



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

The Triangle

June 25, 2020

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from C-2 DO to D/DMU-Type 2 PBD DO on an approximately 3.87+/- acre site located at 7110 E. Indian School Road. The proposed project would result in a new mixed-use development consisting of luxury residential units, a boutique hotel, and restaurant. This proposal is in conformance with the City's General Plan land use designation of Downtown Mixed-Use. 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

A neighborhood open house was held by the initial development team for the initial version of this request on Monday, March 2, 2020 at the Hotel Valley Ho. Notification letters inviting neighbors to attend this meeting were sent by first class mail to all property owners within a 750 foot radius of the site as specified by the Citizen Review checklist, plus the interested parties list. Seven people attended the meeting expressing serious concerns about the demolition of the Haver Building currently on the site and had questions about parking.

As a result of these concerns, the applicant retained a different development team whose goal was to retain the Haver Building as part of the proposed project. The new development team has spent considerable time reaching out to the Historic Preservation Commission

leadership and to the Historic Preservation Commission staff to update them on the newly configured proposal which would now include preserving the Haver Triangle Building. The outreach team has also communicated with several of the Open House attendees to alert them of this new proposal.

Given the new version of the site plan, the development team will continue to communicate with neighboring property owners and community members by telephone, door-to-door outreach, and appropriate one-on-one meetings. In addition, the development team will hold an additional neighborhood meeting either virtually or in person, depending upon current public health issues, to update the public about the revised proposal that includes the preservation of the Haver Triangle Building.

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:

Notification Letter

Notification List

Open House Sign in Sheet

Affidavit of Posting