

ATTACHMENT D



Kierland Community Alliance
P.O.Box 31163
Phoenix, AZ 85046

November 6, 2023

Chairperson and Committee Members
of the Paradise Valley Village Planning Committee

RE: Kierland Sky LLC, Case # Z-14-A-20

Dear Sir or Madam,

We write you today in support of the above noted amended case which is pending your review.

As you know, we are a community association which works with property developers in the Kierland area. Our purpose is to inform them of community concerns, precedents, and particular situations their projects might impact.

We have been working with Kierland Sky LLC for a few years now on the original project, which was approved, and on this amended version now before your committee, and which we believe is an improved version.

In brief, we wish to recommend approval of the proposal as we believe it includes many improvements which will be more beneficial to the neighborhood and mitigate the impact of developing the property.

First, is the conversion from commercial use to residential condominiums. This is welcomed as it will bring more owners vs. renters into the neighborhood and help balance out, to some degree, the large increase in rental units we have seen occur over the past few years.

Second, is lowered building heights on some buildings, elimination of a parking structure, and only a slight increase, from 56 to 58 feet, on the building closest to the nearby single family homes. Another improvement is the conversion from above ground parking to underground parking.

Third, is the architecture, building façade treatments, and particularly, the landscape plan surrounding the buildings and on the roof tops. These will all increase the visual appeal of the

project making it more pleasing to the eye. This will help the property fit nicely into the neighborhood and create visual interest consistent with other parts of the Kierland area.

We would also like to mention that the developer has worked to mitigate the impact of traffic on the neighborhood, by routing it away from single family homes and by managing access points, not allowing traffic to exit left onto Kierland Boulevard. The developer has also committed to establishing a fund to help with the mitigation of traffic in the neighborhood to the south and south west of the development, which is very much appreciated.

We do, however, have some concerns. We mention these so that hopefully, they can be addressed by adding stipulations when approving the amended plan. These are easily manageable in our opinion.

The rooftop amenity area could become a noise nuisance for neighbors if not managed properly. Therefore, we propose that there be a stipulation prohibiting live music on the rooftop, and setting a limit to noise on the rooftop not to exceed 55 db.

Finally, we recommend adequate power and EV chargers to distribute this power to resident parking spaces, as current legislative and market trends seem to point to many more electric vehicles soon, as well as longer term.

We have enjoyed working with the Akiba family as well as Mr. Larry Lazarus to help bring to the Kierland area a project we believe worthy of the neighborhood, and sensitive to the needs of the people who reside here.

Yours truly, on behalf of the Board of the Kierland Community Alliance,

Amy Satterfield,
Chairperson
Kierland Community Alliance

cc: Adrian G Zambrano, Village Planner
Larry Lazarus, Lazarus & Silvyn, P.C.