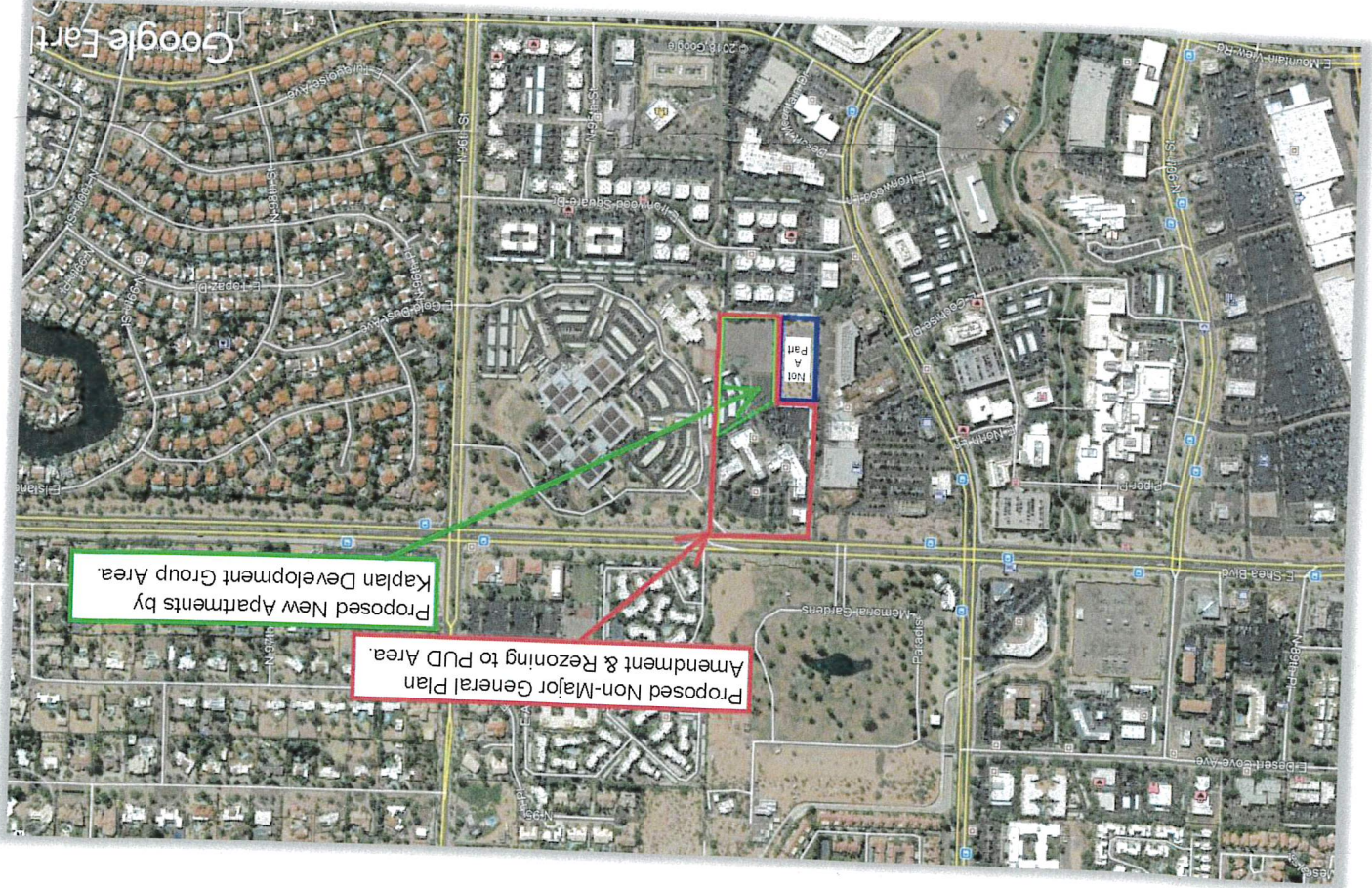


PROPERTY LOCATION MAP 9375 East Shea Boulevard





August 28, 2020

Dear Neighbor:

A number of months ago, Kaplan Development Group communicated with you about a proposed residential project (626-PA-2019) to be located at 9375 E. Shea Boulevard (See Attached Property Location Map). Since that time, Kaplan has worked to refine that plan to ensure that it will be complementary to the character of the area and that it will interface well with the existing retail neighbors. As a result, Kaplan has a modified proposal that includes high quality architecture, open space areas, lush landscaping and will truly enhance the overall retail/office area. This new request is for a Non-Major General Plan Amendment from Commercial to Mixed-Use Neighborhoods and a rezoning from C-3 PCD / C-O PCD (Planned Community District - McCormick Ranch) to PUD PCD (Planned Community District - McCormick Ranch) on the 1+/- gross acre site to allow for a mixed-use development to include new residential combined with the existing retail/office/restaurant center. Kaplan Development Group intends to add a luxury residential multi-family community of approximately 220 units within a 4-story building to add vibrancy and a boost to the existing office/retail/restaurant center along Shea Boulevard. (See Attached Overall Site Plan).

In accordance with the public safety procedures during the COVID-19 crisis, we will be hosting a Virtual Open House to discuss this proposal, which will provide an online presentation about the project and provide an opportunity during a scheduled time for you to ask questions or provide comments to the project team, just as you would be able to at an in person meeting.

The web link www.technicalsolutionaz.com/open-house.html will be accessible on Thursday, September 10, 2020.

The project team will be available on Thursday, September 10, 2020, from 4:30 PM to 6 PM to respond to questions or comments. Please feel free to call (602) 957-3434 or email info@technicalsolutionaz.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@technicalsolutionaz.com and we will be happy to provide you information about the proposal. The City of Scottsdale Project Coordinators for the project are Doris McClay, who can be reached at 480-312-2761 or AYaron@ScottsdaleAZ.gov.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan Bitter Smith', with a star-like flourish at the end.

Susan Bitter Smith
President

Proposed Non-Major GPA / PUD Zoning Boundary Line
 Cases: 6-GP-2019 & 16-ZN-2019



**Existing
 Retail / Restaurants / Office
 to Remain**

**Existing Access
 Easement
 (Exit Only)**

Not A Part - Vacant Land

Shea Boulevard

OVERALL SITE PLAN
 NORTH

REVISIONS

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

JOB NO: 18-056
 DATE: APRIL 29 2019
 SCALE: 1" = 40'
 SHEET NO: A1.1

9400 EAST SHEA BLVD.
 SCOTTSDALE, ARIZONA
94 Hundred Shea, LLP
 9375 E. Shea Blvd, SUITE 100 SCOTTSDALE, AZ 85260

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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