

2 LANDSCAPE PLAN

SCALE: 1" = 20'-0" 140003-SITE

LANDSCAPE LEGEND

- ULMUS PARVIFOLIA  
CHINESE ELM  
24" BOX (MATCHING)
- EXISTING TREE  
PROTECT FROM  
CONSTRUCTION
- SOPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL  
15 GALLON  
APS/SRP APPROVED TREE
- NERIUM OLEANDER  
FULL SIZE WHITE  
5 GALLON
- RUELLIA PENINSULARIS  
BAJA RUELLIA  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
- MATCH EXISTING  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF MESA  
LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

ARTERIAL STREET:

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

MAJOR, MIDSECTION COLLECTOR STREET:

(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

COLLECTOR/INDUSTRIAL/COMMERICAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

PUBLIC OR PRIVATE LOCAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:

TREES: (TOTAL REQUIRED TREES:)

- 25% SHALL BE 36" BOX OR LARGER
- 50% SHALL BE 24" BOX OR LARGER
- NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS:)

- 50% SHALL BE 5 GALLON OR LARGER.
- NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES

9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

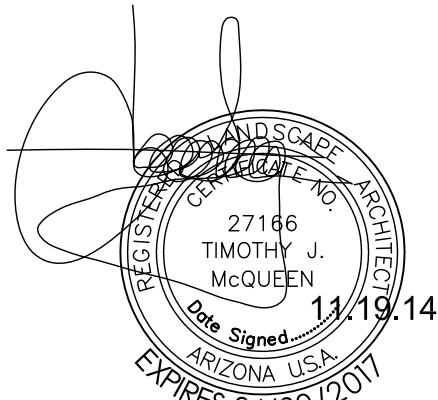
15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

PROJECT DATA

|   |   |
|---|---|
| CASE NO.:   | PS14-027 (PLN2014-00205)  |
| ADDRESS:  | 108 E. 2ND AVENUE<br>MESA, ARIZONA 85210                                    |
| EXISTING USE:   | SOCIAL SERVICES FACILITY  |
| EXISTING ZONING:  | DR-2  |
| PROPOSED ZONING:  | DB-1  |
| - SITE DATA   |   |
| NET SITE AREA:  | 42,231 S.F. (0.97 AC.)  |
| % COVERAGE:   | 28.6%   |
| BUILDINGS   |   |
| EXISTING BUILDING (NOT A PART)  | 9,180 S.F.  |
| NEW BUILDING ADDITION   | 2,899 S.F.  |
| TOTAL:  | 12,079 S.F.   |
| PARKING   |   |
| EXISTING BUILDING (4,882 S.F. @ 1/400):   | 12 SPACES   |
| EXISTING BUILDING (15 BEDROOMS @ 1/BEDROOM):  | 15 SPACES   |
| NEW BUILDING ADDITION (1,323 S.F. @ 1/400):   | 4 SPACES  |
| NEW BUILDING ADDITION (6 BEDROOMS @ 1/BEDROOM):   | 6 SPACES  |
| TOTAL REQUIRED:   | 37 SPACES   |
| PROVIDED (EXISTING):  | 27 SPACES   |
| ACCESSIBLE REQUIRED:  | 2 SPACES  |
| ACCESSIBLE PROVIDED:  | 2 SPACES  |
| - BUILDING DATA   |   |
| OCCUPANCY TYPE  | R-4 PER SECTION 508.2<br>(MORE THAN 16 PERSONS)                             |
| CONSTRUCTION TYPE   | V-B FULLY SPRINKLERED   |
| AREA SEPARATION   | NONE REQUIRED PER SECTION 508.3.2<br>(FULLY SPRINKLERED OCCUPANCY TYPE R-4) |
| ALLOWABLE AREA (SECTION 506.2)  |   |
| $A_a = 7,000 \text{ s.f. (BASIC)} + [7,000 \text{ s.f.} \times 3] \text{ (AFES)} = 28,000 \text{ s.f.}$ |   |



T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
8433 East Cholla St., Suite 101  
Scottsdale, Arizona 85260  
P. (602) 265-0320 F. (602) 266-6619  
EMAIL: timmcqueen@tjmla.net



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The River Source

The River Source  
(Additional New Building)  
108 East 2nd Avenue  
Mesa, Arizona 85210

| Revisions: | No. | Description | Date |
|------------|-----|-------------|------|
|            |     |             |      |
|            |     |             |      |
|            |     |             |      |
|            |     |             |      |

Title: LANDSCAPE PLAN

Date: 10.24.14

Project No.: 140003

Drawn By: PL

Checked By: PL

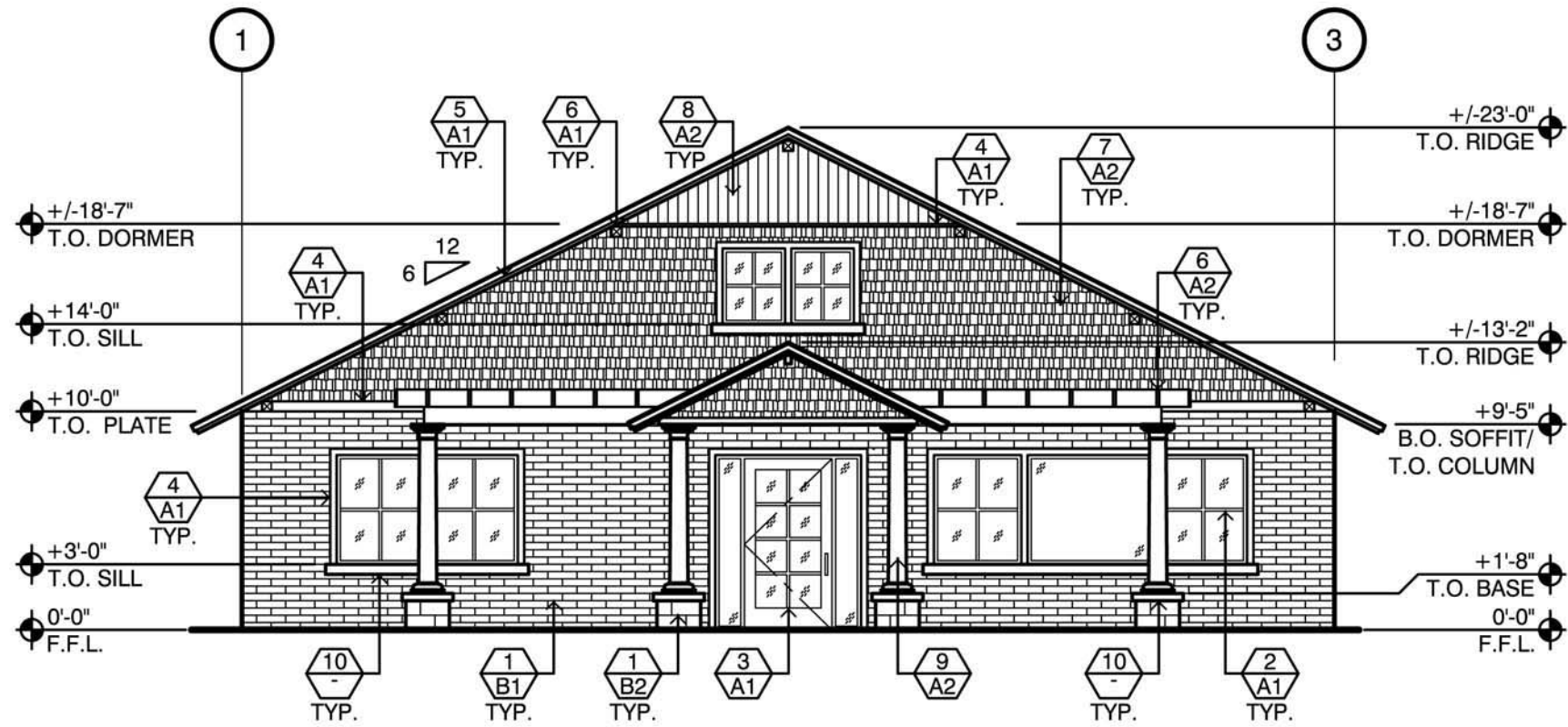
Submittal:

- ☐ Design Development
- ☐ Construction Documents
- ☐ Bid Package

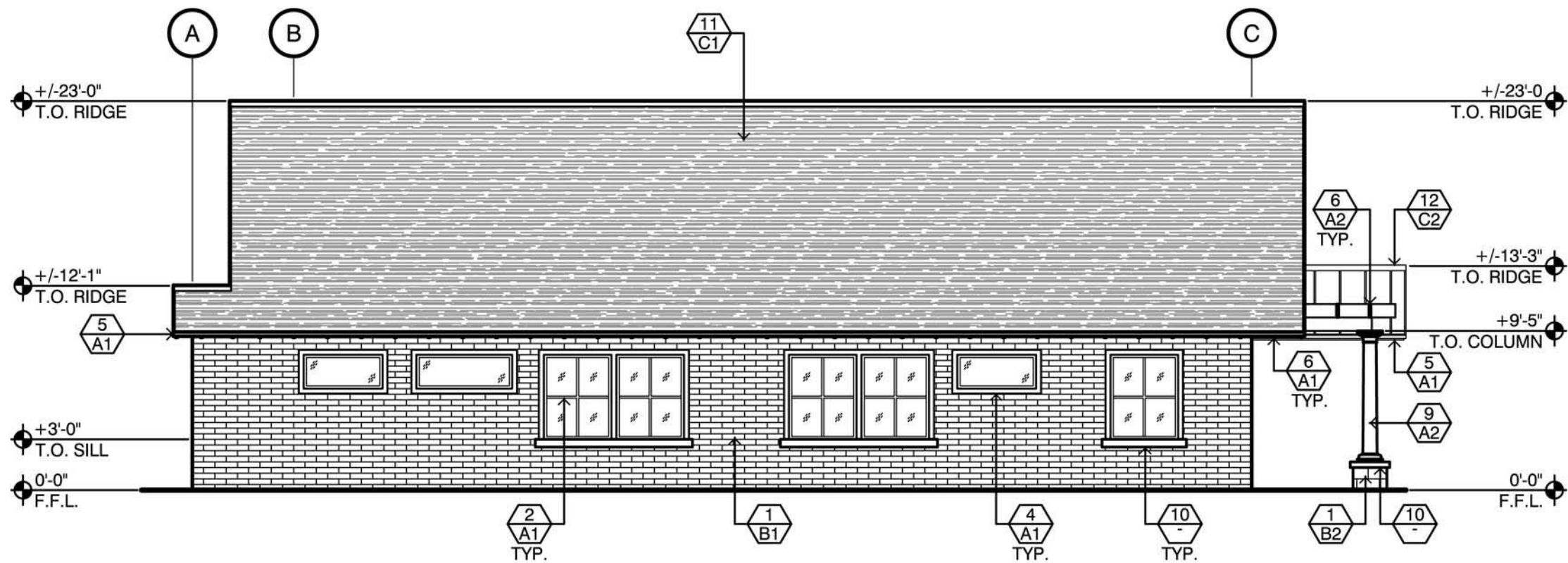
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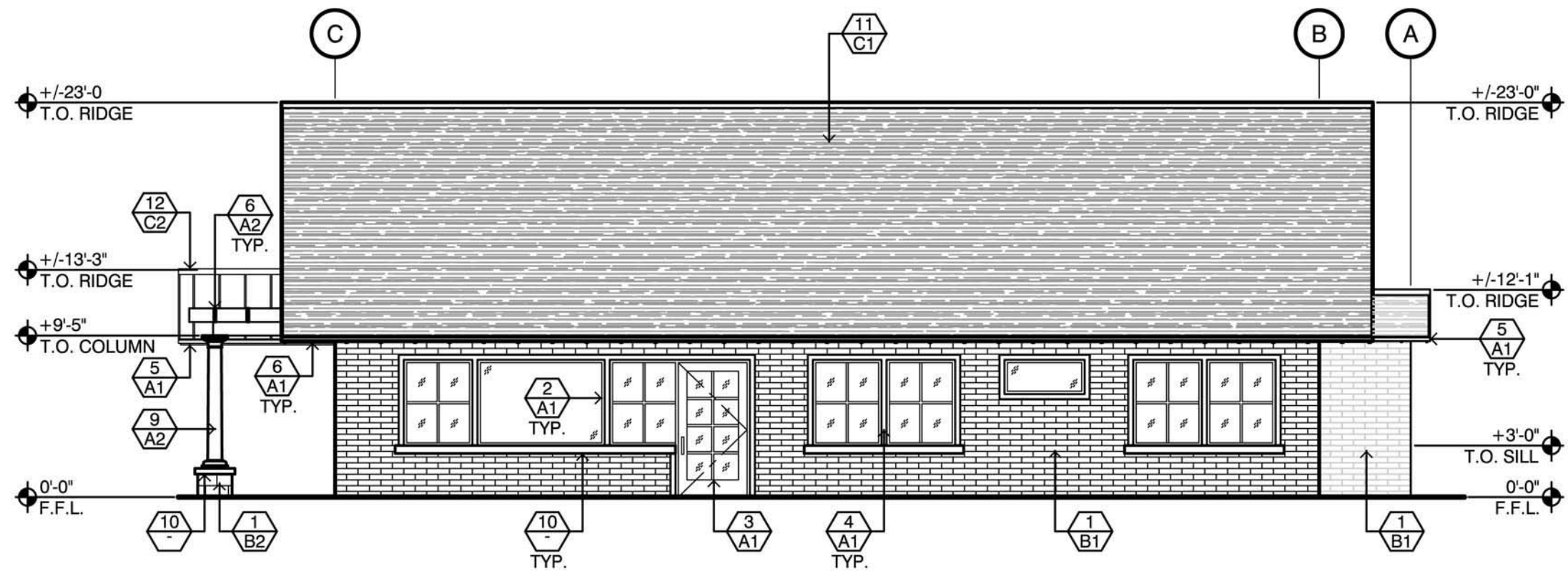




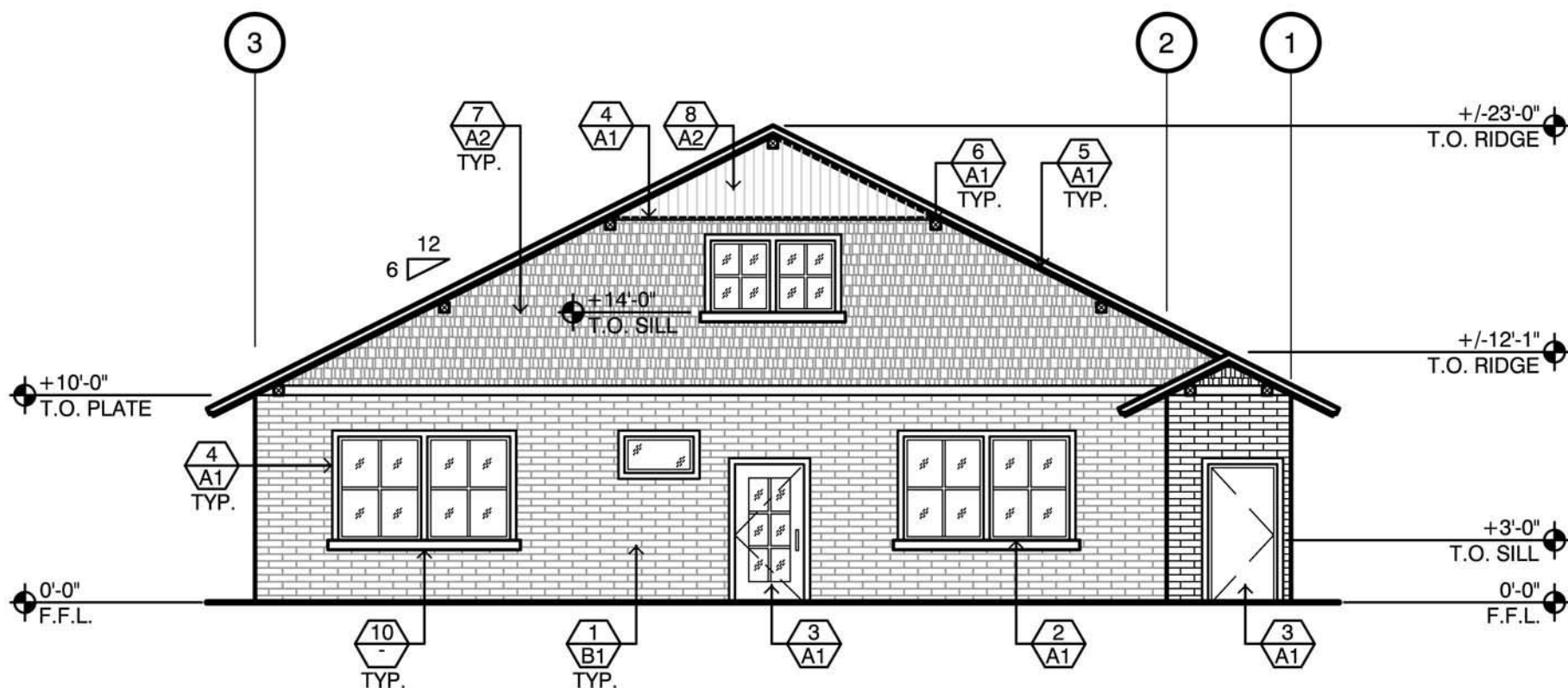
1 WEST ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0" (STREET SIDE) 14003-EXH-03



2 NORTH ELEVATION (LEFT)  
SCALE: 1/8" = 1'-0" 14003-EXH-06



3 SOUTH ELEVATION (RIGHT)  
SCALE: 1/8" = 1'-0" 14003-EXH-06



4 EAST ELEVATION (BACK)  
SCALE: 1/8" = 1'-0" 14003-EXH-03

| MATERIAL/COLOR SCHEDULE                                |  | MATERIAL   | COLOR |
|--|--|--|-------|
| MATERIALS  |  | COLORS   |       |
| 1. EXPOSED MASONRY/BRICK TO MATCH EXISTING             |  | - PAINT (DUNN EDWARDS)   |       |
| 2. WOOD CASEMENT WINDOW - PAINTED                      |  | A1. DE5153 - 'IRON ORE'  |       |
| 3. WOOD DOOR - PAINTED                                 |  | A2. DE6260 - 'WISHFUL WHITE'   |       |
| 4. WOOD TRIM - PAINTED                                 |  | - BRICK VENEER (BELDEN)/MASONRY (BELGARD)                                  |       |
| 5. WOOD FASCIA - PAINTED                               |  | B1. THIN BRICK C1088 - VELOUR - 'MADRID BLEND'                             |       |
| 6. WOOD RAFTER - PAINTED                               |  | B2. 6X16X8 BELAIR WALL - 'GREY'  |       |
| 7. WOOD SIDING - SCALLOPED TO MATCH EXISTING - PAINTED |  | - ROOFING  |       |
| 8. VERTICAL WOOD SIDING TO MATCH EXISTING - PAINTED    |  | C1. OWENS CORNING - 'DESERT TAN'   |       |
| 9. WOOD COLUMN TO MATCH EXISTING                       |  | C2. ATAS 1 1/2" FIELD-LOK - PAINT TO MATCH DUNN EDWARD DE5153 - 'IRON ORE' |       |
| 10. EXPOSED CONCRETE                                   |  |  |       |
| 11. ASPHALT ROOFING MATERIAL TO MATCH EXISTING         |  |  |       |
| 12. METAL SEAM ROOF                                    |  |  |       |



3317 e. bell rd. | 101-444 | phx | az | 85032  
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The River Source

The River Source  
(Additional New Building)  
108 East 2nd Avenue  
Mesa, Arizona 85210

| Revisions: | No. | Description | Date |
|------------|-----|-------------|------|
|            |     |             |      |
|            |     |             |      |
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|            |     |             |      |

Title: EXTERIOR ELEVATIONS

Date: 12.11.14

Project No.: 140003

Drawn By: PL

Checked By: PL

Submittal:

- ☐ Design Development
- ☐ Construction Documents
- ☐ Bid Package

Sheet Number:

A2.1





WEST ELEVATION (FRONT)



NORTH ELEVATION (LEFT)



SOUTH ELEVATION (RIGHT)



EAST ELEVATION (REAR)





## The River Source

### | Project Narrative |

**Date:** February 2, 2015

**Project:** The River Source  
A.P.N. 138-46-027E  
108 E. 2<sup>nd</sup> Ave.  
Mesa, AZ 85210

**Client:** The River Source  
108 E. 2<sup>nd</sup> Ave.  
Mesa, AZ 85210

### Project Narrative:

This project will consist of one (1) single-story house (approximately 2,899 s.f.) located on the N.E.C. of 2<sup>nd</sup> Avenue and Sirrine. The existing property use is a Social Services Facility and is currently zoned DR-2 and is a legal, non-conforming use. Due to the property modifications we are proposing, described in further detail below, the City is requiring the property to be rezoned from DR-2 to DB-1.

The existing property, building, and business type have been operating on this property for over two (2) decades. Previously by a nursing home type of establishment and currently as The River Source. All of the buildings on the property, and more specifically the existing building on the N.W.C. of the site (which is the purpose of this proposal/submittal) have been part of, and used in many different facets and capacities, of the business operation of The River Source. A letter stating the uses and time periods for those uses is attached.

With our submittal, we request a stipulation that this specific site/property be governed by requirements/limitations of the DR-2 zoning ordinance. We feel that by adding and having the DR-2 zoning requirements, the city will be able to get their rezoning request (due to the amount of work we are requesting for this site), but we can also give the neighbors and the area what they request by keeping the property governed by a residential, DR-2, zoning. As with any previous, current, and future projects in Mesa, stipulations have been added to projects/properties to help maintain the integrity of the surrounding area and/or development. We feel that our request for a DR-2 stipulation on the rezoned DB-1 zoning is similar.

We are proposing to replace the existing unusable building with the proposed 2,899 s.f. house. The rest of the buildings currently on site will remain undisturbed.



Parts of those buildings currently provide use of small offices that are shared by three to four employees. This proposal will enable The River Source to gain necessary office space by moving bedrooms in the existing building to the proposed house. We will not be adding more bedrooms to the property's use.

Care has been taken to ensure the proposed building's architecture look and feel keep with the integrity of the 'historical' attributes of the existing building on the hard N.W.C. of the property. We will also be adding concrete pads along 2<sup>nd</sup> Ave. and Surrine for refuse and recycling container for use on those assigned days thereby eliminating the large refuse container along Surrine. The existing parking lot on the S.E.C. of the site will be restriped and perimeter landscaping has been added to the entire property. We have eliminated the northern driveway along Surrine and have also enhanced the street elevation with additional landscaping.

Please feel free to contact me with any questions.

Sincerely,



Mark A. Bowker  
The Pixolux Laboratory, LLC  
(Architect)





February 2<sup>nd</sup>, 2015

City of Mesa  
Planning Division  
P. O. Box 1466  
Mesa, AZ 85211-1466

SUB: Use of property at 161 S Sirrine

To whom it may concern,

The following is the The River Source business use of the property listed above:

1. Kitchen staff housing years 2003 through 2007
2. Patient transition housing years 2008 through 2009
3. Executive Director on-site housing years 2010 through July 2013
4. Business property storage from July 2013 through current

Please let us know if there's any additional information required.

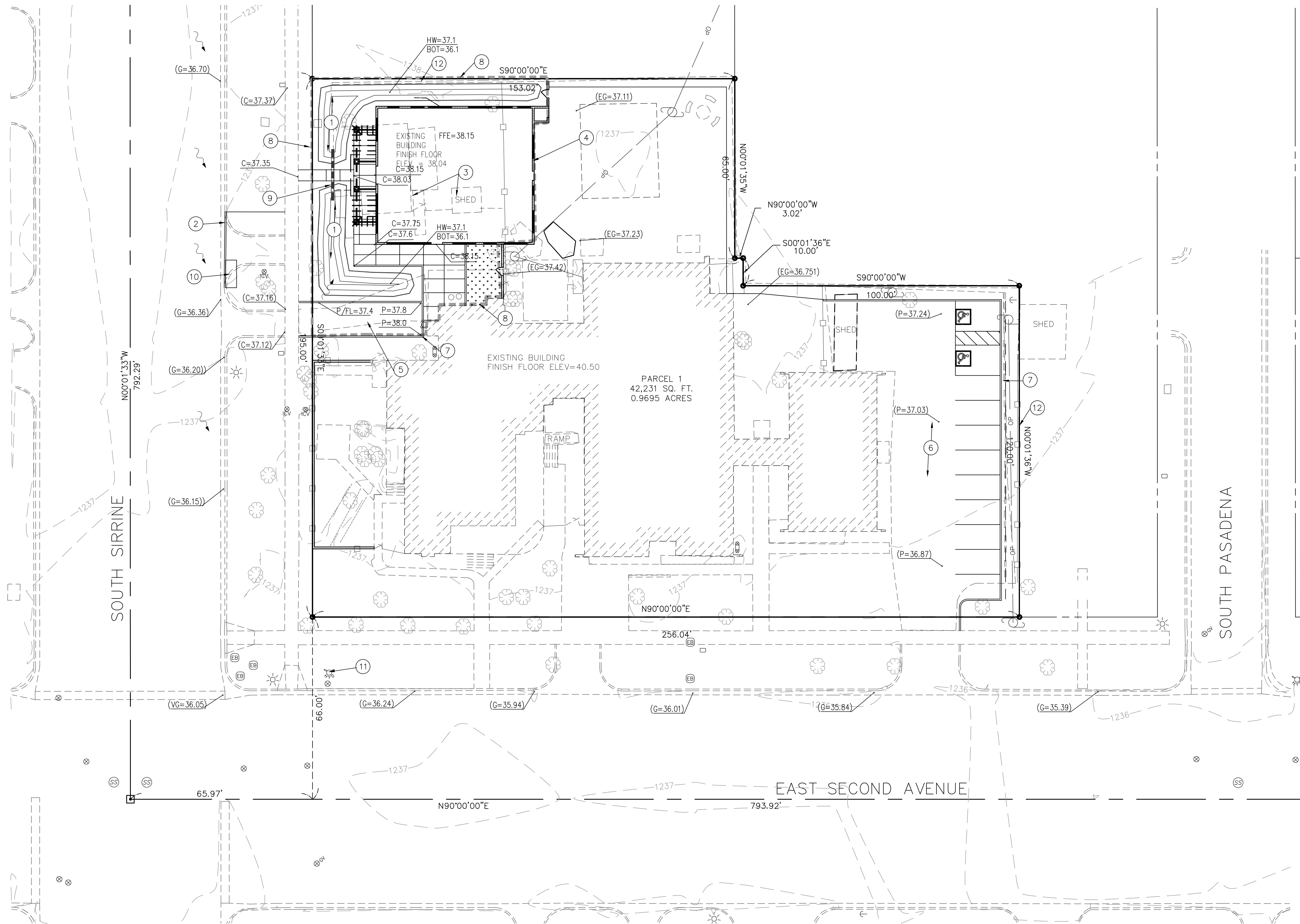
Regards,

Phillip Westbrooks





# PRELIMINARY GRADING AND DRAINAGE PLAN



## REFERENCE DOCUMENTS

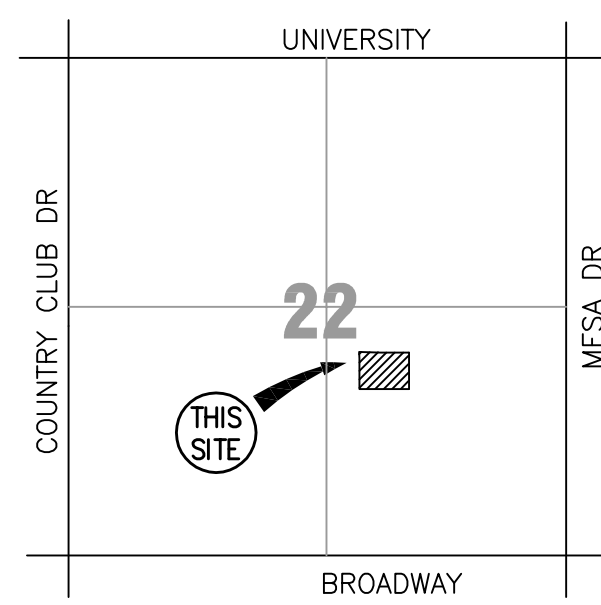
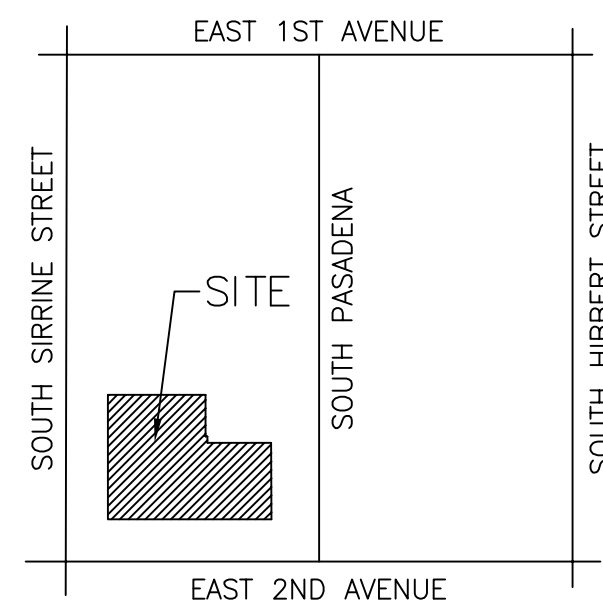
(R1) - BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA

## BASIS OF BEARING

THE SOUTH LINE OF THE SOUTH HALF OF BLOCK 16, TOWN OF MESA CITY, MARICOPA COUNTY, ARIZONA BEARING N90°00'00"E. (ASSUMED BEARING)

## BENCHMARK

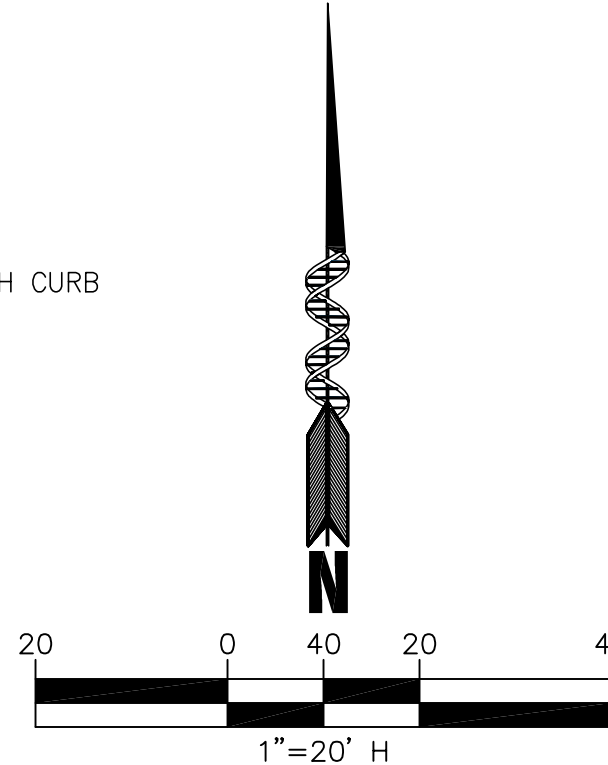
BRASS TAG FOUND AT THE INTERSECTION OF MESA DRIVE & BROADWAY ROAD, ALSO BEING THE SOUTHEAST CORNER OF SECTION 22 TOWNSHIP 1 NORTH RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
ELEVATION = 1233.52' (CITY OF MESA DATUM)



**VICINITY MAP**  
N.T.S.  
TOWNSHIP 1N RANGE 5E

## KEYED NOTES

1. NEW SURFACE BASIN
2. MOVE EXISTING DRIVEWAY AND REPLACE WITH CURB
3. DEMO EXISTING BUILDING
4. NEW BUILDING
5. NEW PAVED AREA
6. EXISTING PAVED AREA
7. NEW CURB
8. DRAINAGE CONTRIBUTING AREA
9. NEW EQUALIZER PIPE
10. NEW REFUSE CONCRETE PAD
11. HYDRANT TO REMAIN
12. EXISTING WALL TO REMAIN



NARRATIVE:  
PROJECT IS THE DEVELOPMENT OF ONE BUILDING. DISTURBED AREA IS DELINEATED AND WILL ALSO BE THE CONTRIBUTING AREA OF THE NEW BASINS. THIS SITE IS LOCATED IN THE DOWNTOWN AREA AND VOLUME REQUIRED IS REDUCED TO  $\frac{2}{3}$  OF THE CALCULATED VOLUME. C FACTOR IS WEIGHTED WITH 0.50 FOR LANDSCAPE AREA AND 0.95 FOR ROOFS AND CONCRETE.

A SINGLE DRAINAGE AREA WAS CALCULATED WITH TWO BASINS AT 1' DEEP EQUALIZED.

LOW OUTFALL IS THE SOUTHWEST CORNER OF THE SITE.

SITE CURRENTLY HAS ZERO RETENTION AND NO OFFSITE FLOWS CONTRIBUTE TO THE SITE.

VOL REQUIRED = C X D X A X 2/3

D=2.16 INCHES PER NOAA 14 MAP FOR THIS AREA

FRONT BASIN  
C=0.80  
A=6900 SF  
V=665 CF  
V=675 CF

## LEGAL DESCRIPTION

PARCEL CONSISTS OF THE FOLLOWING:

LOT 13 AND THE SOUTH 15 FEET OF LOT 12, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 13 AND THE SOUTH 15 FEET OF LOT 12, TRACT "A", BLOCK 16, MESA;

ALSO INCLUDING LOT 22, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 22, TRACT "A", BLOCK 16, MESA;

ALSO INCLUDING LOT 23, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 23, TRACT "A", BLOCK 16, MESA;

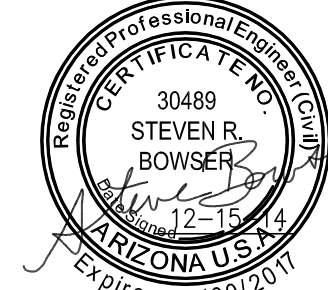
ALSO INCLUDING LOTS 24, 25 AND 26, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOTS 24, 25 AND 26, TRACT "A", BLOCK 16, MESA.

CONTAINING 0.9695 ACRES [ 42,231 SQUARE FEET ] MORE OR LESS.

CLIENT:  
THE PIXOLUX LABORATORY

602-820-4421  
bowks@thepixoluxlab.com  
thepixoluxlab.com

PRELIMINARY



**Helix Engineering, LLC**  
Engineering / Surveying / Consulting

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PH 602-788-2616  
www.hxeng.com

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| RELEASE  |             |
|----------|-------------|
| DATE     |             |
| 12-15-14 | PRELIM ENGR |
|          |             |
|          |             |
|          |             |

| REVISIONS |      |
|-----------|------|
| NO.       | DATE |
| 1         |      |
| 2         |      |
| 3         |      |

PROJECT NAME

RIVER SOURCE

PROJECT LOCATION

108 E. 2ND AVE  
MESA, AZ 85210

PROJECT

HELIX JOB NUMBER

165

SHEET TITLE

PRELIM G-D AND UTIL PLAN

SHEET

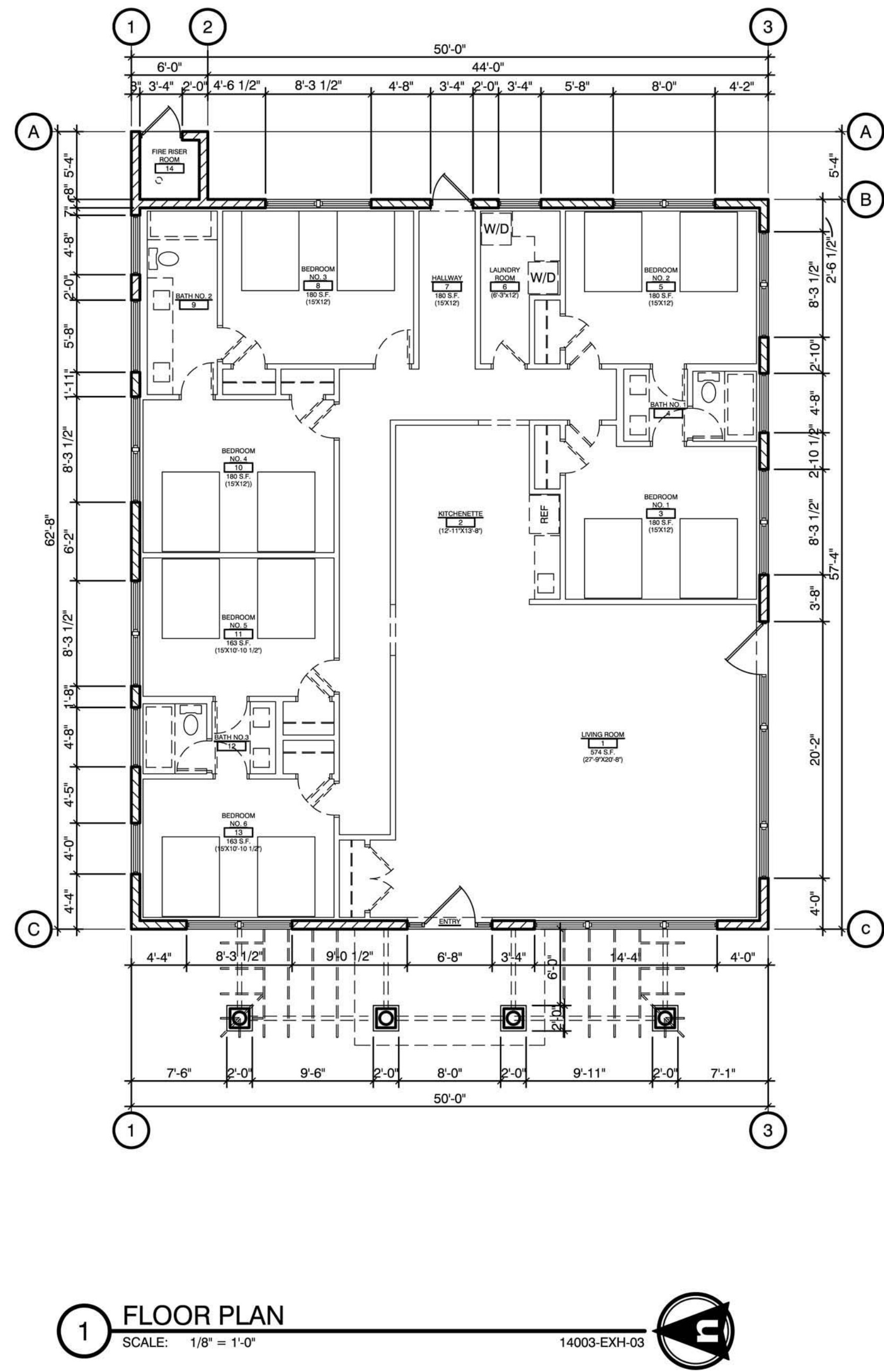
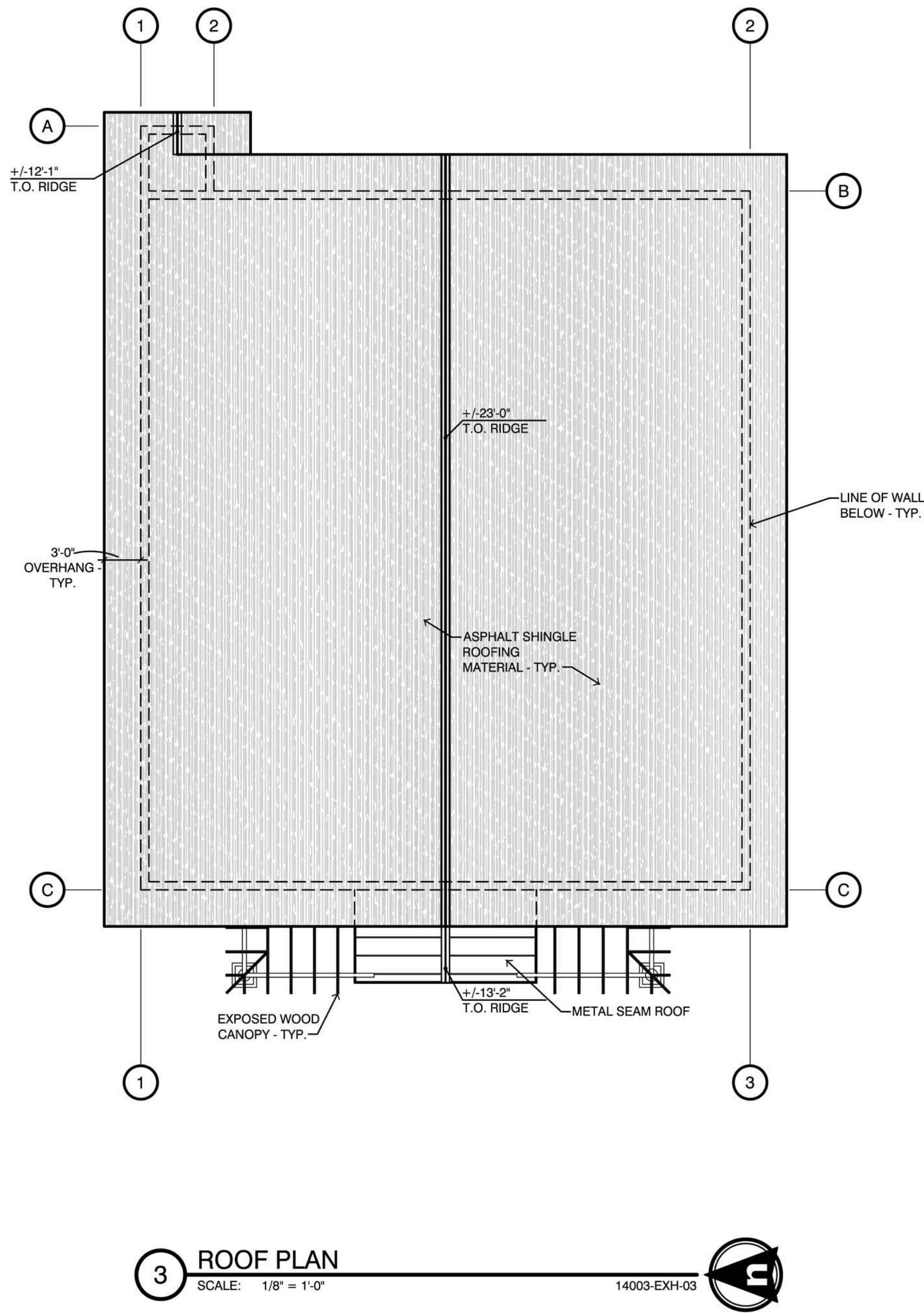
PAGE

GD-1

1 OF 1

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"





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The River Source

# The River Source (Additional New Building)

108 East 2nd Avenue  
Mesa, Arizona 85210

| Revisions:          |             |      |
|---------------------|-------------|------|
| No.                 | Description | Date |
|                     |             |      |
|                     |             |      |
|                     |             |      |
|                     |             |      |
| Title: FLOOR PLAN   |             |      |
| Date: 12.11.14      |             |      |
| Project No.: 140003 |             |      |
| Drawn By: PL        |             |      |
| Checked By: PL      |             |      |
| Submittal:          |             |      |

- ☐ Design Development
- ☐ Construction Documents
- ☐ Bid Package

Sheet Number:

# A1.1



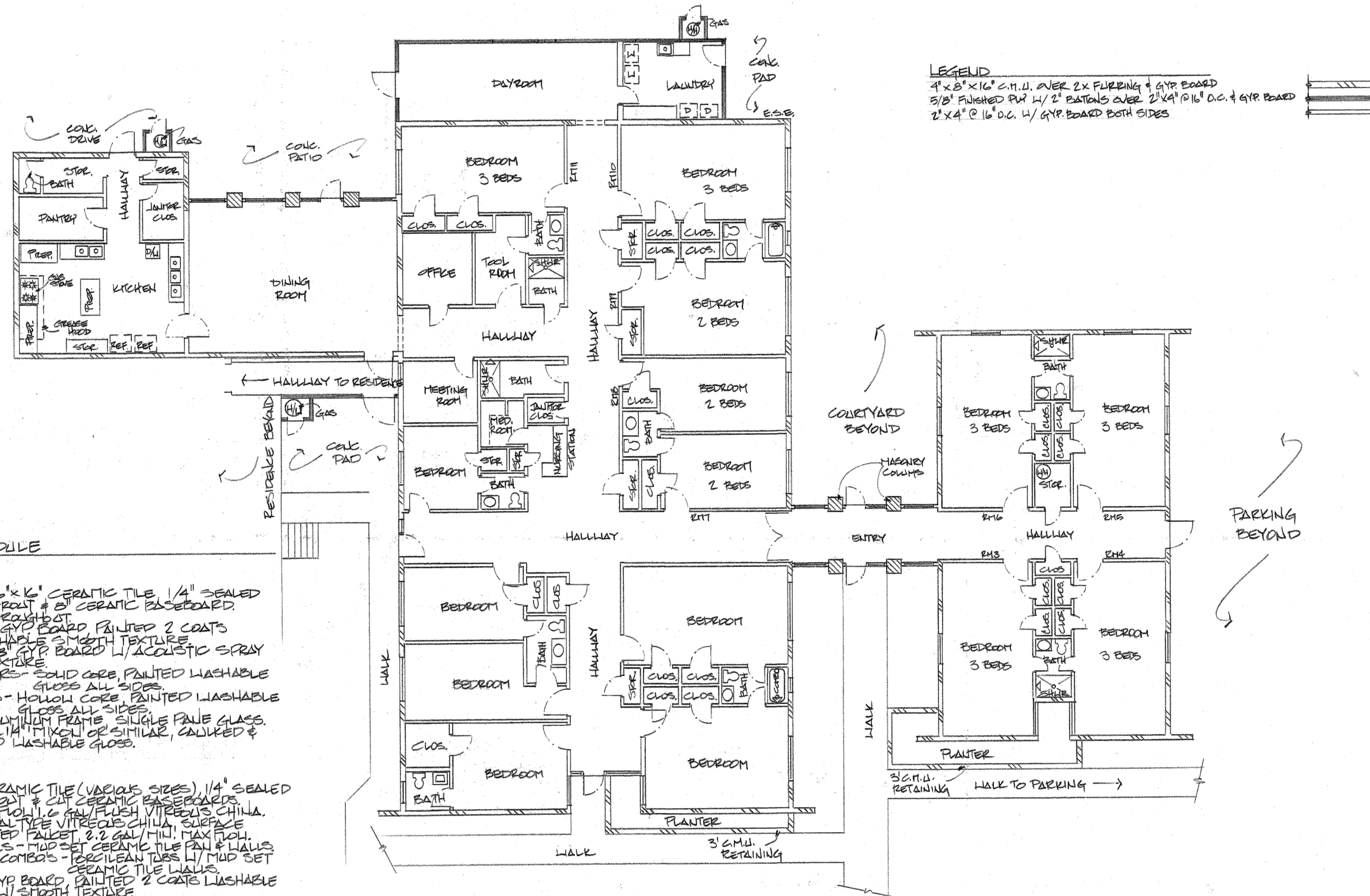
# FINISH SCHEDULE

## ROOMS:

FLOORING - 16" x 16" CERAMIC TILE 1/4" SEALED GROUT & 8" CERAMIC BASEBOARD THROUGHOUT  
 WALLS - 5/8" GYP BOARD PAINTED 2 COATS WASHABLE SMOOTH TEXTURE  
 CEILING - 5/8" GYP BOARD W/ ACOUSTIC SPRAY TEXTURE  
 PASSAGE DOORS - SOLID CORE PAINTED WASHABLE GLOSS ALL SIDES  
 CLOSET DOORS - HOLLOW CORE PAINTED WASHABLE GLOSS ALL SIDES  
 WINDOWS - ALUMINUM FRAME SINGLE PANE GLASS TRIM - 5/8" x 2 1/4" MIXON OR SIMILAR, CAULKED & PAINTED WASHABLE GLOSS.

## BATHS:

FLOORING - CERAMIC TILE (VARIOUS SIZES) 1/4" SEALED GROUT & 8" CERAMIC BASEBOARD  
 TOILETS - LOW FLOW 1.6 GAL/FLUSH VITREOUS CHINA  
 SINKS - PEDestal TYPE VITREOUS CHINA, SURFACE MOUNTED FAUCET 2.2 GAL/MIN, MAX FLOW  
 SHOWER STALLS - MUD SET CERAMIC TILE PAN & WALLS TUB & SHOWER COMBO'S - PORCELAN TUBS W/ MUD SET CERAMIC TILE WALLS  
 WALLS - 5/8" GYP BOARD PAINTED 2 COATS WASHABLE GLOSS W/ SMOOTH TEXTURE.



PREPARED BY  
 T. & C. DESIGNS  
 3349 W. TRADE DR.  
 CHANDLER, AZ. 85226 480.917.9385

EXISTING CONDITIONS FOR  
 THE RIVER SOURCE  
 108 E. 2ND AVENUE  
 MESA, AZ. 85210

2 OF 2

DEC. 11, 2010



The River Source of Arizona

108 E 2<sup>nd</sup> Ave

Mesa AZ 85210

4 January 2015

City of Mesa

Mesa City Planning

20 E Main Street #150

Mesa AZ 8520

Greetings:

The River Source of Arizona has been in business for more than 10 years at 108 E 2<sup>nd</sup> Avenue, Mesa AZ. During the last 10 years we have made it a priority to act as a “good neighbor” and remain in compliance of all of the rules and regulations as outlined in Section 11-31-26 of the Mesa zoning code. We have had minimal interaction with Mesa Fire or Police in that time frame, having at most 3 incidents that requires a city response.

As an organization we not only strive to meet the minimum standards as required by code, but make it a point to go above the requirements.

For example:

- We provide all of the necessary sanitary facilities and strive to maintain high levels of cleanliness and repair.
- We have more than adequate dining space for our clients and other amenities to assist with their needs.
- We have the necessary landscaping and masonry fencing that is not only an enhancement of the facility but also provides adequate safety and privacy needs.
- We pay close attention to patron access requirements and hours of operations.
- One of the important areas that we pay close attention to is the Building and Fire Safety regulations as determined by the Mesa City Council. We make it a priority to comply with all security and safety measures that are mandated.

We plan to continue being in compliance with all of the required criteria as established by the Social Service Facilities Guidelines as adopted by the City of Mesa. We also believe that by updating our facility building, while remaining within the established guidelines we will enhance the look of the area and contribute to the continued enhancement and beatification of the neighborhood.

It is our policy to be a “good neighbor”.





## | Citizen Participation Plan for The River Source |

**Date:** December 11, 2014

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for The River Source. This site is located at 108 E. 2<sup>nd</sup> Avenue on the North East Corner of 2<sup>nd</sup> Avenue and Sirrine and is an application for Rezoning from DR-2 to DB-1, site plan review and modification along with Council Use Permit for the +/-0.99 acre parcel. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

Mark A. Bowker  
3317 E. Bell Rd.  
Suite 101-444  
Phoenix, Arizona 85032  
602.820.4421  
Email: [bowks@thepixoluxlab.com](mailto:bowks@thepixoluxlab.com)

**Pre-application Meeting:** The pre-application meeting with City of Mesa planning staff was held on July 31, 2014. Staff reviewed the application and recommended that adjacent residents, nearby businesses, and nearby registered neighborhoods be contacted.

**Action Plan:** In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts this development may have with members of the community.

1. The property owner will go door-to-door to nearby neighbors and introduce the project prior to submitting formal documents.
2. A contact list will be developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project.
  - b. Interested neighbors within 500 feet from site
  - c. Nearby businesses within 500 feet from site
3. All persons listed on the contact list will receive a letter describing the project and an invitation to a neighborhood meeting to be held at The River Source.
  - a. The meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment



forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

4. A River Source representative will go door-to-door to nearby neighbors and introduce the project. They will have letters of support with them for neighbors who will be in support of the project and who may or may not be able to attend the Neighborhood Meeting
5. A Neighborhood Meeting will be held and a presentation will be given to groups of citizens, neighborhood associations, and nearby businesses at The River Source on Thursday December 11, 2014.

\*\*\*All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa\*\*\*

**Schedule:**

Pre-application meeting - July 31, 2014 (DONE)

Initial Application Submittal for Administrative Review – June 24, 2014 (DONE)

Follow-up Application Submittal - October 28, 2014 (DONE)

Follow-up Meeting with City Planner Wahid Alam – November 12, 2014 (DONE)

Initial door to door visits done - August 8, 2014 (DONE)

Second door-to-door visits with support letters – December 9 and 10, 2014 (DONE)

Neighborhood Meeting – December 11, 2014 (DONE)

Second Application Submittal – December 24, 2014 (Per Wahid A. email 12.08.14) or December 24, 2014 (Wahid A. e-mail dated December 8, 2014)

Submittal of updated Citizen Participation Plan and Report - January 6, 2014

Submittal of Notification materials – January 7, 2014

Planning and Zoning Board Hearing – January 21, 2014

Introduction of Ordinance – February 23, 2014

City Council Hearing – March 9, 2014





## | Citizen Participation Report for The River Source |

**Case No.:** PS14-027

**Plan Check No.:** PLN2014-00205

**A.P.N.:** 138-46-027E

**Date of Report:** December 24, 2014

**Overview:** This report provides results of the implementation of the Citizen Participation Plan for The River Source. This site is located at 108 E. 2<sup>nd</sup> Avenue on the North East Corner of 2<sup>nd</sup> Avenue and Sirrine and is an application for Rezoning from DR-2 to DB-1, site plan review and modification along with Council Use Permit for the +/-0.99 acre parcel. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plan and actions addressed in the application. Comments, sign-in lists, letters, and other materials are attached.

### **Contact:**

Mark A. Bowker  
3317 E. Bell Rd.  
Suite 101-444  
Phoenix, Arizona 85032  
602.820.4421  
Email: [bowks@thepixoluxlab.com](mailto:bowks@thepixoluxlab.com)

**Neighborhood Meetings:** The following are dates and locations of all interactions and meetings where citizens were invited to discuss the application. Comments, sign-in lists, and other feedback are attached:

1. December 11, 2014 – The River Source – Eight (8) neighbors, owner, two (2) River Source site managers, and architect in attendance.

### **Correspondence and Telephone Calls:**

1. August 8, 2014 - Initial door to door visits to ten (10) neighbors introducing the project prior to formal document submittal to the city.
2. December 2, 2014 – Mailed Neighborhood Meeting letters (see attached contact list). Per city's request, five-hundred foot (500') radius for neighbors and one (1) mile radius for surrounding neighborhood leaders.
3. December 5, 2014 – Spoke with Arlene McCabe on the phone. Arlene M. is the owner and property manager of thirteen (13) properties around The River Source. Arlene M. works for Ponderosa/Blue Ridge Management. She stated

that she will be 'fighting' the expansion and doesn't want more rehabilitation in the neighborhood. She also stated that she wants to get rid of the rehabilitation center.

4. December 5, 2014 – Spoke with Alison Kinyon on the phone. She thought it was another project/property. She was already aware of the proposal and had no opposition to the project.
5. December 8, 2014 – Received an email from Wahid Alam with the City of Mesa that Marilyn Lambert owns a couple of houses in the neighborhood and is opposing the proposal.
6. December 8, 2014 – Spoke with Skip Carney on the phone. Skip C. is the representative for the Christian Sciences Church located a block north of the property. Skip C. did not have questions and is supportive of the project.
7. December 9 and 10, 2014 - Second door-to-door visits to surrounding neighbors. Received twelve (12) signed support letters (see attached). Attached also is the list of neighbors that were visited and the outcome of the visit.
8. December 9, 2014 – Received 'return to sender' mailer for Rebecca Helen Thomas at 154 S. Sirrine, Mesa, AZ, 85210
9. December 12, 2014 – Received 'return to sender' mailer for Jaime Gardea at P.O. Box 5174, Mesa, AZ, 85211

## **Results:**

There are one-hundred fourteen (114) persons on the contact list as of the date of this Citizen Participation Report (See attached).

### **1. Summary of concerns, issues, and problems:**

- Rezoning to DB-1 will allow the use of other business types in the neighborhood
- Opposition by Arlene McCabe who does not want any more rehabilitation facilities in the neighborhood and wants to get rid of the existing rehabilitation facility (The River Source).
- Opposition by Marilyn Lambert for the expansion of the existing facility.
- Refuse container size on Sirrine is too large.
- The existing building on the N.W.C. of the site, the portion of the site for this proposal, is an 'eye sore' and the neighbors would like to see it remodeled/replaced.
- 1 neighbor suggested adding an entire front canopy to the proposed building, as opposed to the proposed open trellis canopy.

### **2. How concerns, issues, and problems were addressed:**

- Neighbors were informed that rezoning the property from DR-2 to DB-1 was implemented by the City of Mesa because of the amount of modifications requested in the proposal.



- Neighbors proposed keeping the zoning to DR-2 and allow the proposed house to take the place of the current house.
- Neighbors also asked if there was any other way to allow the proposal to go through without rezoning the property to DB-1.
- December 17, 2014 - Architect and owner met with Wahid Alam, City of Mesa Planner, to discuss other options for the site. Wahid A. was not aware that the existing building we are replacing was used, and currently is used, as part of The River Source business operations. Wahid A. requested we add the additional information into the revised Project Narrative (see attached).
- Per City's suggestion, to eliminate the large refuse container along Sirrine, we will be installing concrete pads along 2<sup>nd</sup> Ave. and Sirrine for placing residential size refuse and recycling containers during those assigned days.
- The neighbors are pleased with the proposed building's look.
- The client will consider adding a completely covered canopy to the Sirrine front elevation, but is currently inclined to keeping the elevations as proposed since the majority of neighbors are happy with the proposed elevations.

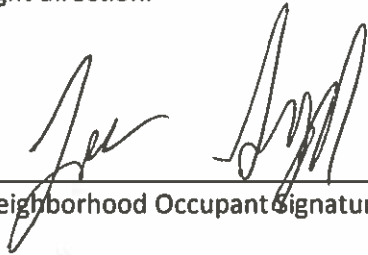


12/10/14

To Whom It May Concern:

I am an occupant of 128 S Sirrine

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

  
\_\_\_\_\_  
Neighborhood Occupant Signature

\_\_\_\_\_  
The River Source Representative





12/10/14

To Whom It May Concern:

I am an occupant of 154 S. Sirrine

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

  
Neighborhood Occupant Signature

\_\_\_\_\_  
The River Source Representative



12/10/14

To Whom It May Concern:

I am an occupant of 130 E 2ND AVE

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Neighborhood Occupant Signature

\_\_\_\_\_  
The River Source Representative





12/10/14

To Whom It May Concern:

I am an occupant of 108 S Pasadena / Mesa

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

  
\_\_\_\_\_  
Neighborhood Occupant Signature

  
\_\_\_\_\_  
The River Source Representative



12/10/14

To Whom It May Concern:

I am an occupant of 128 S Pasadena

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Izzy Sunnes (B)  
Neighborhood Occupant Signature

[Signature]  
The River Source Representative





12/10/14

To Whom It May Concern:

I am an occupant of 44 2nd Ave

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

A Po  
Neighborhood Occupant Signature

2  
The River Source Representative



12/10/14

To Whom It May Concern:

I am an occupant of 41 2nd Ave

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sistine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

Mitina T. Mason  
Neighborhood Occupant Signature

[Signature]  
The River Source Representative



12/10/14

To Whom It May Concern:

I am an occupant of 1411 E. 2nd Ave Mesa AZ 85210

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

M. P. Flores  
Neighborhood Occupant Signature

\_\_\_\_\_  
The River Source Representative





12/10/14

To Whom It May Concern:

I am an occupant of 131 E. 2nd Ave Mesa AZ, 85210

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

  
\_\_\_\_\_  
Neighborhood Occupant Signature

\_\_\_\_\_  
The River Source Representative



12/10/14

To Whom It May Concern:

I am an occupant of 105 E 2nd Ave

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

  
Neighborhood Occupant Signature

\_\_\_\_\_  
The River Source Representative





12/10/14

To Whom It May Concern:

I am an occupant of 101 E. 2nd Ave.

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Sirrine, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

\_\_\_\_\_  
Neighborhood Occupant Signature

\_\_\_\_\_  
The River Source Representative



12/10/14

To Whom It May Concern:

I am an occupant of 1415 S. Serrano

I have spoken with representatives of The River Source and fully support the remodel of the 161 S Serrano, Mesa property. I've been informed that the goal of The River Source is to bring down the old house and replace it with a newly remodeled building that will enhance the look of the charming, historic neighborhood. It was also explained that the remodel is not to bring in more beds or change anything that they are currently doing but to contribute and help move the neighborhood a step in the right direction.

  
\_\_\_\_\_  
Neighborhood Occupant Signature

\_\_\_\_\_  
The River Source Representative



**From:** [Augie Gastelum](#)  
**To:** [Wahid Alam](#)  
**Subject:** The River Source  
**Date:** Sunday, November 23, 2014 8:40:41 PM

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Hi Wahid,

Thanks so much for meeting with me last week regarding the proposed expansion of River Source. As I mentioned in our meeting, I have spoken with multiple neighbors and there is some strong opposition to this proposal moving forward. Many of the neighbors feel that this expansion would be a step in the wrong direction for the neighborhood. There has been a lot of work done over the last 6 to 7 years to make sure that this neighborhood and surrounding neighborhoods develop in the right way. Between the Central Main Plan, Form Based Code, and a possible historic designation for this neighborhood, there are too many positive things happening to allow a zoning change for this property. It's not that River Source has been a bad neighbor, it's just that this would be a step in the wrong direction for the neighborhood. Some of the neighbors are organizing to oppose the expansion. Thank you for your time.

Thanks,

**Augie Gastelum**  
**Larry John Wright Inc./City Media**  
Vice-President of Sales/ Account Executive  
480-464-3004 - Office Direct  
602-321-0998 - Mobil/Text (SMS)  
800-821-5068 - Toll Free  
augie.gastelum - Skype  
[augie@larryjohnwright.com](mailto:augie@larryjohnwright.com)

**From:** [Robert McCabe](#)  
**To:** [Wahid Alam](#)  
**Cc:** [shelly.allen@mesaaz.gov](mailto:shelly.allen@mesaaz.gov); [John Wesley](#); [john.giles@mesaaz.gov](mailto:john.giles@mesaaz.gov)  
**Subject:** re-zoning Z15-007  
**Date:** Monday, February 09, 2015 7:35:24 PM

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Mr. Alam,

Thank you for taking the time to visit with me concerning the re-zoning of the property at 161 S. Sirrine, zoning case number Z15-007. I am adamantly opposed to any rezoning for and expansion of the substance abuse and detoxification treatment center at 108 E. 2<sup>nd</sup> Ave. and 161 S. Sirrine. I currently own 12 houses on Sirrine and 2<sup>nd</sup> Ave, which are directly across from the River Source facility. I feel an obligation to keep the neighborhood safe and continue the trend to improve the area. Please do not allow any further substance abuse facilities to expand or allow any further special use permits for half-way houses. There are people who have a desire to live in the center of Mesa and we need to all work together to improve and attract the positive trends. We would like to see more homes being improved and renovated to single family homes. We do not need to have negative elements expanded.

If you have any questions, please feel free to call any time. I will try to make it to the meeting February 18.

Thanks You

Arlene McCabe

Overland Management

602-448-6448



**From:** [Mark A. Bowker](#)  
**To:** [Wahid Alam](#)  
**Cc:** [John Wesley](#); [Tom Ellsworth](#); [Gordon Sheffield](#)  
**Subject:** RE: Voice message from: <+14806444273> 118 seconds (MID=2718613)  
**Date:** Monday, December 15, 2014 10:52:37 AM

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Wahid,

### **Arlene McCabe**

Arlene McCabe called me and I spoke with her on the phone Friday 12.05.14. During that phone conversation she let me know that she wasn't going to be able to attend the Neighborhood meeting and I informed her of the project extents and described what we are proposing. She also told me on the same phone conversation that she represented Ponderosa/Blue Ridge management and owns 13 houses around River Source. She notes 12 on this voice mail.

She also mentioned several times on that phone conversation that she will be opposing the proposal and wants to get rid of River Source in the neighborhood. A comment she clearly states in this voice message.

She will obviously be opposing the proposal, regardless of what she is told or informed. Her goal is to get rid of River Source. I feel the phone conversation I had with her on the 5<sup>th</sup> explaining the project and addressing her questions, which are in line with the questions in the attached voice mail, satisfies the questions she is asking on this voice message.

### **Neighborhood Meeting**

The Neighborhood Meeting went fine. With the people who attended, we seemed to have found some common ground between the neighbors and the proposal. I will be speaking with my client to find a day to meet with you. Please let me know your availability this week and next week.

Thanks,  
Bowks

### **Mark A. Bowker (thePROFESSOR)**

thePIXOLUXLABORATORY

3317 e bell road | suite 101-444 | phoenix | az | 85032

(p)602.820.4421 | (m)602.625.9424 | [thepixoluxlab.com](http://thepixoluxlab.com) | [pixoluxink.com](http://pixoluxink.com)

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**From:** Wahid Alam [mailto:Wahid.Alam@mesaaz.gov]  
**Sent:** Monday, December 15, 2014 7:58 AM  
**To:** M Bowks (bowks@thepixoluxlab.com)  
**Cc:** John Wesley; Tom Ellsworth; Gordon Sheffield  
**Subject:** FW: Voice message from: <+14806444273> 118 seconds (MID=2718613)

Hi Mark,

How was the neighborhood meeting? Here is a voice mail we have received from own of the property owners in the neighborhood. Please call her and provide information to answer her questions. I have talked with her before Thursday's voice mail . Thanks

### **Wahid Alam, AICP**

Planner II, Planning Division

Development and Sustainability Department

55 N. Center Street, Mesa, AZ 85201  
480-644-4933 T  
480-644-2757 F

**From:** <+14806444273>  
**Sent:** Thursday, December 11, 2014 4:16 PM  
**To:** Wahid Alam  
**Subject:** Voice message from: <+14806444273> 118 seconds (MID=2718613)