

CITIZEN REVIEW REPORT & NEIGHBORHOOD INVOLVEMENT REPORT

Southeast Corner of Camelback Road & 68th Street

Optima Sonoran Village (formerly Orchidtree)

March 9, 2010

Overview

This citizen outreach and neighborhood involvement report is being performed in association with a minor general plan amendment and rezoning request for the redevelopment of approximately 9.8 gross acres located on the southeast corner of Camelback Road and 68th Street. The design team has created a project that is architecturally striking and sensitive to neighboring properties. As part of the request, this citizen review and neighborhood involvement plan has been drafted and will be ongoing throughout the 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 throughout the process.

Communication with impacted and interested parties will take place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The project team has already been busy conducting outreach into the community to date. Door to door work and smaller meetings with homeowners and interested parties began in October of 2009 and will continue throughout the process. We have been door-to-door in the neighborhoods walking in October, November, December, January, February, and March. To date we have met with many neighbors in Whitwood, Villa Adrian, and Villa D'Este. We have met with Wells Hampton, Charles Jepson, and Rich Robertson. In addition, we presented the project at the Pavoreal Homeowner's Association in February which was attended by approximately fifteen neighbors. We will continue to walk neighborhoods and meet individually with neighbors. We are in communication with the Pavoreal Board so we can again attend their meetings and provide them with updates. Neighbors have been appreciative of the outreach effort and the opportunity to provide input on our plans.

The issues that neighbors have raised are their interest in seeing the power lines south of the project put underground, avoid potential pedestrian access to the neighborhood, building height proximate to the neighborhood, and the timing

of the demolition of the current unoccupied building on the site. We have communicated to the neighbors that power lines in the alleyway south of the proposed project will be undergrounded at the developer's expense. We have also alerted them that no pedestrian connection will be made between the proposed project and the existing neighborhood to the south. The existing buildings will be scheduled for demolition as soon as possible given the proposed construction schedule.

Members of the outreach team will continue be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and email to answer any questions relating to the project.

Surrounding property owners and other interested parties will be noticed via first class mail regarding the project and upcoming Neighborhood Open Houses. This notification will contain information about the project, contact information to receive additional information, the opportunity to give feedback as well as the time and location of the Open Houses. These Open Houses will be scheduled for late March or the first two weeks of April.

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.