



"Most Livable City"
U.S. Conference of Mayors

Office of
W.J. "JIM" LANE
Mayor

February 6, 2017

Councilman Jim Waring
City of Phoenix
200 W. Washington St., 11th Floor
Phoenix, AZ 85003

Dear Councilman Waring,

I hope 2017 is off to a successful start for you. I am writing to you to solicit your cooperation regarding proposed project Z-6-17. This proposed mixed-use project is located in close proximity and within flight paths to Scottsdale Airport. It is also within our 55DNL noise contour for Scottsdale Airport, which historically in the City of Scottsdale, the Council has not supported this type of rezoning. The City of Scottsdale, Airport's Noise Compatibility Study Part 150 study, recommends the City of Phoenix and Scottsdale to maintain compatible development within the 55 DNL. The City of Scottsdale strongly discourages rezoning for residential or other noise-sensitive land uses not consistent with the general plans and especially within the 55 DNL.

The city receives several noise complaints from Phoenix residents in this area. While our preference is to not build residential developments so close to an airport or flight path or within the 55DNL, we do not have the authority to deny such a project request in Phoenix. We do, however, ask that Phoenix consider our request and FAA guidelines in this regard.

As such, we strongly encourage the consideration of the following stipulations if the project moves forward:

- 1) FAA Height Analysis – Owner shall submit the FAA response to the FAA Form 7460-1 with final plans submittal.
- 2) Fair disclosure: Each owner shall make fair disclosure to each purchaser/tenant. If this development is subject to CC&Rs, to include the disclosure in the CC&Rs and/or record disclosure against the property. We would like each prospective tenant/owner to ensure that are fully aware of proximity to airport, within flight paths and the exposure to aircraft noise.
- 3) Noise attenuation: Consider stipulating noise attenuation measures to the project that reduces the exterior sound level by 25 decibels.
- 4) Avigation Easement: If possible, grant the city and record an avigation easement.

It is my hope Councilman Waring that you do not support this project for the betterment of the constituents involved as well as the operation of the SDL Airport. This could be a dangerous situation that we may find ourselves in and it could also become a nuisance for future councilmembers if the project does move forward.

Please contact my office with any questions and if you feel there are others that would benefit from receiving this correspondence, please let me know as I am happy to contact them as well.

Best Regards,

W.J. "Jim" Lane