



DEC  
2021



# SEASONS GREETINGS

**The Kierland Community Alliance wishes you and yours a very happy Holiday Season!**

This year flew by faster than we could have anticipated. The development in the Kierland area is continuing to thrive, and the changes we've implemented throughout the COVID pandemic both personally and corporately have strengthened our priorities and ways of living. Namely, we at the KCA are more committed than ever to protect our Kierland community, to ensure healthy and safe neighborhoods for our families and to preserve the "nature" of the Kierland area we all love and cherish.

We want to thank all those we had the privilege of working with throughout 2021 and in years past. This time of year allows us to take a breath and really remember why we enjoy what we do, day in and day out. WE ARE KIERLAND!

We're more excited than ever for the New Year! Our core values will drive the change we want to see take place and help us keep what matters most at the cornerstone of what we do – This is the long-term commitment we pledge to our shared community.

- Enjoy the Holiday Season,  
KCA Board of Directors

## IN THIS ISSUE:

- Current Development
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- Get Involved

**VISIT US:**



[www.KierlandCommunityAlliance.org](http://www.KierlandCommunityAlliance.org)

# Proposed Developments

\*INFORMATION PROVIDED AS OF DECEMBER, 2021.  
CHECK THE CITY OF PHOENIX "PUBLIC NOTICES" PAGE FOR  
THE MOST RECENT INFORMATION.

## MODERA

Modera Kierland is a six (6) story (includes private rooftop mezzanines) luxury rental residential and retail community that will add high quality dwelling units along the Scottsdale Road Corridor in a unique mixed-use development. Modera Kierland is located on 6.8 gross acres (5.69 net acres) at the southwest corner of the intersection of Scottsdale Road and Paradise Lane.



The KCA has begun discussions with the developer but has not made any formal recommendations. We will keep residents updated on any community meetings and public hearings scheduled.

[READ MORE](#)



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## DAVIS PROJECT

Davis Kierland is a proposed luxury multifamily residential community on a 4.21-acre site located at the southwest corner of the intersection of 71st Street and Marilyn Road.

Davis Kierland will hold up to 261 dwelling units with associated private residential amenities.

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**For questions, feedback or to get involved, please email  
[KierlandCommunityAlliance@gmail.com](mailto:KierlandCommunityAlliance@gmail.com)**

## KCA CHAIRMAN'S LETTER



The Kierland Community Alliance was formed to carry out the mission to protect and preserve the character of the Kierland neighborhood, with its ample open spaces, and wonderful views of the sky and surrounding mountains. for the benefit of existing and future residents. We are a small group of residents who volunteer our time to this end, working within the zoning process with re-developers, their agents, city officials and city staff.

It has been busy this year, as Kierland and nearby areas are at the center of the bullseye for re-development, especially for, multifamily buildings.

Did you know that currently, there are four apartment complexes under construction on 71st and Scottsdale Road north of Kierland Blvd.? A fifth is in the zoning application process, and another site on 71st is earmarked, but has yet to file an application. Others are in the pre-construction or the pre-application phases south of Kierland Blvd., and include an approved commercial office project on the SE corner of Marilyn and Kierland, an approved apartment project on the SE corner of Kierland/Greenway, a shopping center re-development project at East Thunderbird Square south which includes residential apartments (pre filing status), and an apartment re-development on Marilyn and 71st St. (also pre application status). Information on all projects can be found on the City of Phoenix planning and zoning website. [Click Here.](#)

These many projects flow from the need for additional housing in Phoenix to accommodate the influx of thousands of new residents every month, and the natural attraction of the Kierland area with its shopping, dining, and commercial offices, and businesses.

From our very first engagement, our preferred form of interaction, is dialogue and collaboration vs. opposition, unless, absolutely necessary. We seek constructive, early dialogue with re-developers. Our goal is early engagement to inform and influence their project designs to conform with the character of Kierland; and to minimize the negative impact on current residents caused by excessive height, density, traffic increases, insufficient open space allocation, and unattractive design of exterior facades, among other things.

We know, early, constructive interaction with re-developers can produce positive results for the neighborhood. To date, doing this, we have increased open spaces, reduced height where open space options and adjacencies demanded it, generated re-developer funding for traffic mitigation studies to ensure safety and congestion are properly managed, and promoted changes in projects to mitigate the impact on adjacent single family, and multi-family developments.

We will continue to be vigilant on behalf of the Kierland Community in 2022. It's what we do. We encourage you and area neighbors to be part of this process by keeping up to date through our new website and communicating directly with us and City staff.

Season's Greeting to all Kierland residents and neighbors. We wish you all Happy Holidays and a wonderful New Year in 2022.

- Wayne Mailloux, KCA Chairman



[www.KierlandCommunityAlliance.org](http://www.KierlandCommunityAlliance.org)



# Holiday Events

This Holiday season enjoy fun family festivities – from Christmas Carolers to Santa Paws Pet Photos

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Photos With Santa at Kierland Commons

[CLICK HERE](#)



3-D Holiday PaintScaping show at the Westin Kierland Resort

[CLICK HERE](#)



Pet Night with Santa

[CLICK HERE](#)



Rudolph The Red-Nosed Reindeer: The Musical.

[CLICK HERE](#)



Christmas at the Princess

[CLICK HERE](#)



[Las Noches de la Luminarias.](#)

[CLICK HERE](#)





# Message from Our Councilman

CITY OF PHOENIX COUNCILMAN JIM WARING  
REPRESENTS DISTRICT 2 WHICH INCLUDES  
THE KIERLAND AREA.

Dear Kierland Community Alliance,

I hope you're having a wonderful holiday season! The district I represent covers the area from the Paradise Valley border south of Shea, north along Scottsdale Road to Carefree Highway, west across I-17, and drops back down. We have more miles of street than any district in the city - of the 5,000 miles of streets, we have approximately 705. District 2 has wonderful amenities, from the Musical Instrument Museum and the Sonoran Preserve to the Mayo Clinic and, of course, Kierland, to name just a few.

As a council member, I'm basically part of a board of directors; we hire a City Manager to be our CEO, and he or she hires the 14,000 city employees who provide the backbone for our services and infrastructure. The City of Phoenix owns and runs such diverse operations as Sky Harbor Airport, the Water and Public Works departments, and the Phoenix Suns Arena. Our overall budget is roughly \$4.5 billion every year.

Obviously, in these trying times, we've had our challenges. I'm doing everything possible to ensure our police force is adequate to the task of protecting all of us. Unfortunately, even though the city has raised the police budget, recruitment and retention of officers has become a major issue. Our 2,750 officers make approximately 1.2 million contacts with the public every year. They carry a heavy burden, and they deserve our respect and support. If you get the opportunity, please thank our officers for the sacrifices they make on our behalf - that would be my wish for this holiday season. I wish you and yours a blessed holiday season and I hope you have a wonderful 2022!



**Email Councilman Waring**



Are you interested in planning and development? Would you like to be more involved in the Kierland Community Alliance? We would love to hear from you.

Email us at  
KierlandCommunityAlliance@gmail.com

## UPCOMING CITY MEETINGS

[READ MORE](#)



## PUBLIC MEETING NOTICES

[READ MORE](#)



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