



Bramic Design Group, Inc.
10820 E. Calle Linda Vista
Tucson, AZ 85748

CITIZEN'S PARTICIPATION REPORT for DCS Office Building

December 2, 2025

Purpose:

Overview: This report provides results of the implementation of the Citizen Participation Plan for DCS Mesa. This site is at 8026 E. University Dr., Mesa, AZ. (at the NEC of University Dr. and 80th Ave.). This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments from neighbors, letters mailed, and the mailing list provided by the City of Mesa is included in this report

Contact:

Gene Goldstein
Bramic Design Group, Inc.
10820 E. Calle Linda Vista
Tucson, AZ. 85748
520.401.9183
gene@bramicdesign.com

Correspondence and telephone calls:

1. Gene Goldstein ("BDG") had constant correspondence with Kwasi Abrebrese with the City of Mesa throughout this process
2. Gene Goldstein spoke at the DRB hearing on 11/18/25 to that board and field questions and provided *solutions to their comments that will be addressed in the building design*
3. Gene Goldstein received one email from one neighbor (Bob James) who inquired about security concerns behind their house. That correspondence is included in this report

Results:

1. Gene Goldstein will ensure that Bob James' two site concerns will be followed up on and discussed and implemented into the project build scope.

Should you have any questions regarding this plan, please do not hesitate to contact me at 520.401.9183 or Gene@bramicdesign.com

Sincerely,

Gene Goldstein
President – Bramic Design Group, Inc. (AZ State of AZ Registrant – 15939)

Attachments – Mailing list to surrounding neighbors for DRB and zoning hearings; Bob James/Gene Goldstein email correspondence

APN *	Owner Name *	Mailing Address1	Mailing Address2
	City of Mesa Development Services Department City of Mesa Development Services Department City of Mesa Councilmember Alicia Goforth John Zielonka	ATTN: Nana Appiah ATTN: (case planner) ATTN: Marc Hershberg PO Box 1466 PO Box 1466	PO Box 1466 PO Box 1466 20 E Main St Ste 750
21825062	1734 BUILDING INC	8107 E UNIVERSITY DR	<Null>
21808655	2017-1 IH BORROWER LP	8665 E HARTFORD DR STE 200	<Null>
21808050	2017-2 IH BORROWER LP	1717 MAIN ST STE 2000	<Null>
21825059	ARREDONDO MARIA R	344 N 81ST ST	<Null>
21808651	AUGUSTIN CHRISTOPHER F/INNESS HILDA M	7947 E CAMINO ST	<Null>
21825004	AVILES ANTONIO CHAVEZ/LUGO GISELA URIBE	8118 E 3RD AVE	<Null>
21808047	BENHAM GREGORY LEE & MELINDA LEE	8040 E CICERO ST	<Null>
21808036	BYERS BROCK JAMES/ARROYO NATALIE JOSEPHINE	8061 E CICERO ST	<Null>
21808049	CASSELLA LAURIE A	8024 E CICERO ST	<Null>
21825026	CHANDLER JEFFREY D	318 N 80TH PL	<Null>
21808056	CHRIS AND RAELENE TRUST	8035 E CASPER ST	<Null>
21808628	CHRISTY PATRICIA GAIL/JAMES LESTER/MCKENNA	531 N OVERLAND	<Null>
21808041	COCHRAN JONATHAN PECK SR/MARLA KAY	8025 E CICERO ST	<Null>
21825077	COLLINGE DAVID/SPENCE JUDY	8126 E BALTIMORE ST	<Null>
21808663	COOK DAVE/SHEILA	12 COPS HILL ST	<Null>
21825029	COTA MARIA DEL ROSARIO MOLINA	338 N 80TH PL	<Null>
21808054	COTTINGHAM RUSSELL V/MICHELLE R	8019 E CASPER ST	<Null>
21825033	DAC BUILDERS LLC	7828 E RIVERDALE CIR	<Null>
21825032	DALE AND SUSAN POYER LIVING TRUST	PO BOX 247	<Null>
21808040	DANA MONTY H/KRISTEN S	8033 E CICERO ST	<Null>
21808653	DENNIS AND JENNIFER MCQUEEN REVOCABLE TRUST	7956 E CABALLERO ST	<Null>
21808055	DOLORES KING LIVING TRUST	PO BOX 7523	<Null>
21825065	DUVAL JOE/SANDRA/CHRISTOPHER T	8131 E UNIVERSITY DR	<Null>
21825066	DUVAL JOSEPH ROBERT/SANDRA JEAN	8131 E UNIVERSITY DR	<Null>
21808045	E GARCIA GRANITE LLC	8054 E CICERO ST	<Null>
21825075	ESCALANTE DAVID JR	8132 E BALTIMORE ST	<Null>
21808656	EYDIE SIKKENG A REVOCABLE LIVING TRUST	7932 E CABALLERO ST	<Null>
21825060	FOCUS PROPERTIES LLC	4645 S LAKESHORE DR STE 8	<Null>
21808650	FOX MARTIN W JR/JAMIE L	7939 E CAMINO ST	<Null>

21808037 NEWBOLD RONALD R/BRENDA
 21825035 NEWKIRK ELIZABETH ANNE
 21808057 NORRIS FAMILY LIVING TRUST
 21825002 NORTH 80 LLC
 21808643 PAGE LARRY LEE/TERESA LYNN
 21825061 PARRA JESUS CAMPOS
 21808033 PEDERSEN KARA/KLATT CARL
 21825084 PEKRUL MERTON W
 21825100A PEPPARD FAMILY LIVING TRUST
 21825001 POSTON FLOYD D/FRANCES L TR
 21808046 PUHLMANN ERIC
 21808048 RADLEY SUSAN I
 21808035 REED GARY J/MARGARET A
 21825030 RUSSELL WENDELL
 21808652 S & L WORDEN FAMILY TRUST
 21808010C SALT RIVER PROJECT AG IMP POWER DISTRICT
 21808630 SANDERS GERALD W/JULIE R
 21808649 SHEETS JUSTIN J
 21808053 SHEPLEY FAMILY TRUST
 21808043 SINGH PHULPREET/PERWINDER/SODHI HARNOOR SINGH
 21825076 SPENCE JUDY/COLLINGE DAVID
 21808661 STONE TODD
 21808038 TERRY K GASAWAY REVOCABLE TRUST
 21825067 VARGO DINO MARIO
 21824387 VILLAS AT MONTANA VISTA HOMEOWNERS ASSOCIATIO
 21825056 VOLK EDWARD P/JOESETTA F
 21825057 VOLK EDWARD/JOESETTA
 21825058 VOLK EDWARD/JOESETTA
 21825003 WEIDNER CYRIL W TR
 21825085 WILLIAMS JOHN
 21808662 WILTSIE CORINNE

8055 E CICERO ST	<Null>
317 N 80TH PL	<Null>
8043 E CASPER ST	<Null>
302 S 91ST ST	<Null>
439 N OVERLAND	<Null>
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PO BOX 1980	<Null>
7951 E COVINA ST	<Null>
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9541 E CASPER CIR	<Null>
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3905 N RECKER RD	<Null>
328 N 81ST ST	<Null>
3905 N RECKER RD	<Null>
760 N MCQUEEN RD	<Null>
8125 E BALTIMORE ST	<Null>
7935 E CABALLERO ST	<Null>

MESA	AZ	85207 7960 E BUTTE ST MESA 85207
MESA	AZ	85208 8113 E UNIVERSITY DR MESA 85207
MESA	AZ	85207 8135 E CASPER ST MESA 85207
MESA	AZ	85207 8060 E CICERO ST MESA 85207
PAYSON	AZ	85541 8102 E BALTIMORE ST MESA 85207
MESA	AZ	85207 8138 E BALTIMORE ST MESA 85207
MESA	AZ	85207 445 N OVERLAND MESA 85207
PEORIA	AZ	85345 8146 E UNIVERSITY DR MESA 85207
PHOENIX	AZ	85028 8114 E BALTIMORE ST MESA 85207
TUCSON	AZ	85747
MESA	AZ	85207 317 N 80TH ST MESA 85207
MESA	AZ	85207 8101 E BALTIMORE ST MESA 85207
MESA	AZ	85207 8041 E CICERO ST MESA 85207
MESA	AZ	85207 336 N 80TH PL MESA 85207
MESA	AZ	85206 328 N 80TH PL MESA 85207
APACHE JUNCTION	AZ	85117 433 N OVERLAND MESA 85207
MESA	AZ	85207 427 N OVERLAND MESA 85207
MESA	AZ	85207 451 N OVERLAND MESA 85207
MESA	AZ	85207 353 N 80TH PL MESA 85207
MESA	AZ	85207 7951 E CABALLERO ST MESA 85207
MESA	AZ	85203 8107 E BALTIMORE ST MESA 85207
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MESA	AZ	85207 7959 E COVINA ST MESA 85207
MESA	AZ	85207 7948 E CABALLERO ST MESA 85207
MESA	AZ	85207 8017 E CICERO ST MESA 85207
MESA	AZ	85207-2906 8115 E CASPER ST MESA 85207
MESA	AZ	85207 8005 E CASPER ST MESA 85207
TOLLESON	AZ	85353
MESA	AZ	85207 325 N 80TH PL MESA 85207
MESA	AZ	85207 8108 E BALTIMORE ST MESA 85207
MESA	AZ	85207 8008 E CICERO ST MESA 85207

Mailing Address

Mailing Address Country

8107 E UNIVERSITY DR MESA AZ USA 85207	USA
8665 E HARTFORD DR STE 200 SCOTTSDALE AZ USA 85255	USA
1717 MAIN ST STE 2000 DALLAS TX USA 75201	USA
344 N 81ST ST MESA AZ USA 85207	USA
7947 E CAMINO ST MESA AZ USA 85207	USA
8118 E 3RD AVE MESA AZ USA 85208	USA
8040 E CICERO ST MESA AZ USA 85207	USA
8061 E CICERO ST MESA AZ USA 852076730	USA
8024 E CICERO ST MESA AZ USA 85207	USA
318 N 80TH PL MESA AZ USA 85207	USA
8035 E CASPER ST MESA AZ USA 85207	USA
531 N OVERLAND MESA AZ USA 85207	USA
8025 E CICERO ST MESA AZ USA 85207	USA
8126 E BALTIMORE ST MESA AZ USA 85207	USA
12 COPS HILL ST LAGUNA NIGUEL CA USA 92677	USA
338 N 80TH PL MESA AZ USA 85207	USA
8019 E CASPER ST MESA AZ USA 85207	USA
7828 E RIVERDALE CIR MESA AZ USA 85207	USA
PO BOX 247 PAYSON AZ USA 85547	USA
8033 E CICERO ST MESA AZ USA 85207	USA
7956 E CABALLERO ST MESA AZ USA 85207	USA
PO BOX 7523 MESA AZ USA 85216	USA
8131 E UNIVERSITY DR MESA AZ USA 85207	USA
8131 E UNIVERSITY DR MESA AZ USA 85207	USA
8054 E CICERO ST MESA AZ USA 85207	USA
8132 E BALTIMORE ST MESA AZ USA 85207	USA
7932 E CABALLERO ST MESA AZ USA 85207	USA
4645 S LAKESHORE DR STE 8 TEMPE AZ USA 85282	USA
7939 E CAMINO ST MESA AZ USA 85207	USA

8055 E CICERO ST MESA AZ USA 85207	USA
317 N 80TH PL MESA AZ USA 85207	USA
8043 E CASPER ST MESA AZ USA 85207	USA
302 S 91ST ST MESA AZ USA 85208	USA
439 N OVERLAND MESA AZ USA 85207	USA
348 S GLENMAR RD MESA AZ USA 85208	USA
8127 E CASPER ST MESA AZ USA 85207	USA
1847 E GLADE CIR MESA AZ USA 85204	USA
8102 E BUTTE ST MESA AZ USA 85207	USA
6434 E AVALON ST MESA AZ USA 85205	USA
8046 E CICERO ST MESA AZ USA 85207	USA
8032 E CICERO ST MESA AZ USA 85207	USA
8107 E CASPER ST MESA AZ USA 85207	USA
354 N 80TH PL MESA AZ USA 85207	USA
7955 E CAMINO ST MESA AZ USA 85207	USA
PO BOX 1980 PHOENIX AZ USA 85001	USA
7951 E COVINA ST MESA AZ USA 85207	USA
7931 E CAMINO ST MESA AZ USA 85207	USA
8013 E CASPER ST MESA AZ USA 85207	USA
406 W LEAH AVE GILBERT AZ USA 85233	USA
8126 E BALTIMORE ST MESA AZ USA 85207	USA
631 BUNDY AVE SAN JOSE CA USA 95117	USA
501 27TH ST MOLINE AZ USA 61265	USA
9541 E CASPER CIR MESA AZ USA 85207	USA
16427 N SCOTTSDALE RD 175 SCOTTSDALE AZ USA 85254	USA
3905 N RECKER RD MESA AZ USA 85215	USA
328 N 81ST ST MESA AZ USA 85207	USA
3905 N RECKER RD MESA AZ USA 85215	USA
760 N MCQUEEN RD CHANDLER AZ USA 85225	USA
8125 E BALTIMORE ST MESA AZ USA 85207	USA
7935 E CABALLERO ST MESA AZ USA 85207	USA



Re: Proposed Dept. of Child Safety Office Building - University Blvd.

From Gene Goldstein <gene@bramicdesign.com>

Date Thu 11/27/2025 12:11 PM

To bobjames51@gmail.com <bobjames51@gmail.com>

Cc 'Kwasi Abebrese' <kwasi.abebrese@mesaaz.gov>; Kyle Vilaubi <kyle@bramicdesign.com>

Bob,

It's the holiday weekend so I can't give you definitive answers here, but I am pretty sure on the following,

Question no. 1 - I feel I can talk to the developer into extending the fencing or providing a locked gate. I will follow up on this as we've done 4 other projects like this one with this developer and he has a history of going above and beyond to make sure these office buildings are good neighbors to the surrounding folks

Question no. 2 - Bob, I do not see my client doing any work to extend your own personal wall, but if you allow some growth, there is going to be extensive landscape buffering along the north side + the north side of our building does not have any exit doors allowing the users of this facility to walk out directly to the north.

I am free for a phone call next week also if you'd like to chat more on these?

Thank you,

Gene Goldstein

Principal, CEO, RA (AZ #15939)

Bramic Design Group

10820 E Calle Linda Vista

Tucson AZ 85748

P 520.401.9183

"Thank you for your continued partnership! Please note my new email"

From: bobjames51@gmail.com <bobjames51@gmail.com>

Sent: Wednesday, November 26, 2025 5:03 PM

To: Gene Goldstein <gene@bramicdesign.com>

Cc: 'Kwasi Abebrese' <kwasi.abebrese@mesaaz.gov>; Kyle Vilaubi <kyle@bramicdesign.com>

Subject: RE: Proposed Dept. of Child Safety Office Building - University Blvd.

Hello Gentlemen,

Thank you for the timely responses.

Unfortunately I was unable to attend the meeting, as it was play week at the school where my wife is the drama teacher and director, so, by default, I am the lighting tech. No way I could get out of that!

I appreciate being able to see the plans, and have a much better understanding of how things will look.

2 follow up questions, related to safety and security:

1. If I'm reading the plans correctly, the steel fencing does not prevent access to the 20' setback from University Blvd.

While the fencing does go to the wall on the north side, near 80th Street, full access is available from University.

- a. Any possibility of extending the fencing, or maybe installing a locked gate there?

2. There is the existing cinderblock wall on the north edge (our south back wall), but its height does not lend to discouraging curious overlookers?

- a. What are the possibilities of a higher wall being constructed?

Even a 1 foot taller wall would be enough to prevent uninvited 'guests'.

Thank you,
Bob James

From: Gene Goldstein <gene@bramicdesign.com>

Sent: Thursday, November 13, 2025 3:56 PM

To: bobjames51@gmail.com

Cc: Kwasi Abebrese <kwasi.abebrese@mesaaz.gov>; Kyle Vilaubi <kyle@bramicdesign.com>

Subject: Proposed Dept. of Child Safety Office Building - University Blvd.

Hi Bob,

I am the architect for the ongoing project south of your property and look forward to the upcoming Design Review Board meeting this coming Tuesday (11/18/25). Kwasi Abrebrese, who's been fantastic guiding us through this design process, shared to me some concerns you have for our project. He asked that I reach out directly to you. There is nothing more important that good communication and that's what I am putting forth here today. Please see my responses to your questions/concerns below in **red**

(From you to Kwasi):

Our main concern would be the relief from our back wall to the drive lane on the north side of this project. I know there must be a minimum relief, and I believe it also must be landscaped.

- What type of landscaping? **Most importantly if I am you is good blockage to our building and our landscape architect has selected fairly large (36") boxes for canopy trees to be placed continuously along the north side, along with a number of different ground cover. Against the north side of the building is another layer of landscaping and trees, shrubs to be installed. I truly feel you'll have a good buffer from your property with all of this. I have attached a copy of the landscape plans and if you would feel better getting on a call with my landscape architect and myself, please say the word, I can set that up. It would have to be this Monday afternoon if we were to do this. let me know please.**
- Can we suggest, or even require tall / low maintenance evergreens, like Italian cypress, and close together so as to restrict persons from snooping, peering, etc.? **The trees and ground cover landscaping being installed is all considered low water maintenance type trees and shrubs. While I cannot fully guarantee a switch to Italian cypress, knowing this developer, and he is very people**

friendly, he'd have no issues meeting on site to go over this during construction. I have done projects with Mr. Williamson for 30 years and he will ALWAYS listen !!

- Live landscape would require water - would there be a guarantee any trees, bushes, etc. wouldn't "steal" our water? Our project is on our own tie into the public water system and is not associated with your neighborhood lines.

My phone number is below and please do not hesitate to contact me should you need further clarification on anything,

Best regards,

Gene Goldstein

Principal, CEO, RA (AZ #15939)

Bramic Design Group

10820 E Calle Linda Vista

Tucson AZ 85748

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"Thank you for your continued partnership! Please note my new email"