

# Citizen Participation Plan for A.T. Still University Expansion

**Date:** June 24, 2016

**Purpose:** the purpose of this Citizen Participation Plan is to inform property owners in the vicinity of the site of an application for A.T. Still University Expansion. This site is located at 5850 E. Still Circle, north and west of E. Baseline Rd. and S. Recker Rd. and is an application for site plan review within the existing L-1 zoning. This plan allows those affected by this application to have adequate opportunity to learn about and comment on the proposal.

**Contact:**

Toby Rogers c/o Butler Design Group  
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**Pre-application Meeting:** The pre-application meeting with City of Mesa planning staff was held on November 23, 2015. Staff reviewed the application and recommended that adjacent property owners be contacted.

**Participation 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 their development that members of the community may have. A contact list will be developed for citizens and agencies in this area including:

- Interested neighbors within 500 feet from site.
- The first 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.
- Presentations will be made to groups of citizens or neighborhood associations upon request. All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa.

**Notifications:** Letters were prepared with site plan and building elevations included and mailed to the 500ft radius neighbors.

**Neighborhood Participation:** University representatives have met with neighborhood representatives to discuss the revised garage plans and the University's current expansion goals.

**Schedule:**

11-23-15	Pre-application meeting
12-1-15	First Application P&Z Submittal
02-25-16	Secondary P&Z Materials Resubmittal
02-25-16	500ft Neighbor P& Z Notification Mailings
02-29-16	First DRB Application Submittal
03-03-16	500ft Neighbor DRB Notification Mailings
03-08-16	P&Z March 23, 2016 Zoning Hearing Sign Posting
03-09-16	Submittal of Citizen Participation Report and Notification materials
03-21-16	First Neighborhood meeting – sign-in sheet & meeting notes attached
03-22-16	Sent view study exhibit to neighbors as follow-up to 3-21-16 meeting
03-23-16	Planning and Zoning Board Hearing – rescheduled due to sign posting technicality
04-04-16	Second Neighborhood meeting – meeting notes attached
06-06-16	Submit Revised Garage P&Z/DRB Submittal
06-17-16	University notified Neighborhood Chairman we would be sending them updated design exhibits
06-27-16	Submittal of updated Citizen Participation Report
06-27-16	500ft Neighbor July 12 <sup>th</sup> DRB Notification Mailings
06-27-16	P&Z July 20, 2016 Zoning Hearing Sign Posting Update
06-27-16	P&Z updated presentation materials delivered to School for delivery to interested neighbors
07-05-16	Third Neighborhood meeting scheduled for July 5 <sup>th</sup> .



Butler Design Group  
Architects & Planners

# Meeting Minutes

Butler Design Group, Inc.

Phone (602) 957-1800

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## Owner / Architect / Engineer

Date	Start	End	Next Meeting	Next Time	Prepared By	Company
3-21-16	5:00 pm				Toby Rogers	BDG

Project	Project No.	Meeting Location	Purpose
AT Still University Expansion		AT Still University 5850 E. Still Circle	neighborhood meeting

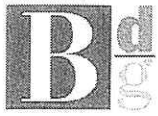
Attended By	Notes	Non-Attendees	Notes
Charles Henry - TAG Toby Rogers – BDG Neighbors – see sign-in sheet			

## Item No. Meeting Item Description

### General Business

Approximately 15 neighbors residing along the east side of Recker Rd. attended the meeting. The feedback at the meeting indicated the following concerns:

- Could the garage for this phase be located at the second “future” garage location to the north, in lieu of the proposed east location. *Need to review with University strategic long-term campus growth options and facilitating campus efficiency.*
- The potential for crime and/or bad behavior in the garage was expressed. *We explained that we had met with the Mesa police department along with Campus security and are working with them to make sure the area is as safe as possible.*
- Perception is the height of the garage would be taller than the existing MOBs. The proposed solar panels were of particular concern, given the added height. *Existing office buildings are approx. 32ft in height and the garage is 27ft to top of car screen wall elements. Existing PAD Zoning would allow buildings up to 40ft in height.*
- Mass and location of the garage and the views from the neighbors. *Only three neighbors are directly across from the current garage. The garage is located more than double the required minimum 24ft distance back from Recker Rd. property line, based on the proposed garage height of 24 ft.*
- Perceived ability of occupants in the garage to see into the Recker Rd. neighbors' yards and windows. *Site line study will be provided. Garage is extensively screened from Recker Road by new trees.*
- Security: general public could have access to the garage and surrounding areas and that crime could be a concern. *We are working with the Mesa police on fine tuning some of the garage details, but generally MPD would like to see the garage more open.*
- Noise: squealing tires, occasionally occurring on the surface parking lots, late at night. *Tire noise varies depending on the pavement type, the rougher the surface the quieter it is. We will study options to reduce this perceived issue.*



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ATG 3/21/16

Sign-in sheet

Name	Address
Brent Harbertson & Cheryl	1721 S. RECKER RD 85206 bh1615@yahoo.com
Mike & Kay Scott	1855 S. RECKER RD - 85206 kay@scottscd.com mike@scottscd.com
Glen Kennedy	1825 S. Recker Rd. 85206
Helen Kennedy	1825 S. Recker Rd. 85206
Bryant Phinizy	1825 S. Recker Rd. 85206
Russell Kennedy	1831 S Recker Rd 85206
John Beebe	1755 S. Recker Rd. 85206
Lynne & JENN VERRY	1849 S Recker Rd. 85206
<del>LEE ANN</del> <del>FACE</del>	1825 S. RECKER RD
LIDIA PETA	" " FACE BILT @ Gmail.com
TIM BROWN	1735 S RECKER RD " "
Malcolm Pace	TIMMY@BROWN BROTHERS AZ.COM Pacebitt@gmail.com (pacebilt@gmail.com)



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# Meeting Minutes

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## Owner / Architect / Engineer

Date	Start	End	Next Meeting	Next Time	Prepared By	Company
4-4-16	9:00 am				Toby Rogers	BDG

Project	Project No.	Meeting Location	Purpose
AT Still University Expansion		AT Still University 5850 E. Still Circle	neighborhood meeting

Attended By	Notes	Non-Attendees	Notes
Brent Harbertson – neighbor Russell Kennedy – neighbor John Beebe – neighbor M. Pace – neighbor Glen Kennedy – neighbor Kent Moe - TAG Gary Cloud - ATSU			

## Item No. Meeting Item Description

### General Business

#### Major Discussion Points:

- Gary Cloud opened the discussion by providing an overview of the school, its long term (200 Yrs.) need to look at the land as a limited resource and its focus on the underserved population
- Neighbors noted that they all had either friends or family that had gone to school or were employees of ATSU
- Neighbors emphasized that they also have a long term perspective on what happens in their neighborhood – average ownership is 10 to 40 years & they are here to stay
- Neighbors want to see ATSU be successful & expand the campus
- Neighbors felt that the people representing the Development/Design team in the previous meeting did not really listen to their concerns & any issues raised by the Neighbors was quickly dismissed as a real option – this includes discussions related to surface parking vs. parking deck
- Neighbors don't like parking deck adjacent to Recker Road & would like to see that all parking decks be located on the north side of the Quad (open space) & the proposed Academic building be flipped with what is currently identified as Student Housing ... Kent indicated that the Parking Deck in its current location is a strong anchor to the concept (strengthens campus feel, ties the Medical Office buildings into the campus, sense of arrival, forces collaboration between faculty/students as they funnel through centrally located building portal & maximized future campus growth) ... Neighbors did not feel you lose these attributes by relocating Parking Deck
- Neighbors would be supportive of taller Parking Decks, if they were relocated more to the west
- Neighbors feel that they were told a number of years ago on a Master Plan concept that had only two (2) story buildings along Recker Road, not a Parking Deck ... Kent mentioned that there have been many Master Plans created to address market opportunities
- Neighbors also noted that the application package indicated that the utilities along Recker Road were not going to be relocated underground ... Kent explained that the documents must be in error & it is our obligation that utilities will be relocated underground as development occurs along Recker Road (improvements will match those provided adjacent to the Medical Office buildings) ... ATSU is considering completing all undergrounding with this project
- Neighbors expressed concern that they can see the Parking Deck & people using the Parking Deck can see down into their houses ... Kent suggested that they take a look @ the landscape adjacent to the Medical Office buildings (this seems to obscure views in either direction) ... Neighbors agreed that it does a nice job; however, they do not believe it will be as effective in this situation given the Parking Deck is located closer to Recker Road
- Kent mentioned that the Parking Deck is currently located an additional 35' beyond the required setback

Item No.	Meeting Item Description
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|  | <ul style="list-style-type: none"> <li>• Neighbors believe Parking Deck is higher than the Medical Office buildings ... Kent indicated that the height of Medical Office product is 32'-0" to top of parapet &amp; the top of the Parking Deck crash walls was 27'-6" with accent elements on each end that extend to 33'-6"</li> <li>• Neighbors expressed that there were other elements (solar panels &amp; lighting) that extended even higher on the Parking Deck ... Gary/Kent explained that if the solar panels were offensive, that they could be eliminated as an option &amp; the lighting tends to be in board &amp; away from the perimeter (verify proposed location)</li> <li>• Neighbors again expressed security/noise concerns associated with a Parking Deck ... Gary/Kent suggested that we would be willing to pursue a solid (east) wall with an extended crash wall @ the top level to eliminate visibility into neighbors houses &amp; reduce sound transmission</li> <li>• Neighbors repeated that they just don't like the garage, it goes beyond aesthetics &amp; security</li> <li>• Kent asked if the neighbors would be any more receptive to the current Parking Deck location if we reduced width by one (1) 60' bay &amp; added the lost parking by extending the length of the Parking Deck to the north ... A majority of the Neighbors reacted favorably to the idea, but still preferred relocation over additional setback</li> <li>• Neighbors stated that they like all the existing buildings including the new Academic building</li> <li>• Gary wrapped up the meeting by stating that we will evaluate the pros/cons to each of the following with the Design Team &amp; notify the Neighbors prior to taking action:</li> <li>• Parking Deck relocation – modify applications</li> <li>• Modified Parking Deck in its current location – modify applications</li> <li>• Proceed with the existing Planning/Zoning &amp; Design Review Board applications</li> </ul> |
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