MOW POWER RETAIL & REPAIR FACILITY 845 NORTH GILBERT ROAD, MESA, AZ

CITIZEN PARTICIPATION REPORT

A neighborhood meeting was held on Saturday, January 27, from 4:30 pm to 6:00 pm, at the Montessori Education Center, 815 N. Gilbert Road, Mesa, AZ. This facility borders the south side of the Mow Power Site. Over 200 invitation letters were sent to property owners within 1000 feet of the site and also to registered neighborhoods within one mile and all HOA's within a half mile.

The meeting location was posted with signage to direct attendees to the classroom where we held the meeting. From all the invitations sent, we had five residents attend the meeting. Drawings and a rendering were on display to help them understand the planned improvements. There were three concerns expressed by one attendee, Mr. Milo LeBaron, who resides directly east of the Montessori Education Center. These three concerns were shared by the other attendees in attendance.

First was a concern over security. They wanted to know if the area between the building and the east property line fence would be secured or accessible to the public. The owner assured them that the area will be secured by fencing, lighted with security lighting that did not shine into the neighboring yards, and monitored by security camera and security alarm sensors. The residents were satisfied with the plan.

Second was the concern about noise. Would they be hearing motors running all day and into the night hours. The owner stated that their winter work hours are from 8:00 am to 5:00 pm, and the summer hours are 7:00 am to 5:00 pm. All repair work is done inside the repair shop and engines are tested in the test area on the west side of the shop. When an engine is tested it is started and runs for only a few seconds, then shut off. This engine noise should be screened from the neighbors by the building and the two layers of 8 ft high masonry fencing and 6 ft property line fence between the test area and the neighbors. The test area does not have a roof over the area, so the

ta41 brock, craig and thacker architects, ltd.



james e. craig jr, aia boyd h. thacker, aia II; 145 e. university, suite 3, mesa, arizona 85201 * (480) 969-3081 * bct@bctarchitects.net

sound will not be trapped and forced horizontally, but directed upward. The residents were pleased with this treatment.

Third is the concern of increased traffic and how it would intensify the issue of traffic from the school to the south. Milo LeBaron conducted his own study of the traffic counts for the existing Mow Power facility to the south of University Drive and Gilbert Road and indicated that he counted a maximum of 10 customer vehicles at the store between 8:00 am and 8:15 am. This is the time period when the school traffic is at it's peak. He was confident that the traffic from the new facility would not intensify the problem of student drop-off. It was emphasized that the new facility would have plenty of vehicle circulation and parking for the customers and no one would need to wait in Gilbert Road for access to the site.

A question was raised by a neighbor directly east of the sales area of the building about the windows on the east side of the building. It was explained that the windows on the south portion of the east wall are to let natural lighting into the small tool storage area and the window sill is 8 ft above the floor and would prevent anyone from looking out the window into the neighboring yards. The high windows on the east side of the sales area are to allow natural light into the checkout area. The sill is 20 ft above the sales floor which will also prevent view into the neighboring yards.

One resident from the homes to the south of Adobe was there to fill out a comment card so we could give her new phone number to the city council member for the area so she could ask questions about issues at her home. She was in support of the proposed use for the site.

The attendees were pleased with the design, security and aesthetics of the new facility and felt it was a great use for the site. Bill and Stacy Montz offered to come to meetings and speak in support of the project.

We received a letter from a resident that was not able to attend the meeting, stating that he is in support of the use and design and feels it will be "a great improvement to the surroundings instead of an empty lot currently falling prey to illegal dumping and used as a neighborhood bathroom for dogs." His main concern is that the city will better secure the alley north of the site.

ta brock, craig and thacker architects, ltd.

james e. craig jr, aia boyd h. thacker, aia 145 e. university, suite 3, mesa, arizona 85201 * (480) 969-3081 * <u>bct@bctarchitects.net</u>