONCEPT**  
1) ON SITE RAIN WATER RETENTION PROVIDED AT FOLLOWING LOCATIONS WITHIN IMPACT/CONTRIBUTING TO EXISTING WASH  
• WASH BASIN/TOILET/SHOWER/DRINKING WATER  
• WASH BASIN/TOILET/SHOWER/DRINKING WATER  
• FIRE AND FUEL STORAGE RESISTANCE (MAXIMUM 1000 GAL) EQUALING 35000 GALLON FIRE SPRINKLER REQUIREMENT PLUS ENHANCED RETENTION  
2) 100-1000 ON-SITE RETENTION REQUIRED

**LANDSCAPE CONCEPT**  
PRESERVE EXISTING FRAMED JOURNAL VIEWS BY ORIENTING VISUAL CORRIDORS TO LOOKS FROM VISUAL VIEWPOINTS TO VIEWS BELOW THE EXISTING VISUAL VIEWPOINTS AND FENCE BARRIERS.  
3) DROPPED PLANTINGS BELOW THE VISUAL VIEWPOINTS.  
**BUILDING STRATEGIES**  
HEIGHT (MAXIMUM)- BARRETT TO 11' LOWEST DIMENSION MODULE- 30' X 88'



**GRADING & DRAINAGE/ UTILITIES**  
NEW PROPOSED W/EXISTG VEG. OVERLAY

**ON-SITE RETENTION CONCEPT**  
1) FIRE SPRINKLER WITH AGRICULTURE USE  
2) WASH BASIN/TOILET/SHOWER/DRINKING WATER 1/2" = 1/2" ADA PARKING REQUIRED 1/2" = 1/2"  
3) BARRIERS CORRS AND ADORNMENTS  
4) OCCUPANCY U (AGRICULTURE/GREENHOUSE)  
5) CONTINGENCY U (AGRICULTURE/GREENHOUSE)  
6) CONSTRUCTION V (W/VE SPRINKLER = 11,864 SF x 0.000 SF PROPOSED PHASE 1  
7) THE RESISTANCE FOR THE 60" = 0 THE RESISTANCE ALLOWABLE OPERATIONS WARE 60" = 0 UNLIMITED PER SEC. 003.21  
8) ADA PARKING PER SEC. 1104/704/IE 1104-11 UNLIMITED PER SEC. 003.21  
9) ADA RESTROOM PER SEC. 2002 = 1/100 OCCUPANTS

**OPERATIONAL STRATEGIES**  
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PHASE 1 GREENHOUSE-1 1 EMPLOYEE (FULL) 2 PART TIME- 2 VOLUNTEER  
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**GRADING & DRAINAGE/ UTILITIES**  
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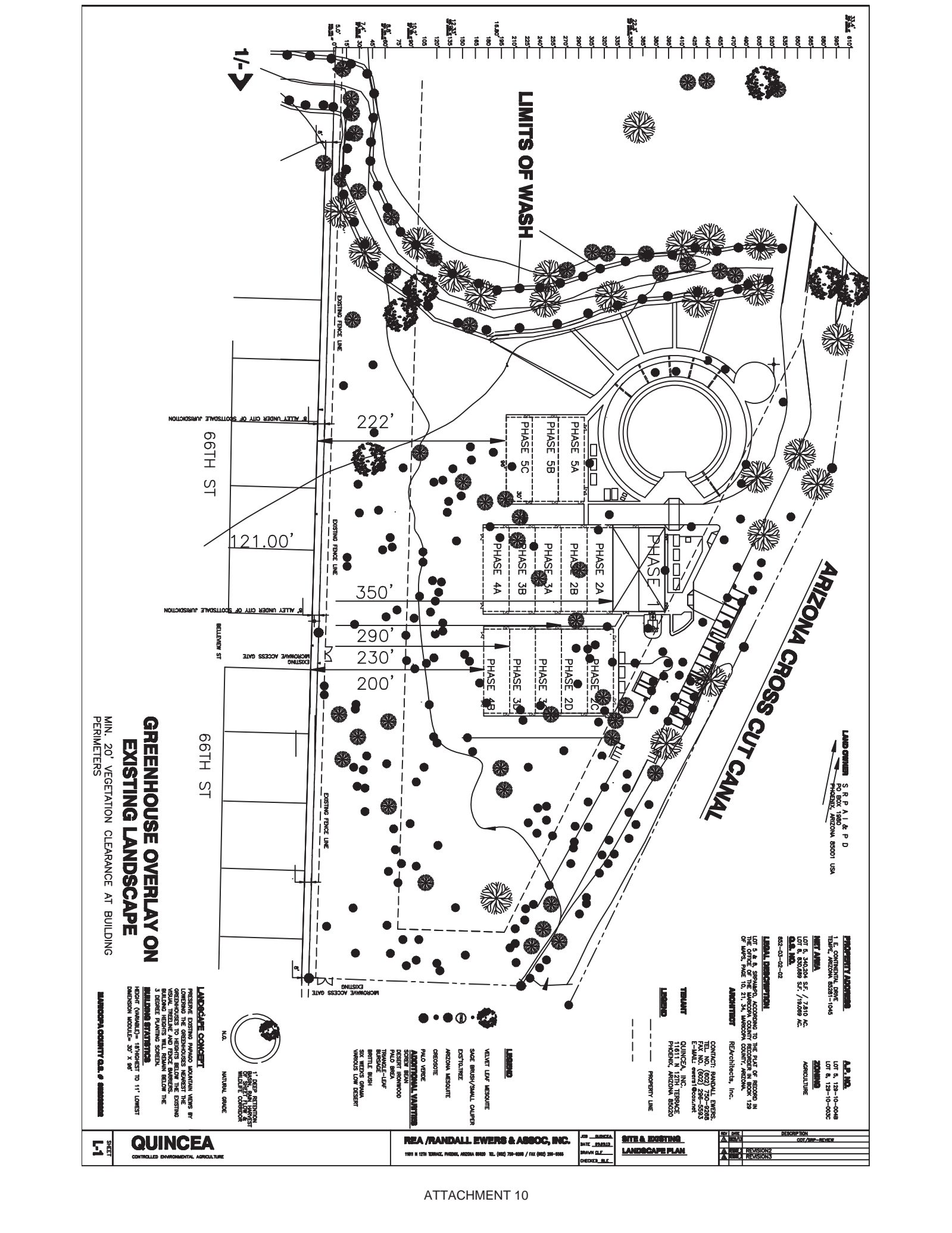


**SECTION 1/1-**  
**EXISTING VIEW CORRIDOR SECTION**  
AT 2 DEGREES ABOVE NATURAL GRADE

**QUINCEA**  
CONTROLLED ENVIRONMENTAL AGRICULTURE

**REA / RANDALL EWERS & ASSOC, INC.**  
11811 N 12TH TERRACE, PHOENIX, ARIZONA 85001 (602) 705-8288 FAX (602) 728-4583

NO.	REVISION	DESCRIPTION
1	ISSUED FOR PERMIT	
2	REVISED	
3	REVISED	
4	REVISED	
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48	REVISED	
49	REVISED	
50	REVISED	



**LAND OWNER**  
S. R. P. A. & P. D.  
1100 N. 12TH AVENUE  
PHOENIX, ARIZONA 85001 USA

**PROJECT ADDRESS**  
E. COMMERCIAL ZONE  
TAMPA, FLORIDA 33611-1945  
**LOT AREA**  
LOT 6 & 34024 S.F. / 7.7810 AC.  
LOT 6 & 30089 S.F. / 7.1829 AC.  
0.82-01-02-02

**LEGAL DESCRIPTION**  
LOT 6 & 8, SHOWN, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 123 OF MAPS, PAGE 10, 21, 24, MARICOPA COUNTY, ARIZONA.

**ARCHITECT**  
CONCEPT ARCHITECTS, INC.  
1001 N. 12TH AVENUE  
PHOENIX, ARIZONA 85002  
TEL. NO. (602) 756-5833  
FAX NO. (602) 296-5583  
E-MAIL: [owners@concept.com](mailto:owners@concept.com)

**LANDSCAPE ARCHITECT**  
QUINCEA, INC.  
1100 N. 12TH AVENUE  
PHOENIX, ARIZONA 85002

**LANDSCAPE**  
TERRAZZO  
LANDSCAPE

**ADDITIONAL VARIETIES**  
SAGE BRUSH/SMALL OLIVER  
EXOTIC/LIQUOR  
ARIZONA MESQUITE  
CREOSOTE  
PALO VERDE  
SWEET BERRY  
DWARF MIMOSA  
THORNLESS-LIQUOR  
BIRNHOPE-LIQUOR  
BRITTLE BUSH  
SAGE BRUSH  
VARIOUS LOW DESERT

**LANDSCAPE CONCERN**  
LANDSCAPE CONCERN: THE LANDSCAPE ARCHITECT HAS BEEN ADVISED BY THE LANDSCAPE ARCHITECT THAT THE GREENHOUSES NEAREST THE BUILDING ARE NOT TO BE PLANTED WITH ANY PLANTS OR TREES THAT ARE NOT LISTED IN THE 3 BERRIDGE PLANNING SCREEN.

**BUILDING EXISTENTIALS**  
HEIGHT (MAXIMUM) - 18' HIGHEST TO 11' LOWEST DIMENSION MODULES - 30' X 8'

**MARKERS**  
1" DEEP METAL MARKERS  
MARKERS SHALL BE PLACED AT THE CORNERS OF THE BUILDING & NATURAL GRADE

**MARKERS**  
N.O.

**MARKERS**  
N.O.

**MARKERS**  
N.O.

**MARKERS**  
N.O.

**MARKERS**  
N.O.

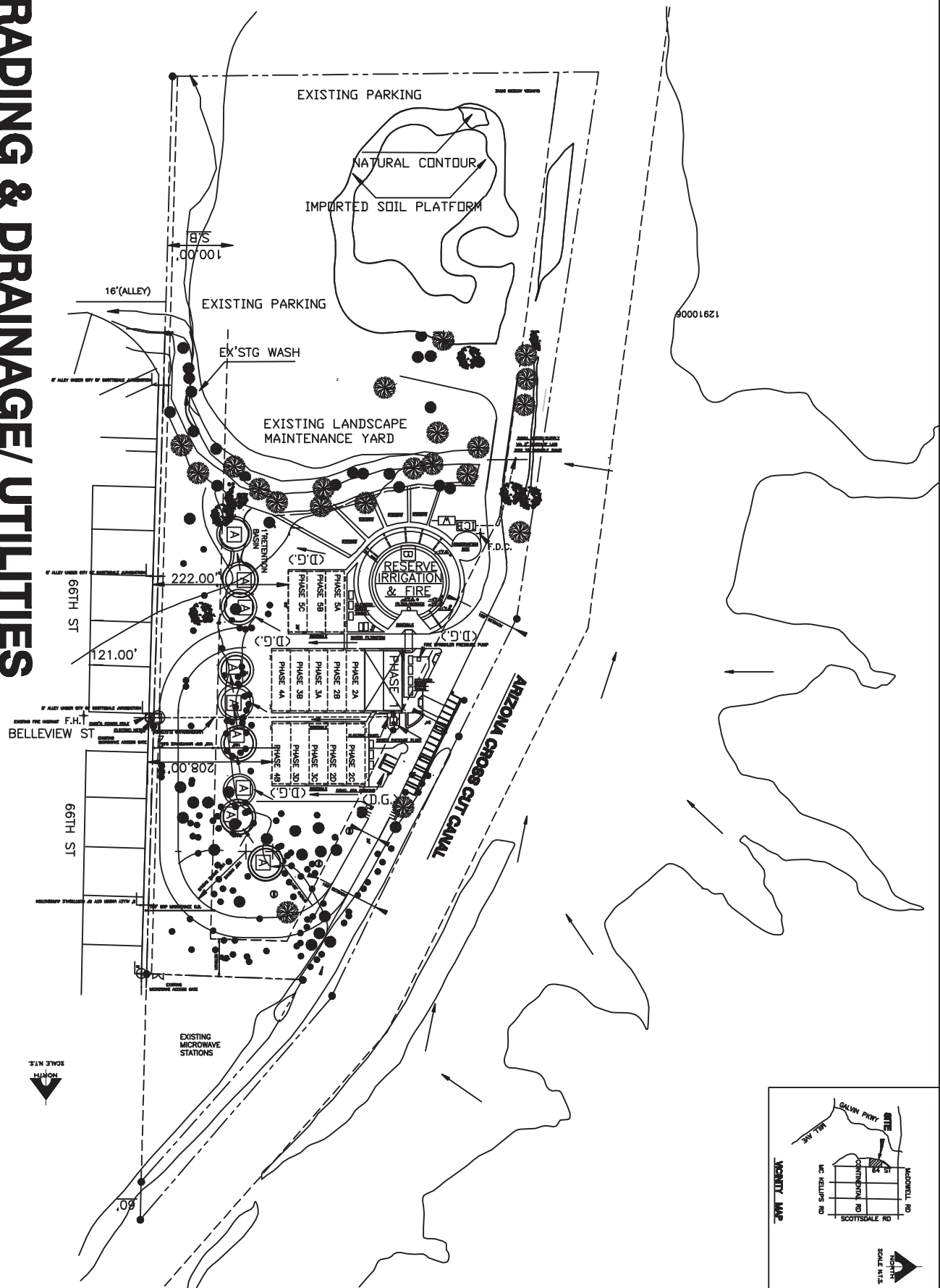
**MARKERS**  
N.O.

**MARKERS**  
N.O.

<b>QUINCEA</b> CONTROLLED ENVIRONMENTAL AGRICULTURE 1-1 SHEET	<b>REA/RANDALL EWERS &amp; ASSOC., INC.</b> 1100 N 12TH AVENUE, PHOENIX, ARIZONA 85002 TEL. (602) 756-5833 / FAX (602) 296-5583	JOB: MARICOPA COUNTY DATE: FEBRUARY 2012 DRAWN BY: [NAME] CHECKED BY: [NAME]	<b>SITE &amp; EXISTING LANDSCAPE PLAN</b>	NO. 1 NO. 2 NO. 3 NO. 4 NO. 5 NO. 6 NO. 7 NO. 8 NO. 9 NO. 10 NO. 11 NO. 12 NO. 13 NO. 14 NO. 15 NO. 16 NO. 17 NO. 18 NO. 19 NO. 20 NO. 21 NO. 22 NO. 23 NO. 24 NO. 25 NO. 26 NO. 27 NO. 28 NO. 29 NO. 30 NO. 31 NO. 32 NO. 33 NO. 34 NO. 35 NO. 36 NO. 37 NO. 38 NO. 39 NO. 40 NO. 41 NO. 42 NO. 43 NO. 44 NO. 45 NO. 46 NO. 47 NO. 48 NO. 49 NO. 50 NO. 51 NO. 52 NO. 53 NO. 54 NO. 55 NO. 56 NO. 57 NO. 58 NO. 59 NO. 60 NO. 61 NO. 62 NO. 63 NO. 64 NO. 65 NO. 66 NO. 67 NO. 68 NO. 69 NO. 70 NO. 71 NO. 72 NO. 73 NO. 74 NO. 75 NO. 76 NO. 77 NO. 78 NO. 79 NO. 80 NO. 81 NO. 82 NO. 83 NO. 84 NO. 85 NO. 86 NO. 87 NO. 88 NO. 89 NO. 90 NO. 91 NO. 92 NO. 93 NO. 94 NO. 95 NO. 96 NO. 97 NO. 98 NO. 99 NO. 100
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# GRADING & DRAINAGE/ UTILITIES



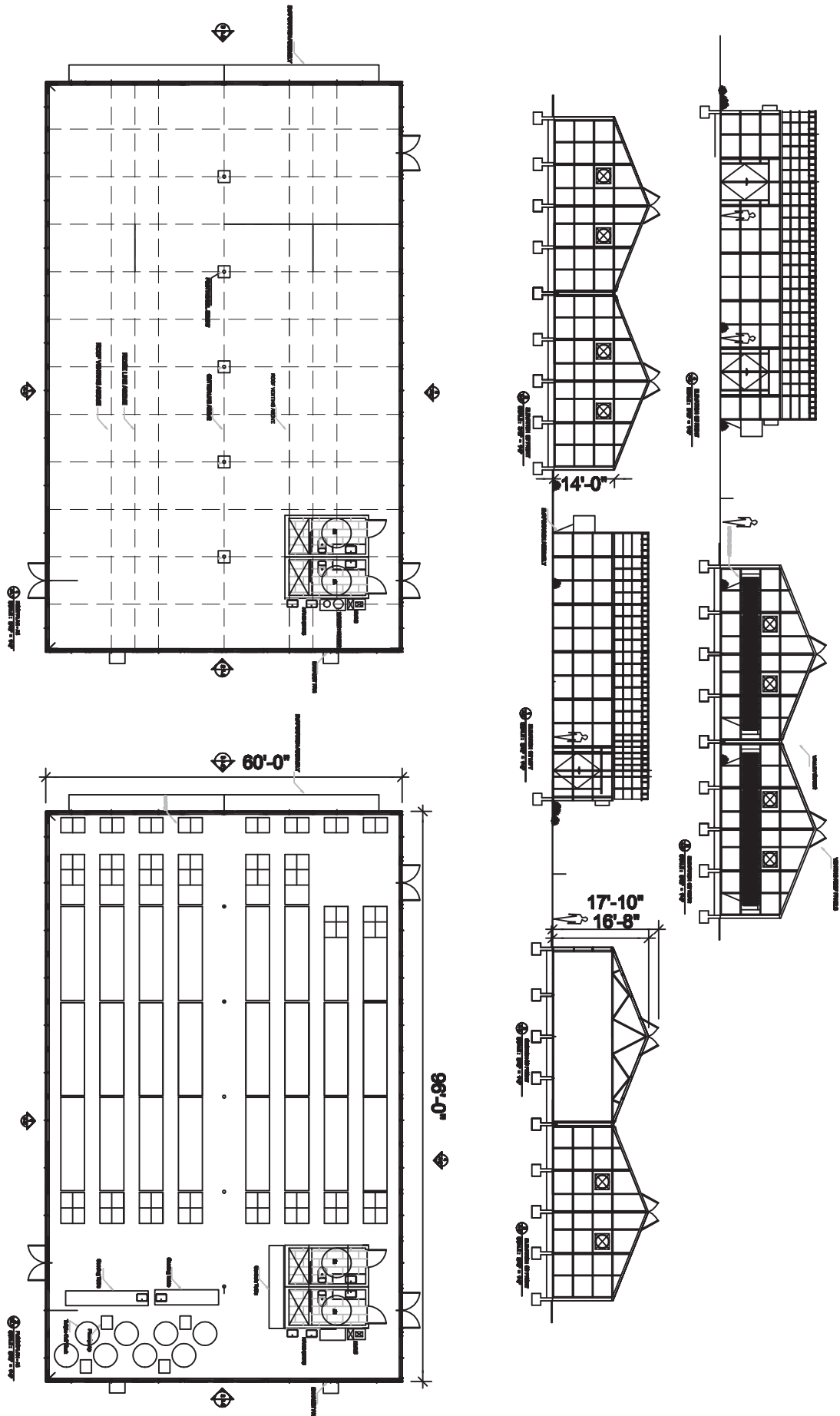
**QUINCEA**  
SHEET 8-1

**REA / RANDALL EWERS & ASSOC, INC.**  
13811 N 12TH AVENUE, PHOENIX, ARIZONA 85022 TEL: (602) 755-8888 / FAX (602) 285-8883

**SITE PLAN REVIEW**

REV	DATE	DESCRIPTION
1	10/15/23	CONTRACTOR REVIEW
2	10/15/23	CONTRACTOR REVIEW
3	10/15/23	CONTRACTOR REVIEW
4	10/15/23	CONTRACTOR REVIEW

# PHASE I FLOOR PLAN & ELEVATIONS



23

**QUINCEA**  
CONTROLLED ENVIRONMENTAL AGRICULTURE

REA / RANDALL, EWERS & ASSOC., INC.  
1101 N 10TH STREET, SUITE 200, DENVER, CO 80202 TEL: (303) 733-0000 / FAX: (303) 733-0000

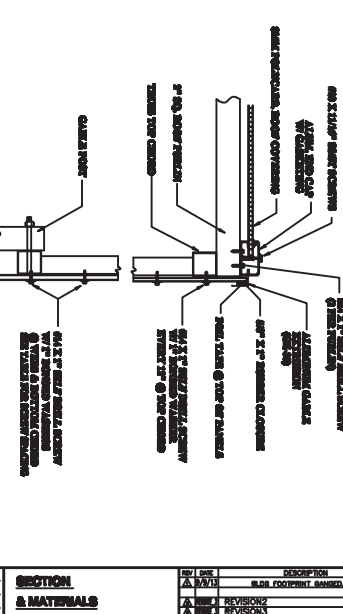
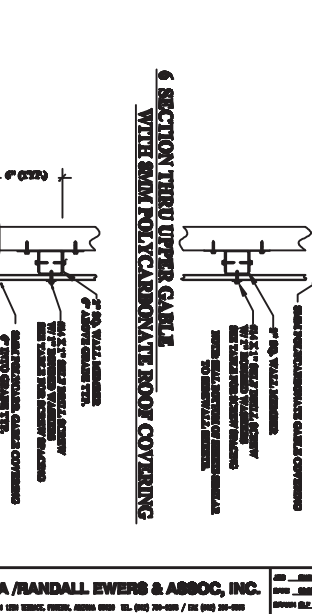
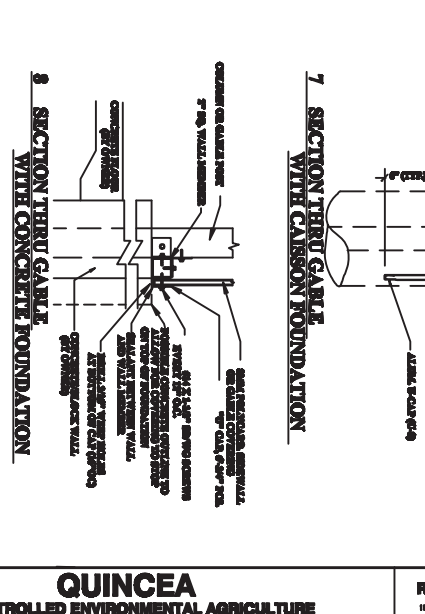
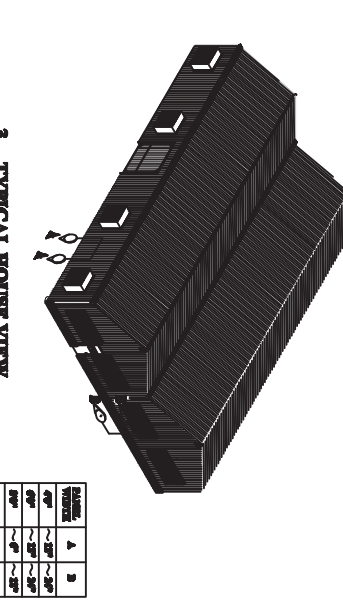
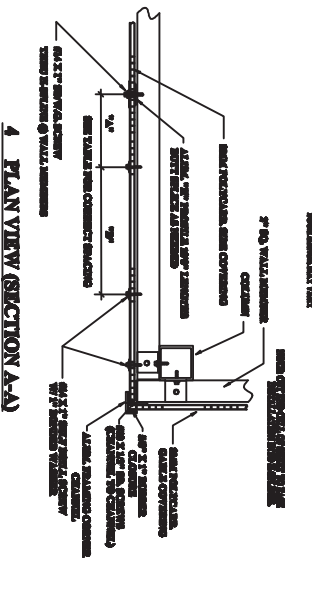
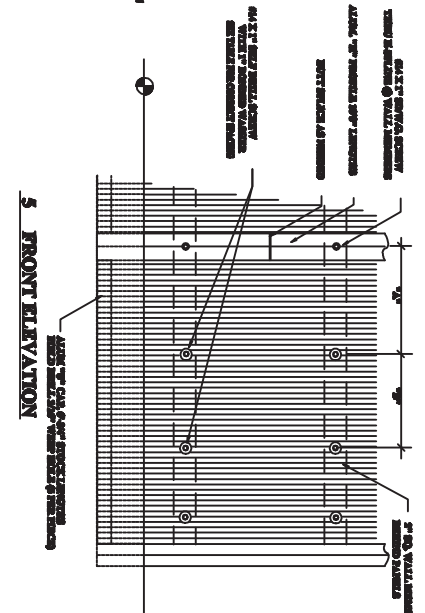
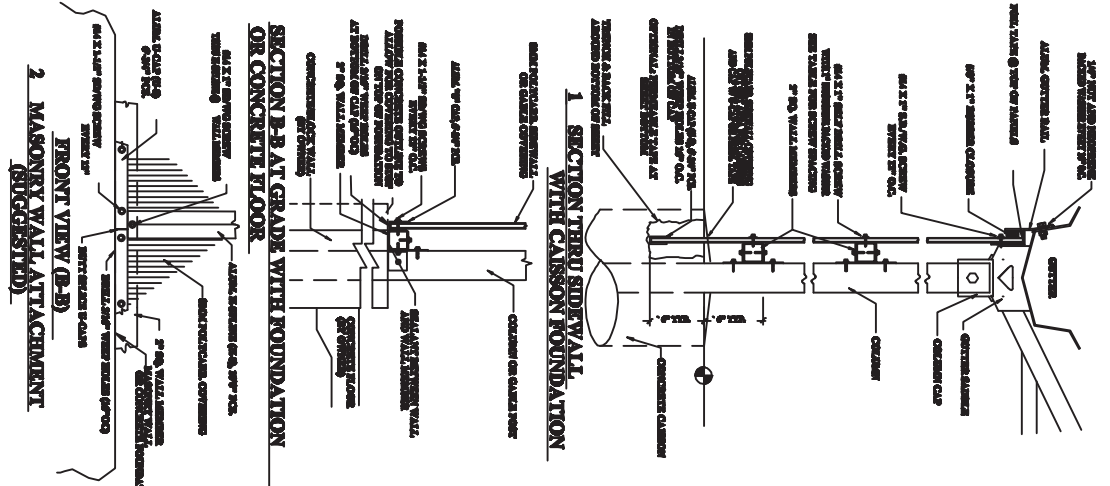
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BY

**ELEVATIONS & FLOOR PLAN**

NO.	DATE	DESCRIPTION
1	10/15/11	AS BUILT
2	10/15/11	SLIP FOOTPRINT REVISED, REMOVING SITE IMPACT
3	10/15/11	REVISED
4	10/15/11	REVISED



# SECTION MATERIALS



**QUINCEA**  
CONTROLLED ENVIRONMENTAL AGRICULTURE

REA / RANDALL, EWERS & ASSOC., INC.  
1101 N 100 STREET, SUITE 200, WYOMING, NE 68198 / TEL 402 341-2000

**SECTION & MATERIALS**

NO.	DESCRIPTION
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MULTIPLE GANGED



# GREENHOUSE PHOTOS

12

**QUINCEA**  
CONTROLLED ENVIRONMENTAL AGRICULTURE

**REA / RANDALL EWERS & ASSOC, INC.**  
1101 N 12TH STREET, PUEBLO, COLORADO 81001 TEL: (303) 791-0000 / FAX (303) 791-0000

JOB NO. QUINCEA  
REV. NO. 0001  
ISSUED BY REVISIONS  
DRAWING TITLE PHOTOS

REV	DATE	DESCRIPTION
1	12/15/15	BLDG FOOTPRINT GANGED, REMAINING SITE IMPACT
2		
3		
4		

## Quincea Website Link

You are invited to view the Quincea Greenhouse project at PERA Club by following the web site link

<http://greaterthangreen.com/home.html>

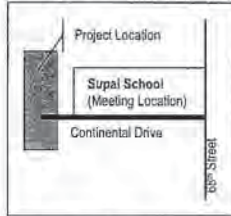
Quincea Social Enterprise Initiative is a sustainable Agricultural project proposed for the North portion of the PERA Club. The project is comprised of greenhouses and gardens which will be used for food production and will demonstrate best practices for sustainable farming.

We are requesting your input and ask that you visit the above web site and review the proposed project documents, questions and answers to previously expressed concerns, as well as landscape and view preservation concepts for the neighboring homes. Please respond with your comments and suggestions via the "contact us" page provided by the web site. A modified plan will be published on the web site for further refinement and discussion.



# Neighborhood Meeting Notice

## Project Vicinity Map



**Site Location**  
1 E. Continental Drive  
(PERA CLUB)

**Case Name**  
Quincea

**Case Number**  
PL0100435

Dear Community Member:

You are invited to a **Neighborhood Meeting at Supai School Cafeteria, 6720 E. Continental Drive, Scottsdale from 6:30-8:30pm on Monday, March 7<sup>th</sup>, 2011.**

Although we are not required to hold a neighborhood meeting, we wanted to take the opportunity to meet our neighbors, show you our proposal and receive your input. Because the site borders three communities, we have invited staff from Phoenix and residents of Scottsdale and Tempe.

Quincea Social Enterprise Initiative is a proposed sustainable agricultural project proposed for the north portion of the PERA Club property for greenhouses and gardens for food production. The request is a Development Review (design) for the greenhouses and landscape. The proposed project will demonstrate best desert practices for sustainable farming, and seeks partnerships with Desert Botanical Garden, Phoenix Zoo, Salt River Project, ASU, and neighborhood community members. The site would have aquaponic gardening inside the greenhouses. The property is zoned for agricultural use; no retail sales, manufacturing or commercial activities would occur on site. We are excited for this opportunity to share our plans and meet you. If you have questions, please contact **Randall Ewers at 602-296-5595.**

We are hoping to present this to the Development Review Commission on: **Tuesday, March 22<sup>nd</sup> @ 6:00 p.m.** All meetings held at 31 E. 5<sup>th</sup> Street (Tempe Municipal Building, Council Chambers)

# 2/1 Phx Mtg

- ① Jon Chase, Local Business Resources JonChase@aol.com
- ② Mar Thornton, City of Phx, Planning, Mar.Thornton@Phoenix.gov
- Douglas Frost, COP Water Services, douglas.frost@phoenix.gov
- LEONARD DWYER, DCI, INC - WISCONSIN, ldwyer@cox.net
- Joe STOTTS, Quivira Const Mgmt, jstotts@g.com phoenix.gov
- Janet Reed, City of Phx, Planning & Development Services, Janet.reed@phoenix.gov
- Wendy Wunderley, " , OEP, wendy.wunderley@phoenix.gov
- Kathi Reichert, Phx. P&R, Kathryn.reichert@phoenix.gov
- Mike Bornhoeft, Phx Parks & Rec., Mike.Bornhoeft@phoenix.gov
- RANDALL EWERS, QUINCEA, EWERS1@COX.NET
- Michelle Dodds - Phoenix - michelle.dodds@phoenix.gov



# MEETING SIGN-IN SHEET

**Project:** Quincea - Wastewater Treatment System for Quivira Farm

**Meeting Date:** February 15, 2011

**Facilitator:**

**Place/Room:** SRP/WETCR

Name	Title	Company	Phone	Fax	E-Mail
Aaron Dick	LAND AGENT	SRP	602.236.2189		aaron.dick@srpnet.com
Jon Chase	Planner	Quivira Farm	480.309.4530		Jon.Chase@cox.net
Joe Stotz	CONSTRUCTION FIRM	Quivira	480.508.5005		jstotz@qf.com
RANDALL EVERS	DIRECTOR QUINCEA	QUIVIRA QUINCEA	602.750 9248		EVERS1@cox.net
John Hetrick		SRP	602-236-5649		john.hetrick@srpnet.com
Cheryl Zitto	SRP	PERA			cheryl.zitto@srpnet.com
Nina Mullins	Water Group	SRP	602-236-8920		Nina.Mullins@srpad.com
Marcia Beat	PERA	PERA	602 236-5784		Mbeat@srpnet.com
JOHN FELTY	Water Strategy	SRP	602.236.8147		JOHN.FELTY@srpnet.com
LEONARD DYER	PRESIDENT DCI, INC.	DCI, INC.	480-532-0557		ldyer@dcinc.net
Marc Campbell	Water Strategy	SRP	602-236-2364		Marc.Campbell@srpnet.com

The following documents were received in 2011, after the first neighborhood meeting. These comments are provided for reference, and may not reflect what current residents reviewed at the September 23, 2013 neighborhood meeting.

With regards to the petition, staff did not verify signatures, or receive a copy of what documents the residents reviewed prior to signing this petition in 2011. This information is being provided at the request of the residents who originally circulated the petition.



3/6/11

To whom it may concern

I am a resident of Tempe since 1973 and I've observed the encroachment of open area with some dismay.

Although I believe your project is well conceived, its location is not the best choice. The increased business activity and development will disrupt the area and of course, disrupt the local community.

This property should be kept in reserve and sold to or given to the city of Phoenix or Scottsdale or Tempe to be added to the park at some future date.

There is simply not enough open space in the central valley and we will need this as time goes on.

~~\*\*\*~~ Not to mention the fact that LIVING CREATURES LIVE THERE. ~~\*\*\*~~

~~\*\*~~ I know these are Humble CREATURES, but they need space as well. ~~\*\*~~

Please continue with your plan — it is comprehensive and Admireable — Can't it be done along a canal further from the PARK?

FEEL FREE to contact me anytime  
Mark FISCHER - MFISCHER@UNFI.COM  
480.415.5289

## Kaminski, Diana

---

**From:** Andi Rubio <sparklesrage@yahoo.com>  
**Sent:** Thursday, April 28, 2011 8:08 PM  
**To:** Kaminski, Diana; matt.streeper@srpnet.com  
**Subject:** north Pera Club project

I am asking that my email go "ON RECORD" as no developement at north Pera Club project

## Kaminski, Diana

---

**From:** Andrea Rubio <livepurplefly@yahoo.com>  
**Sent:** Thursday, April 28, 2011 8:04 PM  
**To:** Kaminski, Diana; matt.streeper@srpnet.com  
**Subject:** north Pera Club project

I am asking that my email go "ON RECORD" as no developement at north Pera Club project

**Kaminski, Diana**

---

**From:** art,brown <art.brown1@cox.net>  
**Sent:** Monday, April 04, 2011 10:05 AM  
**To:** Kaminski, Diana  
**Subject:** STRONG PROTEST AGAINST "QUINCEA" BY THIS LONG-TIME TEMPE HOMEOWNER

FROM: Dorothy and Art Brown  
125 E. Papago Dr  
Tempe, Az 85281

To: Diana Kaminski - Sr. Planner  
Community Development Dept  
City of Tempe

To Whom it MUST concern:

We are vehemently opposed to the "Quincea" project, proposed for the area between the SRP Canal and the homes on 66th Street and ask you to add our letter of protest to those you are receiving and bring them to the ALERT attention of the City Council members in session.

We bought our home in this area because of the beautiful natural desert environment and this attempt to turn desert into a tax base for Tempe by the erection of this so-called "greenhouse operation" which is hardly "green" and even very destructive to the natural environment in which we live - must NOT be encouraged or approved by our (representative?) city government.

We are vehemently opposed to this project.

Dorothy and Art Brown

Resident in this home and this area for the last 49 years



**Kaminski, Diana**

---

**From:** chrstygturner@netzero.net  
**Sent:** Wednesday, April 06, 2011 5:40 PM  
**To:** Kaminski, Diana  
**Subject:** Fw: SRP PERA Club land development

----- Forwarded Message -----

From: "[chrstygturner@netzero.net](mailto:chrstygturner@netzero.net)" <[chrstygturner@netzero.net](mailto:chrstygturner@netzero.net)>  
To: [diana-kaminski@tempe.gov](mailto:diana-kaminski@tempe.gov)  
Subject: SRP PERA Club land development  
Date: Wed, 6 Apr 2011 16:45:07 GMT

Dear Ms Kaminski,

I wish to voice my objection to the commercial development of land at the northern end of the SRP PERA Club property in north Tempe-south Scottsdale. Why add commercial activity to a central area of Papago Park when there is so much undeveloped land elsewhere? Any carefully weighed cost-benefit analysis would readily conclude that the tax revenue gained would cause more harm to the precious desert habitat in and adjacent to Papago Park. Anyone living near Papago Park knows how far noise travels in the park. And there will be noise---truck traffic, tractors, etc.

One other point. As I understand the development proposal, Continental will be an access to the development. Supai school faces onto Continental, and it is the main exit and entrance to children attending Supai. Adding heavy truck traffic to the mix of children walking and biking on Continental before and after school hours is plain dangerous. I have frequently seen children walking and running in the street. The death of a single child being killed by a heavy truck is not worth the tax revenue Tempe would gain from the development.

I thank you for your consideration of my protest.

Sincerely,

Christy G. Turner II

ASU Regents' Professor Emeritus

2208 N. Campo Alegre Dr.

Tempe, AZ 85281-1105

## Kaminski, Diana

---

**From:** David Aaron Harris <david@harrishousehold.com>  
**Sent:** Saturday, March 26, 2011 2:24 PM  
**To:** Kaminski, Diana  
**Subject:** RE: Quincea Project - Development Review Commission Meeting Postponed until Tuesday April 26th, 2011.

Hi Diana:

As a home owner living in Papago Park II development, I wanted to express my sincere dissatisfaction regarding this project. The impact of placing a business so close where I live is beyond need. The long term effect would result in being invasive to Scottsdale and Tempe residents. Simply stated, "I do not want this project next to the canal Mr. Ewers wants to place it." There are many other vacated buildings and lots in Scottsdale and Tempe that are in a distinctive commercial or agricultural zone that would support it, but not in my backyard.

Best regards,

David "Aaron" Harris  
6650 East Moreland Street  
Scottsdale, AZ  
85257

----- Original Message -----

Subject: Quincea Project - Development Review Commission Meeting Postponed until Tuesday April 26th, 2011.  
From: "Kaminski, Diana" <[Diana\\_Kaminski@tempe.gov](mailto:Diana_Kaminski@tempe.gov)>  
Date: Fri, March 11, 2011 11:14 am  
To: "Randy Ewers" <[rand@greaterthangreen.com](mailto:rand@greaterthangreen.com)>

This email notice is to inform you that the proposed public meeting for the design of the Quincea Project at the Development Review Commission has been postponed until Tuesday April 26th, 2011.

Please share this information with anyone who may not have email or was not able to attend the neighborhood design meeting on Monday night.  
More information will be made available in a few weeks.

I will be out of the office this afternoon and the beginning of next week. Should you have any questions regarding this notice or the process, please email or leave a message, and I will return your inquiry as soon as I am available next week.

Thank you,

*Diana Kaminski*

Senior Planner

Community Development Department

City of Tempe

480-858-2391

[diana\\_kaminski@tempe.gov](mailto:diana_kaminski@tempe.gov)

## Kaminski, Diana

---

**From:** dvdcordell80@aol.com  
**Sent:** Thursday, April 28, 2011 8:25 PM  
**To:** Kaminski, Diana; matt.streeper@srpnet.com  
**Subject:** north Pera Club project

This email go "ON RECORD" as no developement at north Pera Club project site...

## Kaminski, Diana

---

**From:** David Ponwith <dponwith@yahoo.com>  
**Sent:** Tuesday, April 05, 2011 8:26 PM  
**To:** Kaminski, Diana  
**Subject:** Stop quincea

Stop Quincea project please. We love our Papago Park. If the city loses our parks, where will we be able to go to get away from the city without actually leaving the city? Besides, I don't think our community would appreciate a bunch of borderline inmates working next to our homes and schools.

Save our Park Please.

David Ponwith

## Kaminski, Diana

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**From:** David Vought <davidvought@hotmail.com>  
**Sent:** Wednesday, March 30, 2011 1:47 PM  
**To:** Kaminski, Diana  
**Subject:** Quincea Project

Hi Diana,

I'm a resident on Hubbell St in S. Scottsdale and I received a flyer about the proposed site for the Quincea greenhouse. Do you have any other information about this project other than the flyer? I am a bit concerned about the impact but would like to know more. Also, will petition gatherers be in the area periodically?

Thank you for your time.  
David Vought

## Kaminski, Diana

---

**From:** johnanderson808@aol.com  
**Sent:** Thursday, April 28, 2011 8:28 PM  
**To:** Kaminski, Diana; matt.streeper@srpnet.com  
**Subject:** north Pera Club project

This email go "ON RECORD" as no developement at north Pera Club project site...

## Kaminski, Diana

---

**From:** johnanderson8088@aol.com  
**Sent:** Thursday, April 28, 2011 8:26 PM  
**To:** Kaminski, Diana; matt.streeper@srpnet.com  
**Subject:** north Pera Club project

This email go "ON RECORD" as no developement at north Pera Club project site...



## Kaminski, Diana

---

**From:** JorJan Patterson <az\_coyote15@yahoo.com>  
**Sent:** Thursday, April 21, 2011 7:39 PM  
**To:** Kaminski, Diana  
**Subject:** Quincea Development Project for the SRP land north of he Pera Club

Good Evening Ms Diana,

I would like to go on record as a concerned neighbor opposed to this development plan to build this greenhouse north of the Pera Club in Tempe, AZ.

Sincerely,

JorJan Patterson  
480-946-1561

## Kaminski, Diana

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**From:** Lambe, Kevin <klambe@amerifirst.us>  
**Sent:** Monday, April 25, 2011 10:33 AM  
**To:** Kaminski, Diana  
**Subject:** Development

Ms. Kaminski

I would like to receive information about a proposed greenhouse to be built on SRP land north of the Pera club. This would sit on the land between the SRP canal and the homes on 66<sup>th</sup> St. I live in the area and strongly oppose any structure that would take away from the calm and quiet of our neighborhood. I would also like to know about any meetings regarding this project so that I can attend.

Thank you

Kevin

*Kevin Lambe*  
*Licensed Loan Officer*  
*AZ LO-0913730*  
*CA LO-DOC195642*  
*NM LO-195642*  
*Amerifirst Financial Inc*  
*480-344-1992 Office*  
*480-374-7092 Fax*  
*602-989-1688 Cell*  
*klambe@amerifirst.us*  
*[www.klambe.amerifirst.us](http://www.klambe.amerifirst.us)*



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## Kaminski, Diana

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**From:** larryjonas@cox.net  
**Sent:** Wednesday, March 16, 2011 4:04 PM  
**To:** matt.streeper@srpnet.com  
**Cc:** Kaminski, Diana  
**Subject:** Quincea Project

Mr. Streeper. My name is Larry Jonas. My wife and myself live at 6707 e Culver St. We where at the neighborhood meeting about two weeks ago regarding this project. Everyone was disappointed that SRP did not have a representative there. We do look forward to meeting with you. I do not now if you have seen it yet or not but there is a petition being passed to let every one involved in this project now that the residents of this neighborhood although support the efforts and type of project, we do not want it in our back yards. We where told at this meeting that this project is "temporary" that it could be done in a "parking lot." and that it is built in such a manner that it can be "disassembled and move at any time". We feel there are many other places this project could be done. I am then wondering what is driving them to locate it here? I would like to know where SRP stands on the effects this project will have on our neighborhood? Are you aware the majority of the property owners do not want it? Why has SRP given them a lease to start this project? Does SRP have any plans to improve this land in the near future?

thank you so much for your time

Mr. & Mrs. Jonas  
6707 e Culver St.

--

IN GOD WE TRUST.

## Kaminski, Diana

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**From:** Marie Hoefler <mariehoefler@cox.net>  
**Sent:** Friday, April 29, 2011 12:21 PM  
**To:** Kaminski, Diana; Matt.streeper@srpnet.com  
**Subject:** Quincea

My husband and I bought our home in 1960, and have remained here, recently remodeling at the cost of over 100,000.00 plus new landscaping, because we enjoy living in this area, close to open desert areas. We have enjoyed taking walks on all the SRP property, appreciating the rabbits, quail, coyotes, hawks and many other birds, plus the views of the Papago Butte and desert. Now this habitat is being challenged by an industrial park, with 17 warehouse type buildings which will be mounted on a foot of cement because the area is in a flood district, and it will be in plain view from Mc Dowell Road, also bringing with it bad odors, noisy truck traffic, plus traffic of workers. Surely there is property elsewhere for such a project.... Let's do something to enhance the Papago Park, Desert Botanical Garden, the Zoo, something to improve north Tempe and South Scottsdale? We voted down the hockey arena; I don't believe you will find 10 people who live in this area who are in favor of this ill planned project. Sincerely, Marie Hoefler, 115 East Garfield St, Tempe, AZ.

## Kaminski, Diana

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**From:** Mary Beth Weise <bethquest@yahoo.com>  
**Sent:** Thursday, April 28, 2011 8:53 PM  
**To:** Kaminski, Diana; matt.streeper@srpnet.com  
**Cc:** mariehoefer@cox.net  
**Subject:** Quincea Industrial Park in our neighborhood

Please do all that you can to stop this industrial project that will ruin our neighborhood. Hugh Hallman's mother spent many years of her life fighting development in the desert reserves behind their home, so we thought that he would be more compassionate and caring, due to his heritage. but he doesn't seem to care.

These industrial buildings will be 19 ' high, 9 feet long and 30 feet wide and there will be 17 of them right behind our homes, blocking our \$350,000 views of the desert. This view is why we chose to live here. so we could go walking, mountain bike riding and hiking through this open space. There is plenty of empty industrial space all over the valley. Why take over beautiful pristine ecosystems? Would you like this in your back yard? There will be stink, flies, mosquitoes, traffic, water and sewer brought in. When we go walking in that area, we see and want to continue to see coyotes, two species of rabbits, quail, and native cactus wren, squirrels chipmunks, an entire ecosystem, owls, small cooper hawks, larger red-tail hawks, and a magnificent view of Papago mountains. It will change the living conditions of the residents by bringing in noise, traffic, and unsightly tall buildings in our pristine desert.

I urge you to do the right thing and vote NO to this industrial project in our back yards. Money is not everything, city of Tempe and SRP.

Thank you for reading this,

Beth Weise

Beth Weise  
602-639-0657

## Kaminski, Diana

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**From:** Brum1425@aol.com  
**Sent:** Tuesday, May 10, 2011 1:35 PM  
**To:** MATT.STREEPER@SRPNET.COM; Kaminski, Diana  
**Subject:** Quincea development project

I have been a resident of North Tempe for 51 years. I live East of the PERA and West of College.

Please include my objection to this project in your records.

This residential area built by Ralph Staggs in the late 50s and early 60s has been a nice quiet neighborhood for raising children and has remained a good family community.

Traffic is bad enough on 68th Street and College - don't need to add to it.

Not enough known about this project, but the latest news of a Pot School in Papago Plaza makes one wonder!!!

SRP has always prided itself on being a good neighbor. I have been a customer for 51 years in the same house, and implore you to leave that small plot of natural beauty. We have lost too much in the area.

Please reconsider.

Mary Ann Brumfield  
Love Living in Tempe

## Kaminski, Diana

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**From:** Nancy Hickman <nancyh@qwestoffice.net>  
**Sent:** Friday, May 06, 2011 8:37 AM  
**To:** Kaminski, Diana  
**Subject:** Quincea Project.

Dear Diana,

Please put my email on recorded, Don and Nancy Hickman, Sr., 2606 N. Papago Dr. Tempe,  
**We DO NOT WANT the project of Quincea @ the Pera Club to be built on this property. They have explained everything completely, and we understand it all completely. Now it is time for our Community to be able to explain our disapproval of this project.**

**We do not want it.**

**Thank You for your consideration in this very important matter.**

**Don and Nancy Hickman,m Sr.**



## Kaminski, Diana

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**From:** Paul Reside <preside@qwestoffice.net>  
**Sent:** Monday, January 31, 2011 10:23 AM  
**To:** Kaminski, Diana  
**Subject:** Quincea or Cavara project

Ms Kaminski

My name is Paul Reside and, while I am a Scottsdale resident, I have recently become aware of a Tempe project that I feel will impact my neighborhood.

I live in south Scottsdale in the area known as Papago Parkway bordered by 68th street, McDowell Road and the SRP canal. This weekend one of my

neighbors saw a man collecting soil samples in the wash next to the canal and the back of his house. The gentleman told him he was a developer with

plans put in a large greenhouse / organic food operation in the area between the canal, the back of our neighborhood and down as far as the PARA club park.

I called your office this morning , sorry to hear your sick, and spoke to one of your co workers who informed me the name of the project is The Cavara or

Quincea. Could you please contact me or refer me to the correct person at Scottsdales' planning office. This is a very quiet neighborhood with lots of kids and

would in no way be appropriate for heavy commercial development.

Paul Reside  
6608 East Moreland

480-898-0008

## Kaminski, Diana

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**From:** Phyllis Kokoros <redhead1214@cox.net>  
**Sent:** Friday, March 18, 2011 9:05 AM  
**To:** Kaminski, Diana  
**Subject:** Fw: Quincea Project question

**From:** [Phyllis Kokoros](#)  
**Sent:** Thursday, March 17, 2011 6:51 PM  
**To:** [diana-kaminski@tempe.gov](mailto:diana-kaminski@tempe.gov)  
**Subject:** Fw: Quincea Project question

**From:** [Phyllis Kokoros](#)  
**Sent:** Thursday, March 17, 2011 6:46 PM  
**To:** [hugh\\_hallman@tempe.gov](mailto:hugh_hallman@tempe.gov)  
**Subject:** Quincea Project question

Dear Mayor Hallman,

My husband I recently attended a meeting at Supai School hosted by the architect and developer of Quincea Project. Two representatives from the Tempe Planning Board also attended. From what we understand, this project would entail building 17 greenhouses on the property just north of the Pera Club, which is in the Tempe jurisdiction. We also understand that SRP is giving them the use of the land for the project. They say these hydroponic greenhouses will be 100 feet long and 30 feet wide, reaching to 19 feet in height when the tops are open for sunlight. We moved into our home at 1214 North 66th St., Scottsdale, AZ 85257 in July 1967 and have enjoyed living in this quiet and serene neighborhood. Our children attended Supai and Coronado schools. About 5 years ago, we invited a realtor to our home and he said that he could sell our home for over \$230,000 at the time, especially because of the beautiful view we have of the desert and Papago Buttes. As you know, our homes have significantly decreased in value and we feel that this project will decrease the value even more! We enjoy feeding the quail and rabbits and having a "piece of the desert" in our backyard. Many of our neighbors feel the same way. WE DON'T WANT IT! What can we do as citizens of our community to stop the project? Some of the concepts are good, but we feel they should be built somewhere else.

I would very much appreciate a response from you.

Sincerely,  
Dean and Phyllis Kokoros

From: [rkus@att.net](mailto:rkus@att.net)  
To: [Kaminski, Diana](#)  
Subject: RE: April 26th Review on Quincea development proposal  
Date: Monday, March 28, 2011 9:05:54 PM

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Dear Ms. Kaminski,

Please **do not** approve the Quincea Development in the proposed open area of land north of the PERA Club. Such a development of this type (or any other development on this property) will only add to the decline of another established neighborhood. Since no Impact Studies have even been done on this project, it would be premature to allow development of ANY kind in this area.

I propose an alternative that the land be obtained in some form or fashion by the City and allowed to continue to be an open "green" space that can be maintained by the Parks department.

Too much of unspoiled open areas in the City, especially around the Papago Park area, are subject to in-fill projects. Please keep this area in it's natural state for future generations to appreciate.

Thank you.  
Randy Klus  
Papago area resident for 40 years.

# JOSEPH R. STOTTS, II

March 23, 2011

Diana Kaminski  
Senior Planner  
Community Development Department  
City of Tempe

Dear Diana:

I am writing this in response to the letter you received from Mr. Alcorn. Please excuse my delay in this reply as my hard drive crashed two weeks ago and I have just been able to get my computer up and running this week.

As you are aware, Randy Ewers, Jon Chase and I were at the Pera Club/SRP site on March 9<sup>th</sup> to survey the locations of the proposed special needs greenhouses in order to determine the impact they would have on the views of the neighborhood to the east of the project. We extended a survey rod to eighteen feet to simulate the height of the greenhouse with the top vent fully open. We then took photos behind each house from the alley that borders the east property line to assess the impact on each neighbor's view.

Mr. Alcorn and Mr. Moody had been observing our activities, and, at a time when Mr. Ewers and Mr. Chase were at a distance measuring building corners, came on the property uninvited to discuss what we were doing. I laid the survey rod on the ground and walked over to Mr. Alcorn and Mr. Moody to greet them.

As Mr. Alcorn states in his letter, he and I were engaged in polite conversation when I noticed Mr. Moody running his wheelchair back and forth over the survey rod in an obvious attempt at sabotage. I walked over, saw the damage, and asked Mr. Moody why he was intentionally trying to destroy our survey rod.

At this point Diana it would be indiscreet of me to recount the entire litany of animadversions that spewed forth from both sides. I find it interesting and telling that Mr. Alcorn decided to give you his flawed version of only one side of the conversation. As you know from the neighborhood meeting where we attempted to explain the project, emotions from the neighbors were running pretty high.

I do not believe that a game of he said, he said adds to the discussion of our project. As you know, we have gone to great lengths to minimize the impact of our project on the surrounding neighborhood. It is worth repeating that our project, aside from all of its other benefits, will give special needs people an opportunity at a better life.

If you find it necessary, I would be happy to discuss in detail with you or anyone at the City my recollection of the exchange that morning. Mr. Ewers and Mr. Chase would certainly be willing to recount what they were able to hear. It is ironic that we were at the site in an effort to illustrate the minimal impact, and how this project would benefit the community. It is my belief however that this incident is merely a distraction from the very few design issues that need to be resolved.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Stotts". The signature is fluid and cursive, with a large loop at the end.

Joseph R. Stotts, II

## Kaminski, Diana

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**From:** rub4a@aol.com  
**Sent:** Thursday, April 28, 2011 6:00 PM  
**To:** Kaminski, Diana; matt.streeper@srpnet.com  
**Subject:** north Pera Club project

I am asking that my email go "ON RECORD" as no developement at north Pera Club project



Hello Diana,

I would like to inform you about an incident that happened on Wednesday, March 9th at 10:30 AM in the desert behind my home on the property of the proposed Quincea project.

Myself (William Alcorn), and my neighbor, Brent Moody, noticed the gate open in our dead end and walked out to see who was there and found it was Randall Ewers, Jon Chase and Joe the construction super for the project. Joe and I were politely discussing the project and our loss of view when Brent rolled over their height poles with his wheel chair and cracked one of the small sticks taped to the top. Joe became extremely upset and his true feelings became quite apparent. He said to Brent "Just because you're in a wheel chair doesn't mean you have to be such an asshole." At that point, I told him he could not talk to my friend that way and he said he was going to call the police because we were trespassing; We then argued that he was trespassing and told him to leave, in addition, we told him that it was SRP land and he could not order us off.

He had his phone out and was going to dial when his true feelings came out and Joe said, "you know what, I don't give a F\*CK about your view, I don't give a F\*CK about your property values and I don't give a F\*CK about your community."

At that point, all heck broke loose and many more cuss words were used to describe each other. Randall and Jon came over to break things up and we all tried to calm the situation down and we went home.

I guess what I'm trying to say is when push comes to shove and emotions get involved the truth about how someone really feels will come out as it did on Wednesday. They could care less about our neighborhood.

William Alcorn

## Kaminski, Diana

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**From:** Will and Donna Alcorn <walcorn1@cox.net>  
**Sent:** Tuesday, March 08, 2011 7:44 AM  
**To:** Kaminski, Diana  
**Subject:** Quincea project

Hello Diana, My name is Will and we met towards the end of the neighborhood meeting last night (tuesday). I would like to know the best way to start a petition against this project and how many signatures would we need to make this thing go away. Could you possibly help me with any info you might have on petitioning? Oh and can you tell the gentleman that was with you that we wont be meeting with Randall, Joe and John and that he doesn't have to miss his cub scout meeting on wednesday night. Thanks and hope to hear from you. Will..

To the Tempe Planning Commission, the Board Members of the Salt River Project and the PERA Club:

WE, the undersigned residents of the Papago Parkway neighborhood, ask that you reject the proposed project named QUINCEA. The residents feel that the level of traffic, noise and the loss of views and property values warrant further consideration and ask that the project seek another area to develop.

Full Name (print)

Address

Signature

Phone Number (optional)

Judy Reynolds

6619 E Moreland Scottsdale, AZ

Judy Reynolds

Yvonne Miller

6637 E Moreland Scottsdale AZ

Yvonne Miller

Earl Miller

6637 E Moreland St.

Earl Miller

Carol Bauman

6649 E Moreland

Carol Bauman

Elizabeth Bauman

6649 E Moreland

Elizabeth Bauman

David Harris

6732 E Moreland

David Harris

Mary Harris

6650 E Moreland St

Mary Harris

Ali Nadim

6650 E Moreland St

Ali Nadim

Paul Reside

6614 E Moreland St

Paul Reside

Jo Reside

6608 East Moreland St Scottsdale

Jo Reside

BRENT MOONY

1226 N. 66TH ST. SCOTTSDALE 85257

Brent Moony

Thomas Walsh

6607 E LATHAM SCOTTSDALE 85257

Thomas Walsh

Lovi Daniels

6607 E Moreland 85257

Lovi Daniels

Britt Daniels

6607 E Moreland 85257

Britt Daniels

Amie Broaden

6649 E Latham Scottsdale 85257

Amie Broaden

Jason DeBusman

6701 E Latham Scottsdale 85257

Jason DeBusman

Johanna Wolnik

6701 E Latham Scottsdale 85257

Johanna Wolnik

To the Tempe Planning Commission, the Board Members of the Salt River Project and the Salt River Project WE, the undersigned residents of the Papago Parkway neighborhood, ask that you reject the proposed of views and property values warrant further consideration and ask that the project seek another area to develop.

...named QUINCEA. The residents feel that the level of traffic, noise and the loss

Full Name (print) Address Signature Phone Number (optional)

Nancy A Hickman	2606 N. Papago Dr, Tempe 85281	Nancy A Hickman	480-945-6111
Ronald J. Hickman	2606 N. Papago Dr, Tempe 85281	Ronald J. Hickman	480-945-6111
John Hickman	2617 N. Papago Dr, Tempe	John Hickman	
Bill Linyard	2605 N. Papago Dr	Bill Linyard	480-945-6111
DIANE MUUSS	2 E. GARFIELD ST, Tempe 85281	Diane Muuss	480 941-2552
Dawn Muuss	2 E. Garfield St Tempe 85281	Dawn Muuss	480-941-2552
LEN W BEARD	15 E GARFIELD ST TEMPE 85281	Len W Beard	480-245-5529









To the Tempe Planning Commission, the Board Members of the Salt River Project and the PERA Club:

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Full Name (print)	Address	Signature	Phone Number (optional)
Stacey Bonham	1419 E. Bellevue St. Scottsdale AZ 85257	<i>Stacey Bonham</i>	
RICHARD E. ALCORN	6607 E. BELLEVUE AVE. SCOTTSDALE AZ 85257	<i>Richard E. Alcorn</i>	
Shirley A. Alcorn	6607 E. Bellevue Scottsdale AZ 85257	<i>Shirley A. Alcorn</i>	
Tom Tannassian	6613 E. Bellevue Scottsdale AZ 85257	<i>Tom Tannassian</i>	
DONNA ALCORN	1438 N. 66th St. Scottsdale 85257	<i>Donna Alcorn</i>	
MIKE HENNING	6608 E. Culver St. Scottsdale AZ 85257	<i>Mike Henning</i>	
Austin Hanes	6608 E. Culver St	<i>Austin Hanes</i>	
Matthew Cronk	6608 E. Culver St	<i>Matthew Cronk</i>	
MARIA REBORDO	6613 E. Culver St Scottsdale AZ 85257	<i>Maria Rebordo</i>	
CLAIRE ALCORN	6607 E. CULVER ST. AZ 85257	<i>Claire Alcorn</i>	
John Alcorn	6607 E. Culver St 85257	<i>John Alcorn</i>	
Michael Alcorn	6607 E. Culver St. 85257	<i>Michael Alcorn</i>	
Carmen Gunnerson	6626 E. Culver 85257	<i>Carmen Gunnerson</i>	
DALE GUNNERSON	" " "	<i>Dale Gunnerson</i>	
MATTHEW LEVARI	6637 E. CULVER 85257	<i>Matthew Levario</i>	
BARBARA LEVARIO	6637 E. CULVER. 85257	<i>Barbara Levario</i>	
Adam Eminger	6638 E. Culver St 85257	<i>Adam Eminger</i>	
David S. Eminger	6638 E. Culver St 85257	<i>David S. Eminger</i>	



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Full Name (print)	Address	Signature	Phone Number (optional)
Catherine L. Tregent	6701 E. Culver St. Suite 85257	<i>Catherine L. Tregent</i>	480-946-5966
James M. Gna	6707 E. Culver St.	<i>James M. Gna</i>	(480) 229-0543
Raymond Duran	6707 E. Culver St.	<i>Raymond Duran</i>	800-662-799-4353
RAYMOND DURAN	6731 E. CULVER	<i>Raymond Duran</i>	480-947-9046
Charles Larsen	6732 E. Culver St.	<i>Charles Larsen</i>	
Rosa Caus	6732 E. Culver	<i>Rosa Caus</i>	
Star Kiba	6744 E. Bellevue St.	<i>Star Kiba</i>	480 990 1613
ANN STRESSMAN	6744 E. Bellevue St.	<i>Ann Stressman</i>	(480) 990-1613
Nichole Trovato	6744 E. Bellevue St.	<i>Nichole Trovato</i>	
Amanda Bell	6738 E. Bellevue St.	<i>Amanda Bell</i>	
Kevin Karcher	6731 E. Bellevue St.	<i>Kevin Karcher</i>	480 403-1687
Lue Lu KATHAM	6725 S. Bellevue	<i>Lue Lu Katham</i>	
Jessica Cool	6708 E. Bellevue St.	<i>Jessica Cool</i>	480-274-3282
LARRY WALE	6707 E. Bellevue St.	<i>Larry Wale</i>	
August Nelson Jr	6702 E. Bellevue St.	<i>August Nelson Jr</i>	
Tim Prosko	6650 E. Bellarue	<i>Tim Prosko</i>	
Sandy McFarlin	6650 E. Bellevue	<i>Sandy McFarlin</i>	
George Simentez	6644 E. Bellevue St.	<i>George Simentez</i>	





To the Tempe Commissioners and Board Members of the Salt River Project:

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Full Name (print)	Address	Signature	Phone Number (optional)
GENE A. LOWELL SR	50088 N SCOT AVE	<i>[Signature]</i>	480-233-0145
Danna Hill	6744 E. Moreland	<i>[Signature]</i>	480-650-1967
NAOMI JONES	6743 E MORZLAND	<i>[Signature]</i>	480-946-2528
MARYJO RHOADS	6743 E Moreland	<i>[Signature]</i>	480-946-2528
Randy Klus	6725 E. Holly St. Scottsdale	<i>[Signature]</i>	480-947-6972
David Penwith	6732 E. Holly St. Scottsdale	<i>[Signature]</i>	520-471-1350
JACQUELINE JENNER	1320 Bl. 66th St. Scottsdale	<i>[Signature]</i>	928-853-7878
W.D. R...	1320 N. 66th St. Scottsdale	<i>[Signature]</i>	602-882-9962
Stuart Anglin	6737 E. Monte Vista Rd Scott	<i>[Signature]</i>	602-323-6041
Tara Malloy	6737 E Monte Vista Rd Scott	<i>[Signature]</i>	602-790-2886
Jasen Abalk	6731 E Monte Vista	<i>[Signature]</i>	602-684-6712
Audrey Noblit	6725 E. Monte Vista Rd	<i>[Signature]</i>	602-499-0577
Sueh Gorzynski	6637 E Monte Vista Rd	<i>[Signature]</i>	480-710-7188
Amelia Guice	6731 E Monte Vista Rd	<i>[Signature]</i>	520-664-5031
Bruce Brown	6632 E Monte Vista Rd Scott	<i>[Signature]</i>	480-964-8768
KEVIN BALCRAFT	6702 E Monte Vista Rd	<i>[Signature]</i>	602-402-5677
Alex Kemper	6720 E Monte Vista Rd	<i>[Signature]</i>	480-947-2074
Tracy Siz	6738 E Monte Vista Rd	<i>[Signature]</i>	480-612-7400



To the Tempe Commissioners and Board Members of the Salt River Project:

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Full Name (print)	Address	Signature	Phone Number (optional)
James Reed Mersell	6721 E. McDowell Rd. #310-d, 85257	<i>[Signature]</i>	602-692-7668
Lori Mitchell	6725 E. Hubbell St. Scottsdale, 85257	<i>[Signature]</i>	480-946-9154
STACEY GROTH	5821 N. GRANITE BLVD. SCOTTSDALE, AZ 85257	<i>[Signature]</i>	480-483-6374
Richard Diaz	6713 E. Hubbell St. Scottsdale, AZ 85257	<i>[Signature]</i>	602-405-8448
Karen Mecker	6701 E. Hubbell St. Scottsdale, AZ 85257	<i>[Signature]</i>	480-941-1620
THOR NORLAND	6644 E. HUBBELL ST. SCOTTSDALE, AZ 85257	<i>[Signature]</i>	480-946-7685
Andrea Stark	6626 E. Hubbell St. Scottsdale, AZ 85257	<i>[Signature]</i>	480-946-1489
Brad Stark	6626 E. Hubbell St. Scottsdale, AZ 85257	<i>[Signature]</i>	602-469-4107
Lisa Sampson	6632 E. Hubbell St. Scottsdale, AZ 85257	<i>[Signature]</i>	602-432-1670
Rick LeGrand	6631 E. Holly St. Scottsdale, AZ 85257	<i>[Signature]</i>	480-518-4458
Bill Penegar	6637 E. Holly Scottsdale	<i>[Signature]</i>	
Kacey Maresca	6737 E. Holly Scottsdale	<i>[Signature]</i>	480-946-5149
Klenny Tobin	6643 E. Holly St. Scottsdale, AZ 85257	<i>[Signature]</i>	480-990-1665
Sharon Adelson	6626 E. Holly St. Scottsdale, AZ 85257	<i>[Signature]</i>	480-220-5544
Katharine Anderson	6702 E. Holly St. Scottsdale, AZ 85257	<i>[Signature]</i>	480-970-1326
Robert F. Anderson	6722 E. Holly St. Scottsdale, AZ 85257	<i>[Signature]</i>	480-970-1326
Juan C Baena	6708 E. Holly St. Scottsdale, AZ 85257	<i>[Signature]</i>	561-818-3331
Craig Spain	6726 E. Holly St. Scottsdale, AZ 85257	<i>[Signature]</i>	480-423-5208

Tempe Planning Commission, the Board Members of the Salt River Project and the PERA Club:

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Full Name (print)	Address	Signature	Phone Number (optional)
Robert H. Olsen	6625 E. GRANADA RD	<i>Robert H. Olsen</i>	480-874-2216
Karen Lee Olsen	6625 E. Granada Rd.	<i>Karen Lee Olsen</i>	480-980-0580
BARBARA L BAKER	6631 E GRANADA RD	<i>Barbara L Baker</i>	480-941-3058
TERENCE WESTFALL	6644 E. GRANADA RD	<i>Terence Westfall</i>	-
TANIER WESTFALL	6644 E GRANADA RD	<i>Tanier Westfall</i>	-
DAVE WESTFALL	6644 E GRANADA RD	<i>Dave Westfall</i>	-
Ter Longo	6719 E GRANADA RD	<i>Ter Longo</i>	
TAMI LONGO	6719 E. Granada Rd.	<i>Tami Longo</i>	
JASON WEILMAN	6731 E Granada Rd	<i>Jason Weisman</i>	480-907-6299
Teri weisman	6731 E Granada Rd	<i>Teri Weisman</i>	480-907-6299
JESSE ROSALES	6725 E. GRANADA RD.	<i>Jessi Relm</i>	480-990-0207
MAYCO P SALOAN	6744 E GRANADA RD	<i>Mayco P Saloan</i>	480-970-8011
LOIS BRAY	6732 E GRANADA RD	<i>Lois Bray</i>	480 9418506
Kelly Vaughan	6726 E Granada Rd	<i>Kabier</i>	602 391 8201
MWdiael English	6702 E Granada Rd 85257	<i>MWdiael English</i>	480 320 0535
Jullawelliver	" " " 85257	<i>Jullawelliver</i>	480 440 4190
TED KAPPEL	6731 E. PALM LN " 85257	<i>Ted Kappel</i>	480-947-3850
A. Candace Derenge	6725 F. Palm Lane 85257	<i>A Candace Derenge</i>	

To the Tempe Planning Commission, the Board Members of the Salt River Project and the PERA Club:

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Full Name (print)

Address

Signature

Phone Number (optional)

Charles Ryder	6732 E. Almeria Rd Scotts	<i>Charles Ryder</i>	480-990-8410
Amanda Ryder	6732 E. Almeria Rd Scotts	Amanda Ryder	480-990-8410
Iniquel Matalana	6744 E Almeria Rd Scotts	<del>Iniquel Matalana</del>	602-931-2477
Alex Matalana	6744 E Almeria Rd Scotts	<del>Alex Matalana</del>	602-384-5838
Andrew Clifford	6643 E. Coronado Rd Scottsdale	<i>Andrew Clifford</i>	480-425-8023
Les Saltzman	6637 E. Coronado Rd Scottsdale	<del>Les Saltzman</del>	480-812-8812
Melissa Saltzman	6637 E. Coronado Rd Scottsdale	<i>Melissa Saltzman</i>	480-812-8821
Breanna Brodies	6687 E Coronado Rd. Scottsdale	<i>Breanna Brodies</i>	480-812-2821
Brian Curl	6744 E Coronado Rd Scottsdale	<i>Brian Curl</i>	520-990-5377
Michael Jones	822 G.E. Arlington	<i>Michael Jones</i>	980-695-6300
Mare Anderson	8201 E. Lewis Av.	<i>Mare Anderson</i>	602 432 1849
KIMBERLY UNDERWOOD	6731 E. CORONADO RD. SCOTTSDALE	<i>Kimberly Underwood</i>	480-947-6801
Ara Holland	6736 E. Coronado	<i>Ara Holland</i>	480-944-8231
Martin Cohen	6708 E. Coronado	<i>Martin Cohen</i>	602-291-4586
Colleen Dilanna	6701 E. Coronado Rd.	<i>Colleen Dilanna</i>	480-945-4649
ROY COHEN	6626 E. Coronado Rd.	<i>Roy Cohen</i>	480-262-6369
JOHN ARNELL	6632 E. CORONADO RD	<i>John D. Arnell</i>	480-945-3013
William Fuller	6638 E. Coronado Rd.	<i>William Fuller</i>	480 539 - 4164



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Full Name (print)

Address

Signature

Phone Number (optional)

JOFF EILSON

1038 N 78th 85257

Ryan Fugit

1970 E Stephens 85253

Joseph LANEUB

8150 E. McDowell RD #10 85257

Nancy Weason

6726 E LATHAM ST 85257

Lee LANEUB

6726 E. LATHAM ST 85257

David Brink

6726 E. Latham St. 85257

Lee Holseberg

1220 N. 66th 85257

Patricia Holseberg

1220 N. 66th 85257

TRISS DONALDSON

6737 E ALMERIA RD 85257

Irene E. Stolper

6637 E. Almeria 85257

Nancy Burns

6625 E Almeria 85257

Tom Desjardins

6638 E. Almeria 85257

SIGNE HOEVATH

6619 E ALMERIA 85257

FRANK GUCHUGA

6632 E. ALMERIA 85257

SCOTT GRIFFIN

6644 E ALMERIA 85257

Becky Eaton

6702 E Almeria Rd, 85257

JOHN GWINNER

6708 E ALMERIA 85257

SMITH BURCHARD

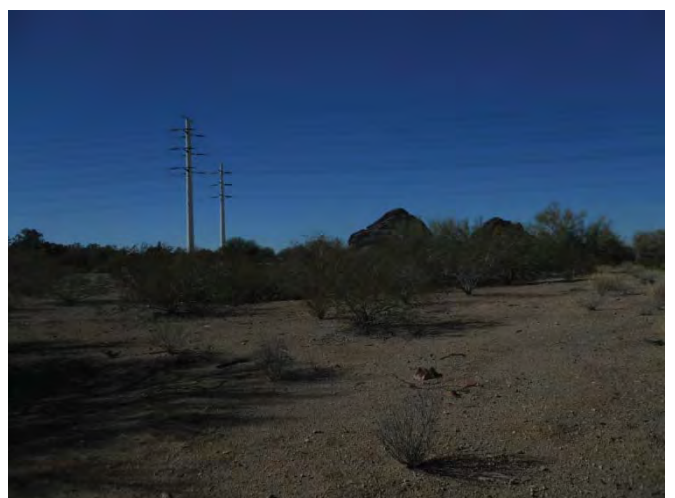
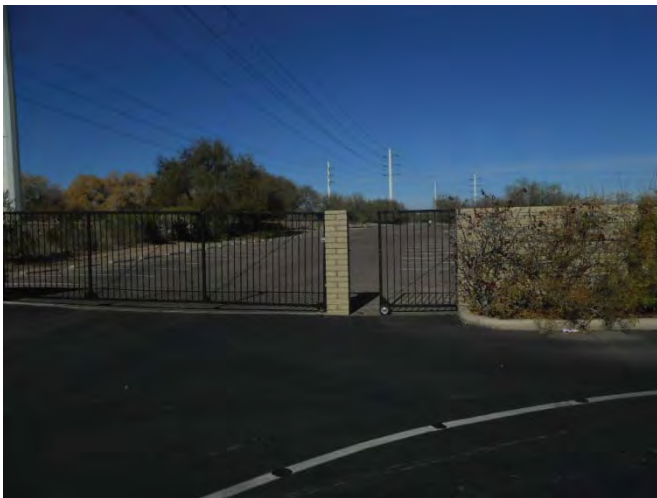
6726 E Almeria - 85257

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Full Name (print)	Address	Signature	Phone Number (optional)
Elizabeth Fowler	6725 E. Palm AZ, 85257		
Dubia Hubbell	6743 E. Palm Ln Az 85257		
Greg Enters	6770 E. Palm Ln Az 85257		
STAN RICHARDSON	8449 B CAMBRIDGE AVE 85257		
Breun Paul	6844 E. Palma Ln		
Sandra Jurick	6631 E. Hubbell St		
Phyllis Hall	6643 E. Hubbell		
Art Szubszi	6767 E. Hubbell St		
MENA GOMEZ	6719 E. Hubbell st. 85257		
Jocelyn Weddell	6731 E. Hubbell St. 85257		
Glenn Weddell	6731 E. Hubbell St 85257		
Adam Morales	6737 E. Hubbell St. 85257		
Kulmanat	P.O. box 15031 Scottsdale AZ 85255		
Phyllis Korman	1214 N. 66th St 85257		
Michael Fire	6601 E Latham 85257		602-399-3381
TED Holloway	1220 N. 66th St 85257		480-232-2384
Renee Kleinstaber	1220 N. 66th St 85257		480-232-4617
Erika Kleinstaber	1220 N. 66th St 85257		480-232-8402



















SIGN-IN SHEET NAME	SIGNATURE	ADDRESS	E-MAIL
FIRST	LAST		

1. Wiseman, Jessica  
6732 E. Bellevue 85257 cafestillo@uphd.com
2. Humphreys, Clark  
6732 E. Bellevue St Chad Humphreys@scmgis.i.com
3. Edwards, Greg  
6738 E. Bellevue St Greg - 100283@yahoo.com
4. Kevin S. ...  
12276 E. Palomino Rd
5. Greg Bestgen  
City of Scottsdale Neighborshead Services for Diana  
1232 N. 64th St
6. Naomi Morzen
7. Joe TAKACS  
6608 E. Bellevue St Joe.Takacs@cox.net
8. Barb TAKACS  
" barbtakacs@cox.net
9. Lisa Dianne  
615 E. Lexington Pl Lisa.Dianne59@gmail.com  
6607 E. Culver Scottsdale AZ
10. John Alcorn  
6607 E. Bellevue St 85257
11. Shirley Alcorn
12. Joe Wood  
6620 E. Bellevue Rd 85257
13. Lane Carrasco  
1422 N. Sunset Dr Tempe AZ 85281
14. Muller, Anne  
1653 N. KILCUMMIN TEMPE

QUINCEA: A NON-PROFIT 501(C)(3)

Stan Wilkes 103 E Taylor St. Tempe stanwilkes1@cox.net

SIGN-IN SHEET

NAME FIRST	LAST	SIGNATURE	ADDRESS	E-MAIL
1	Stacey	Bonham	6619 E Bellevue 85257	staceybonham@hotmail.com
2	Michael	Hipp	6619 E Bellevue St 85257	michaelhipp@hotmail.com
3	Richard	E. ALCORN	6607 E. BELLEVUE	SCOTT, AZ.
4	SHIRLEY	A. ALCORN		
5	Beth	Weise	115 E Garfield	Tempe AZ 85281
6	Patrick	St. Chir	2727 N. FOREST AVE	Tempe AZ 85281
7	William	Justus	315 E. Garfield	Tempe AZ 85281
8	Kim	Gaffney	206 E. Papago	
9	Darlene	Justus	315 E. Garfield	Tempe, AZ 85281
10				
11				
12				
13				
14				

The following documents were received in 2013, after the most recent neighborhood meeting. These comments reflect the most current public input regarding the project.

Staff recently received a copy of documents anonymously left in resident mailboxes, which represented the project as part of Phoenix Papago Park, with no contact information for who was responsible for the flier. Although the document referenced city staff contact information, city staff was never consulted with regards to the content or distribution of this information in personal mailboxes. This document was not included in this packet, as the information was never formally submitted to the City of Tempe and it inaccurately represented the project site.



Quincea: Design Review

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  - 1.1. Current Zoning; Agriculture
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NAME

FIRST

LAST

Lisa Dianne

ADDRESS

417 E Lexington Rd

SIGNATURE

Lisa Dianne

E-MAIL

Lisa.Dianne

Your comments:

I DO NOT WANT

THIS AREA DEVELOPED ON THIS LAND!

INTERESTING Project AT ANOTHER SITE!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



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NAME

FIRST

LAST

Barb TAKACS.

ADDRESS

6608 E Bellevue St.

SIGNATURE

Barb Takacs

E-MAIL

Barb.takacs@cox.net

Your comments:

FIND Another Location.

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



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NAME

FIRST

LAST

Melanie Swick

ADDRESS 1653 N FEL CAMINO

TEMPE AZ 85281

SIGNATURE

Melanie Swick

E-MAIL

Your comments:

These green houses  
 are ridiculous  
 what more are  
 you going to add to all  
 your acres and make  
 my bill go up - up &  
 up. who is paying  
 for this. ?? pool  
 basketball court picnic  
 areas 12 or more sprinklers  
 to water the grass  
 improvements on building  
 & new ones. it  
 goes on & on and  
 my bill goes  
 up & up !!

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NAME

FIRST

LAST

Beth Weise

ADDRESS

115 E Garfield

SIGNATURE

*Beth Weise*

E-MAIL

bethweise@yahoo.com

Your comments:

I am appalled at this effort to destroy our open space in our countryside with ugly green houses & fish tanks. I am willing to go door to door to all of my neighbors to make sure they are aware of what is going on under our noses. The green houses are ugly. The fish hatchery will stink up our neighborhood.

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NAME

FIRST

LAST

Michael Krupp

ADDRESS

10019 E. Selenew St.

SIGNATURE

[Handwritten signature]

E-MAIL

michaelkrupp@hotmail.com

Your comments:

Not in our Neighborhood

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



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NAME  
 FIRST LAST  
 Stacey Bonham

ADDRESS  
 4619 E Bellevue St

SIGNATURE 85257  
 Staceybonham@hotmail.com

E-MAIL  
 [Signature]

Your comments:

NOT IN  
 OUR  
 NEIGHBORHOOD

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT

Scott  
Lace





## Quincea: Design Review

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  - b) New plant location
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## FAQ's

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NAME

FIRST

LAST

Greg Edwards

ADDRESS

6738 E Belleview St

SIGNATURE



E-MAIL

Greg\_100283@yahoo.com

Your comments:

I have lived in the neighborhood my whole life and this is the only non developed desert landscape we still have! as I see it you are destroying our scenery for PROFIT!!

and it is very upsetting. we as a neighborhood do not want this to happen to our lives. SRP has already destroyed a large section of this land by creating a giant asphalt parking lot that has yet to be used by my knowledge and in turn has severely diminished the natural wildlife we see on a daily basis.

anyone who thinks this should happen should really consider the people's thoughts and concerns!!!

What If This Was Your Backyard!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



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NAME

FIRST

LAST

Chad HUMPHREYS

ADDRESS

6732 E BELLEVUE ST.

SIGNATURE

*Chad Humphreys*

E-MAIL

ChadHumphreys@gmail.com

Your comments:

I DON'T WANT THIS IN MY NEIGHBORHOOD AT ALL!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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NAME

FIRST

LAST

Jessica Wiseman-Elington

ADDRESS

6732 E. Bellevue

SIGNATURE

*[Handwritten Signature]*

E-MAIL

cateestillo@yahoo.com

Your comments:

It may or may not be a great idea in theory... but its not worth sacrificing the natural desert landscape... and the project will bring unwanted traffic to the neighborhood... this is a family neighborhood... and we don't want this in our neighborhood.

I do not support this project idea in this location... Simply Stated.

Multiple horizontal lines for additional handwritten comments.

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



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NAME

FIRST

LAST

Stan Wilkes

ADDRESS

103 E Taylor St. Tempe 85281

SIGNATURE

*[Handwritten Signature]*

E-MAIL

stanwilkes1@cox.net

Your comments:

Not Here!!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



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NAME

FIRST

LAST

Paul RESIDE

ADDRESS

6608 E. Moreland

SIGNATURE

*Paul Reside*

E-MAIL

Paul@fatz

Your comments:

ULTIMAWATER.CO

I have concerns that if this project gets past community objections and problems arise with noise, odor or other who do we speak to?

I am opposed to this project

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



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RICHARD E. ALCORN

NAME

FIRST

LAST

Shirley Alcorn

ADDRESS

6607 E. BELLEVUE

SIGNATURE

Shirley Alcorn

E-MAIL

none

Your comments:

I cannot comment on the design of this project as I do not want that pristine desert destroyed. I feel if you wanted to not bother anyone you might find a farm with thicket to place your green houses. I would not want anything to be built there. I want rabbits + quail + hawks to come back. We don't want the Tajo Mahal, Washington Monument or the Lincoln Memorial. We say NO! NO! NO!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT

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NAME

FIRST

LAST

John Alcorn

ADDRESS

6607 E. Collier

SIGNATURE

*[Handwritten Signature]*

E-MAIL

Your comments:

It All Sucks

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



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  - 1.2. Aluminum frame w/8mm polycarbonate panels
  - 1.3. Max. Height @+17'-10"
  - 1.4.Length 30'x 96"
  - 1.5.Square feet of 2,880 each
3. Landscape
  - 1.1. Existing landscape
  - 1.2. New plantings will be from the Papago Park Native species list
  - 1.3. Max. Height @+varies, to be maintained-not to exceed the 3 degree visual line above natural grade existing currently. View corridor will remain. Eventual growth intends to screen operations from neighbor views.

NAME

FIRST

LAST

JOE TAKACS

ADDRESS

6608 E. BELLEVUE ST.

SIGNATURE

[Handwritten Signature]

E-MAIL

JOE.TAKACS@COX.NET

Your comments:

FIND ANOTHER LOCATION.

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT

9/23/13

Quincea: Design Review

On October 22, 2013, the City of Tempe DRC will be addressing the Design elements of the proposed project located at 1 East Continental Drive, SRP PERA Club.

31 E 5th ST.

- Site plan
  - a) Parking and traffic circulation
  - b) Pedestrian circulation
  - c) Fire protection
  - d) Utilities connections/ sourcing
  - e) Footprint/ orientation/ view corridors
- Buildings
  - a) Floor plan
  - b) Elevations
  - c) Materials
- Landscape
  - a) Existing
  - b) New plant location
  - c) Materials

Your commentary on these subjects would help the DRC to determine the projects final result.

FAQ's

1. Site
  - 1.1. Current Zoning; Agriculture
  - 1.2. Land Ownership; SRP PERA Club - ? (employee recreational area)
  - 1.3. Land Lease to Quincea - how many years.
2. Buildings
  - 1.1. Pre-manufactured kit-style greenhouse
  - 1.2. Aluminum frame w/8mm polycarbonate panels
  - 1.3. Max. Height @+17'-10"
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NAME  
FIRST LAST

Naomi Morgan

ADDRESS

1232 N. Cactus St.

SIGNATURE

Naomi Morgan

E-MAIL

480-688-1904

Your comments:

This project is totally unacceptable at this location.

Please send copy of Design Boards used at 9/23/13 (Mon.)

Public Meeting to my address above - thanks

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT

Greg Bestgen



Quincea: Design Review

On October 22, 2013, the City of Tempe DRC will be addressing the Design elements of the proposed project located at 1 East Continental Drive, SRP PERA Club.

- Site plan
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NAME

FIRST

LAST

Patrick St-Clair

ADDRESS

2727 N. FOREST AVE

SIGNATURE

*[Handwritten Signature]*

E-MAIL

elraccio@cox.net

Your comments:

*This work is phenomenal. I whole heartedly support this kind of effort. Stewardship is both of land and community. If we recede from compassion we fail in our humanity. Much more could be said, but actions are more powerful than words. This project should happen because it is the right thing to do.*

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



## Quincea: Design Review

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- Site plan
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## FAQ's

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  - 1.1. Current Zoning; Agriculture
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NAME

FIRST

LAST

Darlene Justus

ADDRESS

315 E. Garfield

SIGNATURE



Tempe 85281

E-MAIL

d-justus@cox.net

Your comments:

We are so very interested and supportive of this great project.

We look forward to this project moving forward!

Thank you for bringing this concept to our community!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT

Quincea: Design Review

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NAME

FIRST

LAST

WILLIAM JUSTUS

ADDRESS

315 E. GARFIELD TEMPE 85281

SIGNATURE

William Justus

E-MAIL

Your comments:

All for it. 100%

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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NAME

FIRST

LAST

KIM GAFFNEY - LOZA

ADDRESS

206 E. PAPAGO CIR S

SIGNATURE

*Kim Gaffney-Loza*

E-MAIL

LOGAFAZ1@COX.NET

Your comments:

I THINK THIS IS A WONDERFUL PROPOSAL. SINCE THE LAST I HEARD ABOUT IT THE INCLUSION OF VETERANS AND RECOVERY OF NATIVE PLANTS IS A BIG PLUS.

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



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NAME

FIRST

LAST

Lisa Dianne

ADDRESS

417 E Lexington Rd

SIGNATURE

Lisa Dianne

E-MAIL

Lisa.Dianne

Your comments:

I DO NOT WANT

THIS AREA DEVELOPED ON THIS LAND!

INTERESTING PROJECT AT ANOTHER SITE!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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NAME

FIRST

LAST

Barb TAKACS.

ADDRESS

1608 E Bellevue St.

SIGNATURE

Barb Takacs

E-MAIL

barb.takacs@cox.net

Your comments:

FIND Another Location.

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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NAME

FIRST

LAST

Michelle Sevcik

ADDRESS 1653 N EL CAMINO

TEMPE AZ 85281

SIGNATURE

Michelle Sevcik

E-MAIL

Your comments:

These green houses  
 are ridiculous  
 what more are  
 you going to add to all  
 your acres and make  
 my bill go up-up &  
 up. who is paying  
 for this?? pool  
 basketball court picnic  
 areas 12 or more sprinklers  
 to water the grass  
 improvements on building  
 & new ones it  
 goes on & on and  
 my bill goes  
 up & up!!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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NAME

FIRST

LAST

Beth Weise

ADDRESS

115 E Garfield

SIGNATURE

BW

E-MAIL

bethweise@yahoo.com

Your comments:

I am appalled at this effort to destroy our open space in our countryside with ugly green houses & fish tanks. I am willing to go door to door to all of my neighbors to make sure they are aware of what is going on under our noses.

The green houses are ugly. The fish hatchery will stink up our neighborhoods.

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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NAME

FIRST LAST

Michael Hipp

ADDRESS

10019 E. Belknew St.

SIGNATURE



E-MAIL

michaelhipp@hotmail.com

Your comments:

Not in  
our Neighborhood

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

On October 22, 2013, the City of Tempe DRC will be addressing the Design elements of the proposed project located at 1 East Continental Drive, SRP PERA Club.

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FAQ's

1. Site
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  - 1.2. Land Ownership; SRP PERA Club (employee recreational area)
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2. Buildings
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NAME

FIRST

LAST

Stacey Bonham

ADDRESS

1619 E Bellevue St

SIGNATURE

85257

staceybonham@hotmail.com

E-MAIL

Stacey

Your comments:

NOT IN

OUR

NEIGHBORHOOD

*[Handwritten scribbles]*

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT

*Fotts  
Lave*



## Quincea: Design Review

On October 22, 2013, the City of Tempe DRC will be addressing the Design elements of the proposed project located at 1 East Continental Drive, SRP PERA Club.

- Site plan
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## FAQ's

1. Site
  - 1.1. Current Zoning; Agriculture
  - 1.2. Land Ownership; SRP PERA Club (employee recreational area)
  - 1.3. Land Lease to Quincea
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  - 1.1. Pre-manufactured kit-style greenhouse
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NAME

FIRST

LAST

Greg Edwards

ADDRESS

6738 E Belleview St

SIGNATURE



E-MAIL

Greg\_100283@yahoo.com

Your comments:

I have lived in the neighborhood my whole life and this is the only non developed desert landscape we still have! as I see if you are destroying our scenery for PROFIT!!

and it is very upsetting. We as a neighborhood do not want this to happen to our lives. SRP has already destroyed a large section of this land by creating a giant asphalt parking lot that has yet to be used by my knowledge and in turn has severely diminished the natural wildlife we see on a daily basis.

anyone who thinks this should happen should really consider the people's thoughts and concerns!!!

What If This Was Your Backyard!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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NAME

FIRST

LAST

Chad HUMPHREYS

ADDRESS

6732 E BELLEVUE ST.

SIGNATURE

*Chad Humphrey*

E-MAIL

ChadHumphrey@gmail.com

Your comments:

I DON'T WANT THIS IN MY NEIGHBORHOOD AT ALL!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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NAME

FIRST

LAST

Jessica Wiseman-Ellington

ADDRESS

6732 E. Bellevue

SIGNATURE

*[Handwritten signature]*

E-MAIL

cafeestillo@yahoo.com

Your comments:

*It may or may not be a great idea in theory... but its not worth sacrificing the natural desert landscape... and the project will bring unwanted traffic to the neighborhood... this is a family neighborhood... and we don't want this in our neighborhood.*

*I do not support this project idea in this location... Simply Stated.*

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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  - 1.2. Land Ownership; SRP PERA Club (employee recreational area)
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  - 1.5.Square feet of 2,880 each
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NAME

FIRST

LAST

Stan Wilkes

ADDRESS

103 E Taylor St. Tempe 85281

SIGNATURE

*[Handwritten signature]*

E-MAIL

stanwilkes1@cox.net

Your comments:

Not Here!!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



## Quincea: Design Review

On October 22, 2013, the City of Tempe DRC will be addressing the Design elements of the proposed project located at 1 East Continental Drive, SRP PERA Club.

- Site plan
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Your commentary on these subjects would help the DRC to determine the projects final result.

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NAME

FIRST

LAST

Paul RESIDE

ADDRESS

6608 E. Moreland

SIGNATURE

Paul Reside

E-MAIL

paul@fatz

Your comments:

ULTIMAWATER.CO

I have concerns that if this project gets past community objections and problems arise with noise, odor or other who do we speak to?

I am opposed to this project

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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RICHARD E. ALCORN

NAME

FIRST LAST

Shirley Alcorn

ADDRESS

6607 E. Belleview

SIGNATURE

Shirley Alcorn

E-MAIL

none

Your comments:

I cannot comment on the design of this project as I do not want that pristine desert destroyed. I feel if you wanted to not bother anyone you might find a farm in the hot to place your green houses. I would not want anything to be built there. I want rabbits + quail + Hawks to come back. We don't want the Taja Mahal, Washinton Monument or the Lincoln Memorial. We say NO! NO! NO!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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NAME

FIRST

LAST

John Alcorn

ADDRESS

6607 E. Colver

SIGNATURE

*[Handwritten Signature]*

E-MAIL

Your comments:

IT All Sockets

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT

Quincea: Design Review

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NAME

FIRST

LAST

Joe TAKACS

ADDRESS

6608 E. Bellevue ST.

SIGNATURE

*[Handwritten Signature]*

E-MAIL

Joe.TAKACS@COX.NET

Your comments:

FIND ANOTHER LOCATION.

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



9/23/13

Quincea: Design Review

On October 22, 2013, the City of Tempe DRC will be addressing the Design elements of the proposed project located at 1 East Continental Drive, SRP PERA Club.

31 E 5th ST.

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FAQ's

1. Site
  - 1.1. Current Zoning; Agriculture —
  - 1.2. Land Ownership; SRP PERA Club — ?  
(employee recreational area)
  - 1.3. Land Lease to Quincea — How many years. —
2. Buildings
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NAME

FIRST

LAST

Naomi Morgan

ADDRESS

1232 N. 6th St.

SIGNATURE

Naomi Morgan

E-MAIL

— 480-688-1904

Your comments:

This project is totally unacceptable at this location.

Please send copy of Design Boards used at 9/23/19 (Mon.)

Public Meeting to my address above — thanks

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT

Greg Bestgen



Quincea: Design Review

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NAME

FIRST LAST

Patrick St-Clair

ADDRESS

2727 N. FOREST AVE

SIGNATURE

*Patrick St-Clair*

E-MAIL

elvacocco@cox.net

Your comments:

*This work is phenomenal. I whole heartedly support this kind of effort. Stewardship is both of land and community. If we recede from compassion we fail in our humanity. Much more could be said, but actions are more powerful than words. This project should happen because it is the right thing to do.*

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



## Quincea: Design Review

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NAME

FIRST

LAST

Darlene Justus

ADDRESS

315 E. Garfield

SIGNATURE

Darlene Justus  
Tempe 85281

E-MAIL

d-justus@cox.net

Your comments:

We are so very interested and supportive of this great project.

We look forward to this project moving forward!

Thank you for bringing this concept to our community!

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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NAME  
FIRST LAST  
William Justus

ADDRESS  
315 E. GARFIELD TEMPE 85281

SIGNATURE  
*William Justus*

E-MAIL

Your comments:  
*OK For IT, 100%*

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT



Quincea: Design Review

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NAME

FIRST

LAST

MIM GAFFNEY - LOZA

ADDRESS

206 E. PAPAGO CIR S

SIGNATURE

*Mim Gaffney-Loza*

E-MAIL

LOGAFAZ1@COX.NET

Your comments:

I THINK THIS IS A WONDERFUL PROPOSAL. SINCE THE LAST I HEARD ABOUT IT THE INCLUSION OF VETERANS AND RECOVERY OF NATIVE PLANTS IS A BIG PLUS.

PLEASE LEAVE THIS COMMENTARY SHEET WITH QUINCEA ATTENDANT

15 Oct 2013

**Diana Kaminiski**  
Senior Planner, City of Tempe  
31 E. 5<sup>th</sup> Street  
Tempe, Arizona 85281

**Re: Support for Tempe sustainable agricultural development.**

Dear Diana:

I am a disabled Vet and have served as a professor at ASU for over 35 years. I served and chaired several Committees on Employment of Handicapped, including Tempe. Many years ago I helped lead an effort to cut down crosswalk curbs to enable handicapped pedestrians. Then we encouraged storeowners to designate handicapped parking. Both actions were met with jeers and obstacles but succeeded. Today, Tempe is a national leader in attracting handicapped residents and tourists.

It has been my privilege to serve as research director for the Quincea Social Enterprise project. I support the purposed development on the 50-acre parcel donated by SRP to the Quincea Social Enterprise because it makes sense for Tempe. Tempe has a strong history of social services, and the Quincea Social Enterprise will elevate Tempe's status in social entrepreneurship.

The Quincea Social Enterprise will support the local and greater community by providing a living example of Special Needs Farms. We know from our research that these social systems provide a vital community for those served directly: special needs children, disabled Veterans and, in some cases, older people with cognitive loss. Engaging these people in the beautiful work of growing plants and animals fosters health and vitality in them and in their community.

Locating the Quincea Social Enterprise so close to ASU and several Maricopa Community Colleges will enable students to learn from experience in a broad array of disciplines. Sustainability, social science, special needs and rehabilitation studies will benefit immensely. Sustainable agriculture will be extremely popular and we can share our learning and innovations with the larger community. We will find alliances with the Botanical Gardens and the Phoenix Zoo just across the canal. I serve on the Board for the Arizona Science Center, and the Science Center may benefit from engaging projects.

I believe the Quincea Social Enterprise Project offers the highest and best use of the land SRP has so graciously donated. Tempe wins because we get a world-class special needs farm that will showcase Tempe's social entrepreneurial spirit. Quincea wins because the individuals and their families will be delightfully engaged in sustainable food and social service. ASU wins by having a superb residential community close by for case studies and student innovation. Arizona wins from the incredible PR the Quincea Social Enterprise Project will ignite.

The Quincea Team has invested many years in R&D to create a successful community. We have examined "best practices" from dozens of special needs farms in the U.S. and Europe. The Quincea Social Enterprise Project offers Tempe an excellent opportunity to lead by example. Together, we can create a world-class, sustainable special needs farm in Tempe.

Best green regards,

Mark Edwards

Professor, Arizona State University  
Director of Research, Quincea Social Enterprise



*Karen Naughton Ewers  
11611 North 12<sup>th</sup> Terrace  
Phoenix, Arizona 85020*

October 15, 2013

Diana Kaminski  
Senior Planner, City of Tempe  
31 East 5<sup>th</sup> Street  
Tempe, Arizona 85281

RE: Support of the Quincea sustainable agricultural project design at SRP

Dear Diana,

I am a native Phoenician with a long history as a community volunteer. I served both as a member and Chairperson for the Arizona March of Dimes Board and, through the Junior League of Phoenix, helped establish a number of community programs. I worked professionally for the Arizona State Legislature as a forensic CPA and have subsequently owned and managed a long established family business. Most recently I have served as an avid volunteer in the development of Quincea's sustainable social enterprise programs.

A great deal of time and thought has been invested in the site design for the sustainable agricultural project being proposed at the SRP Pera Club. The project has been situated on the west side of the site with a 200 foot buffer zone between it and the neighboring community. That buffer zone is scheduled to be heavily planted with native plants and will serve to both visually screen the greenhouses from the neighboring community and provide a more pleasant habitat for the local wildlife. The depth of the setback provides for a "view vision line" of the neighboring mountains over the vegetation screening.

All of the traffic entering the project will come through the west guard gate next to the canal. While the traffic flow is expected to be relatively low, what traffic there will be is routed away from the local population.

Over the years I have been involved in many social service projects. The greatest challenge we always face is matching a quality program with a financially sustainable future. I truly believe that Quincea offers an amazing and unique solution to the desire to bring much needed services to veterans and persons with developmental disabilities. This model has taken many years of effort and research to develop. During this time I have been given the opportunity to visit several "green care" projects and have always found them to be part of the community "heart beat." This project will truly enhance the profile of the neighborhood, city and state. I also believe it will serve to provide an enlightened solution to those who care to replicate its vision.

Most Sincerely,

A handwritten signature in cursive script that reads "Karen Naughton Ewers". The signature is fluid and elegant, with a long, sweeping tail on the final letter.

Karen Naughton Ewers



October 11, 2013

Diana Kaminski  
City of Tempe  
31 E. 5th Street  
Tempe, AZ 85281

Dear Diana:

I am writing to you in full support for the final approval of the Quiñcea Social Enterprise's design plans on the 50-acre site owned by SRP. I have been a part of this project for the last two years, and I am now more adamant than ever that this project must continue.


In the summer of 2011 I was a research fellow for Quiñcea Social Enterprise. My job was to help identify best practices with other green care programs across the country. I spoke with several organizations that serve anywhere from ten to 200+ individuals with physical disabilities. All of these representatives desired to help another group aiming to aid the most vulnerable populations. Through my research I found time and time again that individuals with disabilities were positively impacted through their experience at a green care operation. Oftentimes their need for medication and other forms of support lessened, while almost all individuals' social skills and general self-awareness significantly improved.

During my three months of research, I also did not hear a single story that the people with disabilities posed as a threat to the community surrounding the green care sites. As a matter of fact, all of my contacts shared that their operations brought the community together. Everyone knows someone who either has disabilities or who cares for someone with disabilities. Many of the organizations' volunteers were community members who felt called to support and serve others in similar circumstances. I believe that Quiñcea's operations will have the same effect on the Valley community.

Green care, specifically when social enterprise is incorporated, is a sustainable, rejuvenating solution to the problem of how to engage people with disabilities in our community as adults. We owe it to our fellow citizens with disabilities to follow through with the build of the Quiñcea Social Enterprise site.

If you would like to discuss my support of Quiñcea Social Enterprise further, please feel free to contact me at 480.212.6571 or [Maggie@newglobalcitizens.org](mailto:Maggie@newglobalcitizens.org).

All the best,



Margaret Broderick





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**ETERNAL FREEDOM FOUNDATION**  
OF AMERICA

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10-10-2013

Diana Kaminiski  
Senior Planner-City of Tempe  
31 E. 5<sup>th</sup> Street.  
Tempe, Arizona 85281

Re: In support of sustainable agricultural development.

Dear Diana:

My name is Jack Daggett. I'm Founder and CEO of the Eternal Freedom Foundation of America. I'm also a Gold Star Father who has committed what time I have left in this life to serving and helping our country's veterans who suffer from physiological disorders called PTSD and has experienced a TBI, or Traumatic Brain Injury. We have found both physiological disorders' to be prevalent in the soldiers we work with. Our mission is to develop recovery centers to properly treat our soldiers most at risk of committing suicide. Suicide intervention and prevention is our primary mission.

I support the purposed development on the 50 acre parcel donated by SRP to the Quincea Social Enterprise group for several reasons. The most oblivious being their desire to help veterans get back on their feet through the jobs that will be created by the sustainable agriculture aspect of the project. To vets who suffer from physiological disorders, working in such an environment will assist them in their recovery from the trauma of war. Working in the natural elements of nature by growing and harvesting organic products are very productive healing tools for our soldiers and others who may have physiological disorders'. This development reflects responsible, well planned community growth that will benefit many people, not just another developer whose only concern is the bottom line.

I believe in responsible well planned community growth and creative development in land use. I should, I was a general contractor and very much involved in my own developing of residential, commercial, industrial and remote wilderness development for over 35 years. I have been on both sides of the fence when it comes to developing land. There will always be those who will not support encroachment regardless of the use of open space that has never been developed.

2 TIMOTHY 1:7

OPERATION REBOOT ∞ ETERNAL STAR OF FREEDOM ∞ 4TH QUARTER SOLDIER  
ATTACHMENT 111

480-822-0746 \* 13771 N. FOUNTAIN HILLS, BLVD #114-335 \* FOUNTAIN HILLS, AZ 85256 \* 501-C3 17053306315030

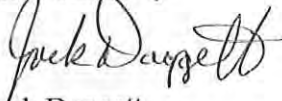


I understand their feeling, but their logic and their posture towards this project lacks any factual foundation on which they can stand. In fact, their comments in opposition are an insult to the brave young men and women who serve this country. In time, I wonder how they would react to a knock on their door that when opened stood a stout, clean cut young man holding a rare plant they had grown with a card from "those who have served you" next door thanking them for the opportunity to work and improve their quality of life.

The model to build this type of development took years in the making. It is unique in many ways and I hope the Town of Tempe will see it as an opportunity to learn more about the use of sustainable agriculture in the planning process of future developments. The Town of Tempe is being given the opportunity to lead by example by approving this project. I believe other municipalities' will follow.


Thank you.

Most Sincerely



Jack Daggett

Gold Star Father, Founder CEO EFFA



2 TIMOTHY 1:7

OPERATION REBOOT ETERNAL STAR OF FREEDOM 4TH QUARTER SOLDIER  
ATTACHMENT 112

480-822-0746 \* 13771 N. FOUNTAIN HILLS, BLVD #114-335 \* FOUNTAIN HILLS, AZ 85250 \* 501-C3 17053308315030