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| |  | | --- | | **Monday, April 29th, 2019, 7:04 PM**  **From:** Jeff Moloznik, RED Development  **To:** Shannon Johnson, Sam Stone, Ed Bull  **Subject:** Building L at Camel Square: Both the Phoenix Suns & Phoenix Mercury Basketball  Training Facility being proposed  Good afternoon Shannon,    As we discussed, the Suns and Mercury will soon need a new office and training facility, within Phoenix, for coaches, players and trainers to replace the existing training facility that will be displaced as a part of upgrading the Downtown Arena. Because of the trend in the NBA to provide new coaching and training facilities relatively close to where some players choose to live, RED was approached by the Suns organization to discuss the possibility of locating the new Suns/Mercury facility within Camel Square in the general location of existing Building L. The City has determined the proposed Suns and Mercury Office and Private Health/Recreation Facility is a permitted use within Camel Square’s existing C-O zoning and is designed in compliance with the 2010/2011 approved zoning stipulations and conceptual site plans applicable to Camel Square.    Here are some more details related to their proposed use:   * The new facility will be a high-quality, private (closed to the public), secure, low traffic generating facility that will include offices and facilities for coaches, trainers and other personnel, facilities for players, and two NBA/WNBA basketball courts. * The building will be two stories in height and the entire facility will be secure. * The parking will be gate secured and screened. * The Preliminary Landscaped Site Plan for the Suns/Mercury facility is attached.  As is shown on the attached Plan, the proposed building is setback over 60’ from Camel Square’s north property line (the south edge of the existing alley, which will remain and not be abandoned), and a double row of trees will be provided within a 20’ wide landscape buffer along the north property line. * The main entry to the building will be at the southwest corner of the building. * The building will be less than 50,000 sf and is planned for coaches’ offices, associated meeting rooms, medical and physical treatment facilities for the players, two sets of NBA/WNBA Regulation basketball courts, training rooms, locker rooms, and uses that are accessory to a private health/recreation facility.     Providing the Suns and Mercury facility within Camel Square is an extraordinary opportunity to jump-start the redevelopment of Camel Square with a high-end, low intensity, minimal traffic generating, unique facility that we believe will be an asset to Camel Square, nearby neighborhoods, the general area, the City of Phoenix, and the Suns/Mercury.  We are working diligently to make this unique opportunity a reality.  And, even though the City has determined that the proposed Suns and Mercury facility is allowed within Camel Square’s existing C-0 zoning and stipulations, we intend to also include the facility in the proposed PUD so the building setbacks, landscaping buffer, building height, etc. are all reconfirmed within the PUD.    Please feel free to relay this positive and exciting news to the many representatives of Neighborhoods and Organizations in the area who have been working with us on the proposed redevelopment of Camel Square.  Thank you, Shannon | |  | |  | |  |  |  |
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