



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

114th Street and Shea

July 1, 2020

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendments from C-O to C-1 on the northern 1.97+/- acres, R1-18 PRD to S-R on the western .67+/- acres, and C-O to S-R on the eastern .89+/- acres of the site located at the southwest corner of 114th Street and Shea. This request will also include a non-major General Plan Amendment from the Office land use designation to the Commercial land use designation on the northern 1.97+/- acres of the site. The remaining 1.48+/- acres of the vacant property will remain R1-18 PRD and are not part of this application. The proposed project would result in a mix of uses consisting of compatible, low-scale retail/office uses on the northern portion of the property and residential on the south. 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, door-to-door outreach, and small group meetings since May 2019. Originally, the outreach team visited **over 350 residential neighbors** in the immediate area to get feedback on **multiple development options** for this site. After receiving feedback from these neighbors, the development team moved forward with their current plan that most neighbors felt was most appropriate for this site. Members of the outreach team will continue to be available to meet with any neighbors who wish

Attachment 12

to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open Houses that was held on August 13, 2019 at Mountainside Middle School for those who wished to learn more about the project. The site and time were posted on an Early Notification Sign on the property.

6 interested people (see attached sign-in sheets) attended the Open House. Most of the attendees were generally supportive of the project. A couple of questions arose about height, retail uses, and vehicular access. Two neighbors that live directly next to the site had questions about the public right of way. The development team followed up with them to answer their questions. All other questions were addressed at the Open House.

As a result of input from the directly adjacent neighbors and the City, the site plan was revised to accommodate mutual concerns. The outreach team mailed an additional letter via first class mail on May 12, 2020 to the surrounding property owners to update them on the changes. This notification contained information about the project, as well as contact information for those who wished to provide additional feedback. The outreach team will continue to be available to respond to any neighbors who have questions or comments.

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

Sign-in sheets

Additional Notification Letter