



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

The Kimsey

May 26, 2021

Overview

This Citizen Review Report is being performed in association with a request for Development Review to approve the site plan and elevations for the approximately 3.87+/- acre site located at 7110 E. Indian School Road. The proposed project ("The Kimsey") would result in a new mixed-use development consisting of luxury residential units, a boutique hotel, and restaurant. This proposal was recently approved (10-ZN-2020) by the Scottsdale City Council. 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

Following the City Council approval of the Zoning District Map Amendment, surrounding property owners were notified via first class mail of the application for site plan and elevations approval at an upcoming Development Review Board meeting. The distribution of this notification **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification included information about the application and contact information for the developer as well as the City, if they had questions. In addition, residents who had indicated an interest in the Historic Preservation Commission process have been kept updated on the project's HPC schedule.

Prior to the Zoning Hearing process, 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. Eleven people attended the meeting with several attendees expressing serious concerns about the demolition of the Kimsey 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 Kimsey 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 Kimsey Building (aka Ralph Haver design Triangle Building). The outreach team has had numerous productive meetings with several of the Open House attendees and neighboring property owners to show them the new proposal and solicit their input. Those meetings have resulted in changes to the design elements of the proposed hotel building.

Given the new version of the site plan and the building designs, the development team has continued 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 held a second neighborhood meeting virtually, to update the public about the revised proposal. These revisions include the preservation of the Kimsey Building and the applicant's desire to request historic preservation status for the Haver designed building by the City of Scottsdale.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project and provided information on this Virtual Open House that was held on January 18, 2021. 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 from Friday 1/15 through Tuesday 1/19. There were 80 views of the online website. The development team received 1 email from COGS stating that they had no further questions about the

project and 2 phone calls with questions regarding the timing for completion of the project.

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 manner. 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

Additional Open House Notification Letter