



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

114th Street and Shea

June 15, 2021

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

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.

On June 10, 2021, a third neighborhood open house was held virtually to update neighbors on the changes to the proposal and to gather additional input. Neighbors were noticed via first class mail regarding the Open House. The distribution of this notification **EXCEEDED** the City's 750' required radius. In addition, the website and its accessibility date/time were posted on the Early Notification Sign on the property. The website which contained detailed project modification descriptions and visuals was available from Wednesday, June 9 through Sunday, June 13th. There were fifty- one views of the online website. Both the notification letter and the website provided an opportunity for neighbors to provide comments or ask questions by phone or email. The Development Team received one phone call from a neighbor who resides next door to the site, expressing his support for the project.

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 Letters



May 19, 2021

Dear Neighbor:

Dating back to Summer 2019, representatives of Hawkins Companies conducted door-to-door outreach gathering feedback from area neighbors as to their preference between a Charter School (please see the attached 2019 proposed Charter School plan) or a C-1 Neighborhood Retail/Residential development on the vacant land located at the southwest corner of 114th Street and Shea Boulevard. Subsequently and based upon that feedback, Hawkins held a neighborhood Open House on August 13th, 2019 to discuss the proposed C-1 Neighborhood Retail/Residential plan in further detail; additional constructive comments to the development plan were received and incorporated.

Resulting from that initial input and continued conversations with neighbors and City Staff, Hawkins is moving forward with a request that results in a mix of uses consisting of compatible, low-impact retail/office/medical uses on the northern portion of the property with residential to the south (please see the attached 2021 submittal site plan). In our continual efforts to keep neighbors informed and receive feedback on our proposal, we are holding an additional neighborhood Open House.

The formal zoning request (8-ZN-2020 & 5-GP-2020) is for 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 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 (two single family lots) and the application includes amended development standards for the eastern lot.

In accordance with current City of Scottsdale public safety procedures during the COVID-19 crisis, we will be hosting this Open House virtually. Just as if it were an in person Open House, the virtual format will facilitate individual public questions and comments. The web link www.technicalsolutionssaz.com/open-house.html will be accessible on ____, June __, 2021. The project team will be available on June __, 2021 from 4:30 PM to 6 PM to respond to questions or comments. Please feel free to call (602) 957-3434 or email info@technicalsolutionssaz.com during that time to talk to the project team.

If you are unable to access the Virtual Open House online, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionssaz.com and we will be happy to provide you information about the proposal. The City of Scottsdale Project Coordinator for the project is Bryan Cluff, who can be reached at 480-312-2258 or BCluff@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Hawkins Companies, LLC