



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Greystar Independent Living

January 12, 2021

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from R1-35 to C-O on an approximately 5+/- acre site located north of the northwest corner of Raintree Drive and 90th Street. The proposed project would result in a new minimal residential health care facility. This proposal is in conformance with the City's Greater Airpark Character Area Plan land use designation of Airpark 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

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings, and door-to-door outreach since August 2020. The outreach team visited **over 350 residential neighbors** to get their feedback on the project. A majority of this feedback was favorable to this proposal.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project and provided information on a Virtual Open House that was held on Tuesday, October 6, 2020. The distribution of this notification **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. A detailed description and visuals for the project were posted online as well as an opportunity for neighbors to provide comments/questions by phone or by

email to the development team. The website and its accessibility date/time were posted on the Early Notification Sign on the property and the website was available for longer than the advertised time. There were 58 views of the online website. The development team received 1 email and 3 phone calls with questions regarding traffic and the timing for construction. All of those questions were answered to the best of our ability.

Subsequent to the neighborhood open house, one comment relative to the project was received by the City. The development team contacted the resident to answer questions and respond to their concerns. The development team will continue to be accessible by phone and email 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
Affidavit of Posting