

## CITIZEN OUTREACH REPORT

### "Crown Communities"

12/15/2005

Case # 214-PA-2004

This neighborhood involvement plan is being performed in association with an application for Density Incentive for Open Space for Crown Communities' project located at 118<sup>th</sup> Street and Alameda Road Pass, a collection of 122 custom home sites. Crown Communities and its design team have created a master planned community with large open desert areas characteristic of the north Scottsdale area. As part of the request, a Community Outreach plan was drafted and will be ongoing throughout the approval process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue through process. Communication with impacted and interested parties will take place with verbal, written, electronic, and door-to-door contact.

The Crown development project team has been busy conducting significant outreach in the community to date. We have been meeting with residential neighbors to inform them about the proposed project and to gather their input.

On November 23, 2004 a notification letter about the project was sent to property owners within 750 feet of the project (see attached letter). This letter announced a neighborhood open house, which was held on December 2, 2004. We had several calls from neighbors with questions about the project and had six neighbors attend the open house (see attached sign-in sheet).

The team has done extensive work door to door in the broader neighborhood, distributing flyers with contact information concerning the project to those who were not available to meet with us or who may have missed the open house. As a result, approximately 160 signatures of support have been gathered.

On June 1, 2005 another notification letter about the project was sent to property owners within 750 feet of the project (see attached letter). This letter announced a neighborhood open house, which was held on June

13, 2005. We had several calls from neighbors with questions about the project and had seventy-three neighbors attend the open house (see attached sign-in sheets). Nearly all of the neighbor concerns relate to traffic issues larger than the project itself. Neighbors have wide ranging concerns about build out of the area, the preserve and the planned road network to handle the traffic.

In addition, we have had numerous smaller meetings with neighbors close to the project including a discussion on the project with the Coalition of Pinnacle Peak (COPP), held on April 12. Several neighbors have expressed concern about the extension of Alameda Road and have suggested Alameda Road be terminated within the project. As a result we have held numerous meetings with City Transportation staff, State Land representatives, and concerned neighbors to try to resolve the larger area circulation.

On October 10, 2005, a mailer was sent to property owners east of the project regarding a proposal to change the circulation patterns of Alameda Road and East Ranch Gate Road (see attached letter) We received a number of positive calls from the letter. The outreach team also attended the Transportation Board meetings held on October 20 and November 17. At the meetings several neighbors did voice concerns with the proposed changes. The outreach team has had additional contact in person, via email, and phone calls with many neighbors in support as well as the those few concerned neighbors from the Transportation Board meetings. The result of this outreach work was seen at the November 30, 2005 Planning Commission meeting. While some neighbors were still voicing concern, many neighbors showed up in support of the project. We will continue to work with all neighbors in the area as the project moves forward.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:      Open House Letter November 23, 2004  
                         Meeting Sign-in Sheet December 2, 2004  
                         Open House Letter June 1, 2005  
                         Meeting Sign-in Sheet June 13, 2005  
                         Circulation Plan Letter October 10, 2005



November 23, 2004

Dear Neighboring Property Owner:

The purpose of this letter is to advise you that a request has been submitted by Crown Community Development to the City of Scottsdale to grant a Density Incentive for Open Space in order to build 121 homes on 328 acres located approximately between 122<sup>nd</sup> Street and 128<sup>th</sup> Street and the Pinnacle Peak Road alignment and Happy Valley Road alignment. This is not a rezoning request. The request will result in approximately 21 percent more open space than the City currently requires. This new development will be custom homes with public trails built on development envelopes compatible with the terrain.

If you would like more information, you are invited to attend a neighborhood open house to be held Thursday, December 2, from 6 to 7 PM in the Multi Use Room of La Mirada Desert Park, located at 8950 E. Pinnacle Peak Road. If you cannot attend the open house, or would like more information, please feel free to call Technical Solutions, who have been working on our behalf in contacting neighborhood property owners about this project, at 602-957-3434. The City of Scottsdale Project Coordinator for this project is Tim Curtis who can be reached at 480-312-4210.

Sincerely,

Teri Frankiewicz  
Vice President of Community Development

Cc: Tim Curtis, City of Scottsdale

Crown Community Development  
 Community Open House  
 Sign-In Sheet  
 Thursday, December 02, 2004

Print Name	Address	Phone
1. Jack Fisher	23429 N 83 ST 86255	<sup>480</sup> 585 C132
2. ARNOLD MARTIN	24567 N 121ST 85255	230-6663
3. <u>Gina Mck</u>	"	"
4. <u>Roy Rold</u>	9257 E Filton 55255	367-0700
5. LINDA CARLSON	LUXOR HOMES	330-4997
6. CAROL Boles	26024 N 11th Ave PH 85027	623 492 0302
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June 1, 2005

Dear Neighboring Property Owner:

As you know from previous notifications, a request has been submitted by Crown Community Development to the City of Scottsdale to grant a Density Incentive for Open Space in order to build 122 homes on 328 acres located approximately between 122<sup>nd</sup> Street and 128<sup>th</sup> Street and the Pinnacle Peak Road alignment and Happy Valley Road alignment. As you will recall from a previous neighborhood open house meeting on December 2, 2004, this is not a rezoning request. The request will result in approximately 21 percent more open space than the City currently requires. This new development will be custom homes with public trails built on development envelopes compatible with the terrain.

We have scheduled another neighborhood open house to be held Monday, June 13, from 6 to 7 PM in a meeting room at Living Water Lutheran Church, located at 9201 E. Happy Valley Road. If you cannot attend the open house, or would like more information, please feel free to call Technical Solutions, who have been working on our behalf in contacting neighborhood property owners about this project, at 602-957-3434. The City of Scottsdale Project Coordinator for this project is Tim Curtis who can be reached at 480-312-4210.

Sincerely,

Teri Frankiewicz  
Vice President of Community Development

Cc: Tim Curtis, City of Scottsdale

**CROWN COMMUNITY DEVELOPMENT**  
 Neighborhood Open House Sign-In Sheet  
 Monday, June 13, 2005

Print Name	Address	Phone
1. TATRICK R FLYNN	25803 NO 115 <sup>th</sup> PL.	
2. DIT McDONALD	11865 E. Parkview Ln	473-3737
3. JOHN UNGVARI	23908 N. 116 <sup>th</sup> WAY	563-4757
4. Tim Miller	11933 East Sand Hills Rd	419-3978
5. SONDR A SHLACHTER	11841 E. PARKVIEW LN.	515-1585
6. CARSON W AAK	2051 W. NORTHERN	602 339-8500
7. RICHARD PEREZ	11780 E SAND HILLS RD	480 515-1312
8. Graham Kette	29651 N 74 <sup>th</sup> St	480 513 0257
9. Patricia Kette	29651 N 74 <sup>th</sup> St	480 513 0257
10. JOHN ANDINO	24175 N 119 WAY	480-538-5382
11. JOANN ANDINO	24175 N 119 WAY	" "
12. JUDY MAUETTE	11744 E. SAND HILLS	480-515-3901
13. Estelle Wade	11746 E Parkview	480 556-1678
14. Karen Sattay	11885 E. Sand Hills Rd.	480 502-5561
15. James Slaten	11885 E Sand Hills Rd	480 502 5561
16. GARY WELTYRAWA	11909 E SAND HILLS RD	480-563-2610
17. Steve Kousak	11921 E Sand Hills Rd	480-655-5004
18. Jacqueline Blunt	11949 E. Christopher Ln	480 502 3036
19. CARL A. BLUNT	11979 E. CHRISTOPHER LN	480-502-3669
20. John Taddmi	11946 E. Sand Hills Rd	-
21. Bob + Angela MARTIN	24567 N. 121 <sup>st</sup> PL	480-320-6663
22. MARIA + JOHN STRACER	24055 N 119 <sup>th</sup> WAY & ALAMEDA	480-515-1907
23. Gary + Joan Scheel	11804 E Sand Hills Rd	480-515-1925
24. Ron Schott	11850 E. MARIPOSA GRANITE DR.	480 502-6727
25.		

**CROWN COMMUNITY DEVELOPMENT**  
 Neighborhood Open House Sign-In Sheet  
 Monday, June 13, 2005

Print Name	Address	Phone
26. Mary Jane Ungvary	22908 N. 116 <sup>th</sup> W	563-4757
27. Jane McDougal	11865 E. Parkview	473 3737
28. Rich Carroll	11861 E. Sand Hills Rd.	473-0861
29. Jeffrey Watras	11912 E. Christopher Ln	480 5022232
30. Johnson	23872 N. 119 <sup>th</sup> Pl	480 221-3765
31. Tim Johnson	23872 N. 119 <sup>th</sup> Pl	" "
32. Barbara Maceras	11794 E. Parkview Ln.	480-563-545
33. Mirianna Kauria	11744 E. Sand Hills	480-511-3801
34. Robert E. Wade	11746 E. Parkview Ln	480-556-1678
35. Cheryl Kowal	11921 E. Sand Hills Rd	480-969-5004
36. Betty Whistler	23927 N. 119 <sup>th</sup> Pl	480-585-4170
37. Jim Whistler	" "	" "
38. Jane Celeste	23895 N. 119 <sup>th</sup> Place	480.513.0183
39. Helen Newcomb	11909 E. Sand Hills Rd	480-563-2610
30. Tisha Hamilton Balsami	11866 E. Parkview Lane	480-473-4835
41. Ron + Nora Fugate	11862 E. Marinosa Grande Dr.	480-502-0272
42. Thomas Houey	23911 N. 119 <sup>th</sup> Place	480-773-6107
43. NEIL WILGUS	11898 E. SAND HILLS RD.	480-657-0273
44. MATT LUCKY	26499 N. 114 <sup>th</sup> PLACE	480 390-0445
45. CARL FORSMAN	23861 N. 119 <sup>th</sup> PLACE	480 502 8296
46. Judy Frost	10685 E. Cottonwood Lane	480-585-9177
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**CROWN COMMUNITY DEVELOPMENT**  
 Neighborhood Open House Sign-In Sheet  
 Monday, June 13, 2005

Print Name	Address	Phone
51. BOB VAIRO	10040 E. Happy Valley Rd <sup>#451</sup>	
52. BOYD <sup>of</sup> ANNE MATHES	11805 E. PARKVIEW LANE	(480) 563-2982
53. Moshe Bar	SONOVAN CREST	480-483-8107
54. JAMES MANN	11923E PARKVIEW LN	
55. RICHARD HARPER	11934 E. SAND HILLS	480-515-7881
56. Nancy Eris	23557 N. 119 <sup>th</sup> WY	480-515-1153
57. Helen Galata	24548 N. 121 <sup>st</sup> PL	480-659-7902
58. MYRON SHLACHTER	11841 E. PARKVIEW LN	480-515-1585
59. KEN MELDONI	11931 E. CHRISTOPHER LANE	473-1800
60. KATHY RAYMOND	11954 E. MARIPOSA GRANDE DR	502-5726
61. RICHARD RAYMOND	11954 E MARIPOSA GRANDE DR	502-5726
62. Cannon Sperco	11945 E. Sand Hills .85255	473-2400
63. Bud Sperco	" " "	473-2400
64. CHRISTAL RATHMAN	11933 E SAND HILLS RD 85255	563-3274
65. RICK RATHMAN	✓ ✓	563-3274
66. Casale Vince Anne	11901 E Parkview Lane	515-9111
67. Ned CAMPANA	24169 N 120TH PL.	419 2970
68. MIKE GOODE	24119 N 119 <sup>th</sup> WY	563 8122
69. BRIAN COAST	11930 E MARIPOSA GRANDE	419-2500
70. DOTTIE MITCHELL	11922 E SAND HILLS	443-4801
71. Shami Blinke	Granaman West	480 483 8700
72. Mike Kelley	24095 N 116 <sup>th</sup> WY	480 342 8744
73. Nancy & Rob Cahill	19118 N 94 <sup>th</sup> Street (moving to Alan	480-342-8264
74.		
75.		





October 10, 2005

Dear Property Owner:

Important developments are taking place regarding traffic circulation that may change and/or improve access to your property. You are receiving this letter because Maricopa County records indicate you own property in the area of 128<sup>th</sup> Street south of Dixileta Road. Community input has driven some proposed changes to the area circulation plan. The proposed plan is under review by the Arizona State Land Department and the City of Scottsdale.

Enclosed please find a map of the area and the proposed circulation changes. If you have any interest in this issue, we would like to discuss these changes with you at your convenience. Technical Solutions is working on behalf of Crown Communities, a developer in the area, to inform property owners and contact neighbors about these proposed changes. You can reach our offices regarding proposal at (602) 957-3434.

Sincerely,

Paul Smith  
President