



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

The Artisan

March 19, 2021

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from C-2 DO to D/DMU-2 PBD DO and D/DC-1 PBD DO on an approximately 1.92+/- acre site located at the southwest corner of Indian School Road and Marshall Way. The proposed project would result in a new mixed-use development consisting of luxury residential units, commercial space, an art space, and public plaza improvements. This proposal is in conformance with the City's General Plan land use designation of Downtown 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, businesses, and community members by telephone, one-on-one meetings, and door-to-door outreach since September 2020. The outreach team visited **over 110 surrounding property owners and tenants** 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 February 8, 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 2/5 through Tuesday 2/9. There were over 65 views of the online website. The development team received 1 email from COGS asking some clarifying information and 3 phone calls with various questions about the project. These questions were all answered by the development team to the best of their ability. As a result of input received at the open house, the development team has worked extensively with a neighboring property owner on changes to the design.

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
Affidavit of Posting