



## CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

### SWC of Scottsdale Road & Gold Dust

June 14, 2022

#### Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from C-2 to PUD and a minor General Plan Amendment from Commercial to Mixed-Use Neighborhoods land use designation on an approximately 4.64+/- acre site located at the southwest corner of Scottsdale Road and Gold Dust Avenue. The proposed project would result in a new mixed-use development consisting of luxury residential units, public co-working space, and a public yoga/fitness center. 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, businesses, and community members by telephone, one-on-one meetings, and door-to-door outreach since December 2021. The outreach team visited **over 245 surrounding residences and businesses** to get their feedback on the project. A majority of this feedback was favorable to this proposal and numerous signatures of support were collected during those visits.

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 for the development team. 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 House that was held on March 28, 2022 for those who wished to learn more about the project. The site and time was posted with the Early Notification Sign prior to the Open House.

34 interested people attended the Open House. Attendees were mixed in their opinions on the project. Questions and comments arose regarding height, density, traffic, rental rates, housing needs in the area, and construction timing. These questions were all answered by the development team to the best of their ability. In addition, several residents reached out by phone with questions regarding the project, prior to the Open House. Since the Open House, the development team has been working with the neighboring condo associations to assist with their current parking issues related to traffic from the nearby high school.

The development team will continue to be accessible by phone and email subsequent to the 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
- Affidavit of Posting
- Sign-in Sheets
- Comment Cards