



# INDEPENDENT

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A view of the Palmeraie from the northeast corner. Artist renderings of the proposed project illustrate modern, appealing retail, office and residential buildings. (Graphic courtesy of Five Star Development)

## PALMERAIE PHASE II

Scottsdale municipal process begins as PV observes

By **Melissa Rosequist**  
INDEPENDENT NEWSMEDIA

Five Star Development has provided a sneak peek into the Palmeraie Phase II proposal — a luxury mixed-use project sitting just east of Paradise Valley town limits — that will serve as a connection between the Ritz-Carlton resort and the city of Scottsdale.

The Palmeraie Phase II includes hospitality, retail, fitness, office and various commercial spaces and open space amenities, officials say.

Palmeraie Phase II, 6990 N. Scottsdale Road, is at the southwest corner of Scottsdale Road and Indian Bend Road totaling about 20 acres, according to the project's application.

Within the entire Five Star Development campus, Palmeraie Phase II is in the northeast corner of the site. Immediately west of the Palmeraie is the Ritz-Carlton Paradise Valley and associat-



An entrance to the Palmeraie from Scottsdale Road is depicted in artist renderings. (Graphic courtesy of Five Star Development)

**PALMERAIE PHASE II**

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Where: Southwest corner of Scottsdale and Indian Bend roads  
Cost: \$2 billion for overall project; no figure given for second phase.

ed developments under construction.

The project application has been submitted to the

city of Scottsdale, which will begin the municipal study on Wednesday, Oct. 1, with a Development Review Board meeting.

Five Star Development Project Manager Richard Frazee presented the project to the Paradise Valley Town Council at its last meeting, Sept. 24, despite the town having no of-

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## SUSD 'phase in' fallacies arise

School district continues plan, aims for winter semester

By **Delarita Ford**  
INDEPENDENT NEWSMEDIA

Despite some struggles, Scottsdale Unified School District leaders began counting down at a four-hour meeting consumed by testing and scheduling discussions to prepare for the second semester.

Governing Board members welcomed presentations by district administrators during a special virtual meeting Tuesday, Sept. 29, addressing assessments to gauge learning needs of pupils whose education was disrupted by the pandemic since its onset and schedules revamped by district efforts to proceed with its "Return to

Learn" plan.

As district officials include stakeholders including parents, students and teachers with communications that ranged from surveys to class model commitment forms, those impacted are overwhelmed but accept the ever-changing realities of conducting and receiving public education.

Third- through fifth-graders, although welcomed back to campus on Tuesday, Sept. 29, will experience an immediate disruption with the district's scheduled fall break beginning on Oct. 5. Middle and high school students will re-

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## Wishes for Teachers

Program to close Arizona classroom funding gap

By **Terrance Thornton**  
INDEPENDENT NEWSMEDIA

A fundamental keystone to what makes America a special place is access to quality equitable public education no matter where a young person calls home.

But despite this agreed-upon truth, for some, classroom spending oftentimes does not meet the needs of both students and teachers across the Grand Canyon State.

From now until Oct. 16 all Arizona K-12 public and charter school teachers are eligible to apply for a Desert Financial Fiesta Bowl Wishes for Teachers grant. In the end, 200 Arizona educators will be presented with a \$2,500 grant meant to shoulder class-

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## Phase

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turn to campus Oct. 12; all within navigating a pandemic's parameters of social distancing, limited class sizes, testing and more.

SUSD Superintendent Dr. Scott Menzel commended those involved with making the transition somewhat successful for both in-person and online instruction, including teachers who volunteered to served Enhanced Distance Learning classrooms while also teaching in person.

"So, as a school district we've been moving and implementing our phased-in Return to Learn. And, while we've had some challenges along the way, we've also had many successes," Dr. Menzel said.

The successes of resuming on campus instruction, he noted, was not without challenges including some facilities with drop-off and pick-up complications. He said principals will make modifications as needed.

To aid its hybrid efforts,

the district received more than 400 cameras for classrooms to help with instruction and curtail class size issues. Sixty-four of the cameras were installed in late September out of 800 ordered.

"We also recognize there are some challenges. Numbers don't always fall out neatly," Dr. Menzel said, adding that conflicts have arisen over Enhanced Distance Learning classrooms with some grade level splits, different elementary school students being taught by one teacher.

"In the transition, I know that there are some frustrations being expressed by our parents. I also like to say that while we recognize these challenges, that won't be a permanent thing. It is a part of the transition," he said.

One of the biggest remaining challenges is assessing what students need to bring them up to speed after nearly six months outside the classroom, said Dr. Kimberly Guerin, SUSD assistant superintendent of Education Services, who



Navigating a pandemic's parameters of social distancing, limited class sizes, testing and more, third- through fifth-graders returned to campus on Tuesday, Sept. 29, but will experience an immediate disruption as the Scottsdale Unified School District's fall break begins Oct. 5. Middle and high school students will return to campus Oct. 12. (Independent Newsmedia/Arianna Graine)

spoke as a parent and educator; along with other school administrators, explaining the loss of in-person learning during gaps; how to mitigate the lapses to ensure students have what they need academically.

"We have had to change and change and pivot our educational system throughout these last few months, and I am certain this is one of the

hardest things we will ever have to do. And, at the core is how students are learning; and it is so important to all of our teachers to make sure the kids have what they need," Dr. Guerin said, noting the importance of using the "one tool" district-wide to measure student progress and regress.

She and fellow educators at the meeting detailed test-

ing data before moving onto another weighty topic of Return to Learn including scattered and sporadic schedules for secondary schools.

Dr. Guerin detailed the challenges of having different learning models for in-person and online instruction. The issues range from differing materials for students in person and online to finding enough space to ac-

commodate students should there be too many students to properly social distance.

She noted a trend of possible larger classes and that additional support would be needed for teachers or staff.

"As we are building this, we are not going to be able to make everything equal in all situations. There's so much logistics to in-person learning, getting the class settled, getting supplies, all of that takes a huge chunk of time," Dr. Guerin said. "My greater concern is so many returning that we have to have some overflow spots or alternatives to classroom."

Board members' concerns surrounded the challenges creating a pieced-together schedule for students, teachers and parents. From calculating lost class time to questioning what students would do while waiting for afternoon classes to begin or vice versa.

Dr. Menzel reiterated the Arizona Gov. Doug Ducey's order requiring that schools are available to all students who need a safe haven, such

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*"In fact, we are where we had hoped to be in terms of our learning. We're not where we'd like to be in terms of having school operate the way that we are accustomed to have school operate because this is not convenient for anyone. But, we also want to make sure that we have done everything we can to stay open once we open."*

Dr. Scott A. Menzel  
SUSD Superintendent

## Palmeriaie

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official say in the matter.

Among the development details, officials say leasing at Palmeriaie is going well — with international retail names evaluating their place in the project, Mr. Frazee says. Additionally, a number of new restaurants soon will be available at the Palmeriaie — with more than 13 establishment sites.

The revised rezoning proposal was submitted to Scottsdale on Aug. 12.

Paradise Valley officials make clear: The 150-foot "iconic freestanding ornamental monument" is no longer part of the application. However, a 90-foot tall building, including rooftop appurtenances, for 41 "Fendi residences" is a part of the project, according to Five Star Development.

Scottsdale's zoning for this area is 60 feet in height, with approval possible by the

Scottsdale City Council up to 90 feet, Paradise Valley officials say.

Palmeriaie Phase II, according to the application, will have about 50,000 square feet of luxury retail space; 20,000 square feet of food and beverage options; and other ground-level retail and/or restaurant elements.

Additionally, there is about 50,000 square feet of class A office space.

The Palmeriaie, in total, boasts a price tag of \$2 billion, on 122 acres, featuring 100-plus boutiques, according to the development's website.

The project's centerpiece — The Ritz-Carlton, Paradise Valley — has plans to open before the year's end and features 215 hotel rooms with private entrances, detached casitas, bungalows and oversized suites spread across 20 verdant acres.

The Ritz-Carlton Residences, Paradise Valley surround the resort, offering two enclaves of estate homes

and serviced residences including The Villas, 81 condominium-style homes, and The Estate Homes, 39 single-family estate homes.

### Collaborative efforts

Five Star Development officials presented an array of renderings showing different perspectives and portions of the Palmeriaie.

From a luxury building donning the Hermes logo, a champagne bar and a tenant asking for a butterfly garden, the project was presented as a picturesque destination.

Zoning attorney Jason Morris of Morris Withey detailed the Palmeriaie's open space and indoor/outdoor experience.

Of the multifamily residential unit known as Fendi-branded residences, Mr. Morris says there are only 42 residences — a significant decrease from initial plans — that range in size from about 4,000 to 7,000 square feet.

"Both the community and

the development should view this as one project," Paradise Valley Town Manager Jill Keimach said of the Palmeriaie straddling the two municipalities.

"It is one project. It's done by the same developer. What's done in one side reflects on the other side, and vice versa."

Mr. Frazee said he appreciated being able to show the level of detail and information to Palmeriaie Phase II.

Approximately 20 acres in the project's northeast corner is within Scottsdale city limits, which is the focus of Palmeriaie Phase II, according to Mr. Morris.

Palmeriaie's first phase includes 7 acres within Paradise Valley.

Mr. Morris says the Scottsdale municipal process is not for rezoning, but to have the site plan approved.

"At the time of our original zoning in 2017, which was unanimously approved by the city of Scottsdale, we promised to go back with

a more finalized site plan of that northern phase, because many of the buildings were placeholders. At this time, we have a better sense of what that layout looks like, although some of it is still preliminary, we are going to go through some detail of what's known as the Fendi building."

After the Oct. 1 Development Review Board meeting, Palmeriaie Phase II is scheduled for Planning Commission review on Oct. 28, followed by a Scottsdale City Council hearing on Nov. 23.

### Interested lessees

The Town Council members had an opportunity to comment on the project following Mr. Morris's presentation.

Councilmember Scott Moore thanked Mr. Frazee for being collaborative between both municipalities.

"I appreciate the presentation — it looks beautiful; it looks like there's no expenses spared," Mr. Moore said.

"I'm sure our staff is working well with you and with the city of Scottsdale on all of the logistics that go along with a development like this — such as traffic circulation, pedestrian safety and circulation."

Councilmember Paul Dembow asked about restaurants or shops guaranteed.

"There are a few other prominent names," Mr. Frazee said of joining Hermes at the Palmeriaie.

"The leasing of all the anchors are progressing well both in the phase I, there are over 13 restaurant sites, there are a couple of restaurants in the Fendi building — one private for the residences, one public as well — a pretty incredible list of interested patrons from international retail venues are actively seeking their position and their place in the overall Palmeriaie development."

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