



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Stockdale Capital- The Scottsdale Collection

August 10, 2020

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to D/DMU-3 PBD DO P-3 and D/DMU-3 PBD DO on a collection of parcels totaling approximately 10.25+/- acres site located between Scottsdale Road and Civic Center Plaza and between Camelback Road and 6th Avenue. The request also includes an alley abandonment between Indian Plaza and Shoeman Lane. The proposed project would result in a multi-year redevelopment consisting of hotel, residential, restaurant, retail, and possibly other approved uses. This proposal is in conformance with the City's General Plan land use designation of Downtown Multiple-Use and in conformance with the Old Town Character Area Plan. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive 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 a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, business owners, and community members by telephone, one-on-one meetings, group meetings, and waking tours since November 2019. Prior to the COVID-19 outbreak, the outreach team held **2 Town Hall Meetings** and numerous **Walking Tours** around the subject parcels to get feedback on the project. Town Hall Meeting attendees heard presentations from the development and public arts teams and were then asked for specific feedback on the various proposals that they heard. Following the Town Hall Meetings, individual Walking Tours were

held by the developer and the development team. These Walking Tours were not only with Town Hall Attendees but also City Council Members so that the development team could get site specific feedback on this proposal. In total, 37 people attended the two Town Hall Meetings and over one dozen individual Walking Tours were held. Issues were discussed including parking, height, the mixture of uses, traffic, art, and timing of construction. Overall, a majority of the feedback received was favorable to this proposal. During May and June of 2020, numerous update presentations were made by the development team via Zoom to City leaders, downtown area property owners, and many of the individuals that attended the early Town Hall Meetings. Again, feedback was positive. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Additionally, surrounding property owners, HOAs and other interested parties will be noticed via first class mail regarding the project. The distribution of this notification will **EXCEED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification will contain information about the project, as well as contact information. This contact person will provide, as needed, additional information and the opportunity to give feedback. The notification will also contain information regarding a virtual neighborhood Open House for those who wish to learn more about the project. The virtual open house will be an online presentation of the project and will provide an opportunity for neighbors to provide comments to the development team and ask questions. The website and its accessibility will be posted on an Early Notification Sign on the property. The development team will continue to be accessible by phone and email subsequent to the virtual Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions.

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. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Draft Notification Letter
Notification List
Town Hall Sign-in Sheets