

EdgeCore Mesa North Campus

Citizen Participation Report

Site Plan Review

Case No. ZON25-00535

February 24, 2026



WITHEY
MORRIS
BAUGH

Introduction

The purpose of this Citizen Participation Plan is to provide a summary of outreach efforts to citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting a Major Site Plan Modification for the development of new data center facility. The subject site is comprised of approximately 47 acres located at the southwest corner of Elliot Road and Everton Terrace (the "Property"). See attached aerial map at **Tab 1**.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. The submitted Citizen Participation Plan was designed to ensure that those affected by this application would have an adequate opportunity to learn about and comment on the proposal.

I. Contact

Alex Hayes

Withey Morris Baugh, PLC

2121 East Highland Avenue

Phoenix, Arizona 85016

602-230-0600

Email: hayes@wmbattorneys.com

II. Contact List

Parties affected by the applications may include properties owners within 1,000-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. A copy of the contact list and map of the mailing area are attached at **Tab 2**.

III. Notification Technique / Notice of Meetings

On July 16, 2025, first class letters were mailed to the Contact List. The letter introduced the Applicant, provided information on the project, provided contact information for the City and the Applicant and encouraged the recipient to contact the City or the Applicant with any questions or comments. See first notification mailing, **Tab 3**.

On February 24, 2026, first class letters were mailed to the Contact List, which also included the Council Member and Council Coordinator. The letter provided updated information on the Project, details about the upcoming Planning and Zoning Board meeting regarding the Project, and public participation procedures. The letter again provided contact information for the City and the Applicant and encouraged the recipient to contact the City or Applicant with any questions or comments. See public hearing mailing affidavit at **Tab 4**.

On February 24, 2026, the Property was posted with public hearing notification signs per City requirements. The sign provides details regarding the Applicant's request and information on the upcoming Planning and Zoning Board meeting. The sign provides contact information for the Applicant and the City. See sign posting affidavit at **Tab 5**.

IV. Inquiries

To date, the Applicant has received no inquiries regarding the applications and therefore no issues have been raised.

V. Status Procedures

The Applicant will continue to be available to discuss the project with any interested parties.

TAB 1

Aerial Map

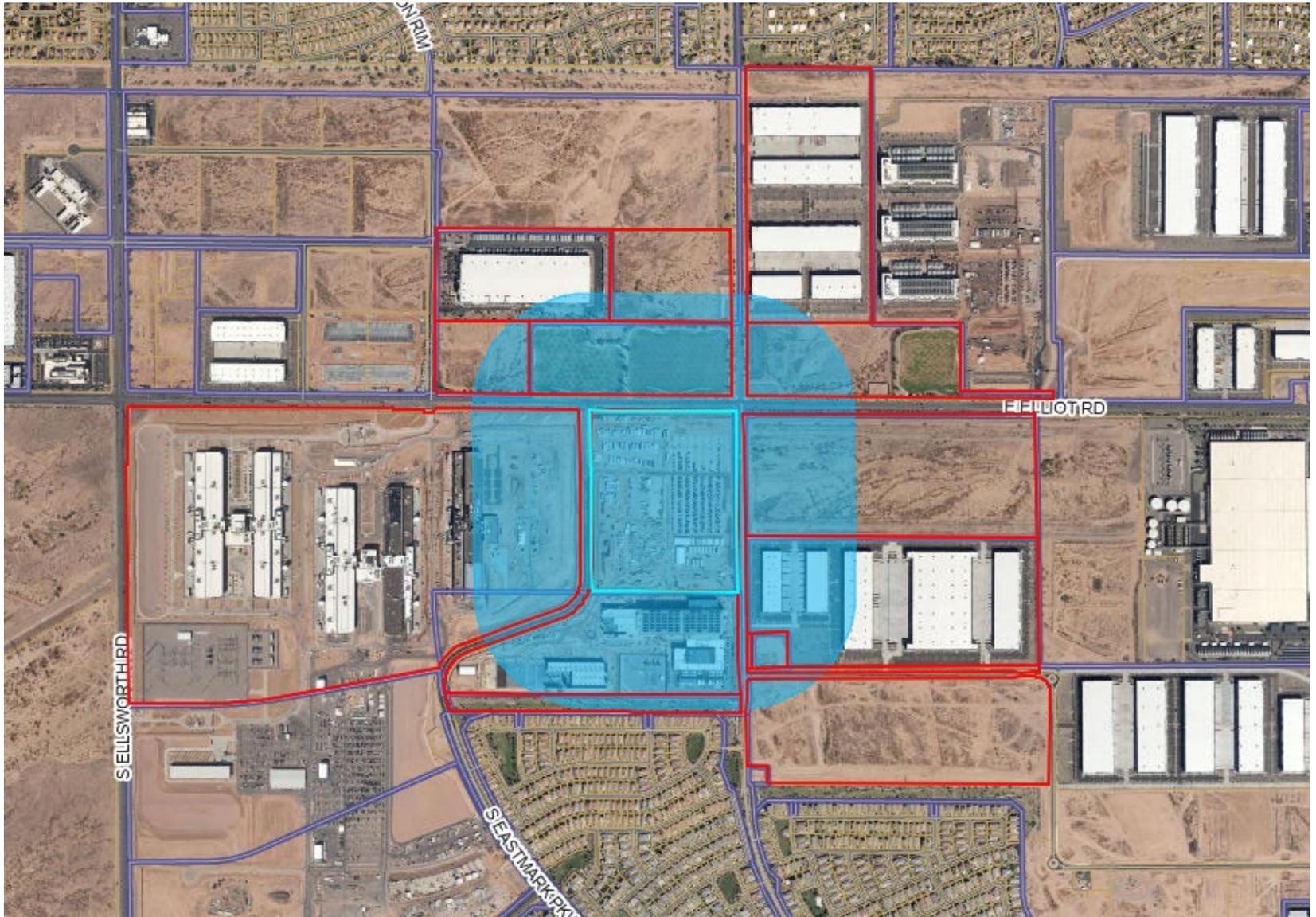


SWC Elliot Road and Everton Terrace – Mesa, AZ



TAB 2

1000' Radius Map



SWC Elliot Road and Everton Terrace – Mesa, AZ



Parcel Number	Owner	Property Owners - 1000' Radius		Mailing Address
		Property Address	Property Address	
304-01-006M	MET202 LLC	3223 S CRISMON RD	MESA 85212	2710 E CAMELBACK RD 210 PHOENIX AZ USA 85016
304-01-006T	MESA CITY OF	10144 E ELLIOT RD	MESA 85212	20 E MAIN ST STE 650 MESA AZ USA 85211
304-02-988A	MESA CITY OF	9820 E ELLIOT RD	MESA 85212	PO BOX 1466 MESA AZ USA 85211
304-04-982	MESA TECHNOLOGY PROPERTIES LLC	3453 S 96TH ST	MESA 85212	2560 E PHILADELPHIA ST ONTARIO CA USA 91761
304-04-983	SUNBELT LAND HOLDINGS LP	9640 E ELLIOT RD	MESA 85212	8095 OTHELLO AVE SAN DIEGO CA USA 92111
304-04-985A	SUNBELT LAND HOLDINGS LP	9912 E ELLIOT RD	MESA 85212	8095 OTHELLO AVE SAN DIEGO CA USA 92111
304-31-002Q	EDI MESA 2 LLC	9903 E ELLIOT RD	MESA 85212	250 VESEY ST FL 15 NEW YORK NY USA 10281
304-31-002V	REDALE LLC	3841 S ELLSWORTH RD	MESA 85212	1415 LARIMER ST STE 200 DENVER CO USA 80202
304-31-033A	MECP1 MESA 1 LLC	3856 S EVERTON TER	MESA 85212	SCOTTSDALE AZ USA 852542322
304-34-979B	SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT			1415 LARIMER ST STE 200 DENVER CO USA 80202
304-34-979G	DMB MESA PROVING GROUNDS LLC	10021 E ELLIOT RD	MESA 85212	PO BOX 52025 PHOENIX AZ USA 850722025
304-34-979J	DMB MESA PROVING GROUNDS LLC			14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ USA 85254
313-28-421	EASTMARK COMMUNITY ALLIANCE INC			14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ USA 85254
313-28-796	ACEF-INDICAP EASTMARK I LLC	10236 E MESQUITE ST	MESA 85212	14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ USA 85254
313-28-797	ACEF-INDICAP EASTMARK LLC	10226 E MESQUITE ST	MESA 85212	10845 GRIFFITH PEAK DR LAS VEGAS NV USA 89135
313-28-805	DMB MESA PROVING GROUNDS LLC			10845 GRIFFITH PEAK DR LAS VEGAS NV USA 89135

NeighborhoodName	FirstName	HOAs and Registered Neighborhoods		Address
		LastName	Address	
Eastmark Community Alliance, Inc.	Trish	Robinson		10100 E Ray Road Mesa, AZ 85212
Eastmark Community Alliance, Inc.	Payton	Cadien		10100 E Ray Road Mesa, AZ 85212
Eastmark Community Alliance, Inc.	Matt	Fisher		10100 East Ray Road Mesa, AZ 85212
Mesquite Canyon Community Association	Bob	Brown		7255 E. Hampton Ave Mesa, AZ 85212
Santa Rita Ranch Homeowners Association	Shannon	Rowe		4645 E Cotton Gin Loop Phoenix, AZ 85040
Santa Rita Ranch Homeowners Association	Kevin	Drake		3144 S Sabrina Cir Mesa, AZ 85212

TAB 3

July 16, 2025

Notice of Application for Site Plan Modification

+/-43-acre Property Located at the southwest corner of Elliot Road and Everton Terrace in Mesa
Case No ZON25-00535

Dear Property Owner (or) Interested Party:

On behalf of EdgeCore Digital Infrastructure (EdgeCore), our office has recently filed an application with the City of Mesa to modify an approved site plan for a data center campus located at the southwest corner of Elliot Road and Everton Terrace (the Property), as seen on the attached aerial map. The purpose of this letter is simply to introduce ourselves and the project, and to let you know you should be receiving future notifications regarding the City's planned review of this application.

This Property is zoned Planned Community (PC) district with an approved Community Plan. Specifically, the Property is located within Development Unit 5/6 South of the Eastmark (Mesa Proving Grounds) Community Plan. The Development Unit Plan for DU 5/6S includes a land use allocation plan that requires specific identification and location of Land Use Groups (LUGs) during the review and approval of a site plan. The Regional Center/Campus LUG (LUG-C) has been specified for this development and the proposed data center use is permitted in that LUG. EdgeCore's original site plan for the Property was approved by the Mesa Planning and Zoning Board on January 4, 2024 via Case No. ZON23-00688. This application proposes changes to the approved site plan to accommodate SRP's need for expanded energy infrastructure. These changes include a reduction of approximately 800,000 square feet of floor area.

EdgeCore is a leading wholesale data center developer, owner, and operator. The proposed project will feature enhanced design and construction in a campus-like setting that furthers the City of Mesa's goals of creating a high-quality technology hub along Elliot Road. Attached for reference is the preliminary site plan along with sample renderings. The campus is planned to operate as a fully functional secure technology park serving cloud, enterprise, and larger scale colocation customers with reliable power, dense fiber connectivity, and high-efficiency energy and cooling systems requiring very low water usage. The campus will embody environmentally and aesthetically pleasing architecture and landscaping with particular attention paid to the project's street frontages.

This letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding this pending application and any questions you may have. Feel free to contact me at (602) 230-0600 or e-mail at hayes@wmbattorneys.com. You may also contact the City of Mesa Planner assigned to this case, Chloe Daniel, at (480) 644-6714 or Chloe.DurfeeDaniel@mesaAZ.gov.

Again, I would be happy to speak with you regarding this project. Please note, no meetings or hearings are scheduled at this time to review this project.

Sincerely yours,

WITHEY MORRIS BAUGH PLC

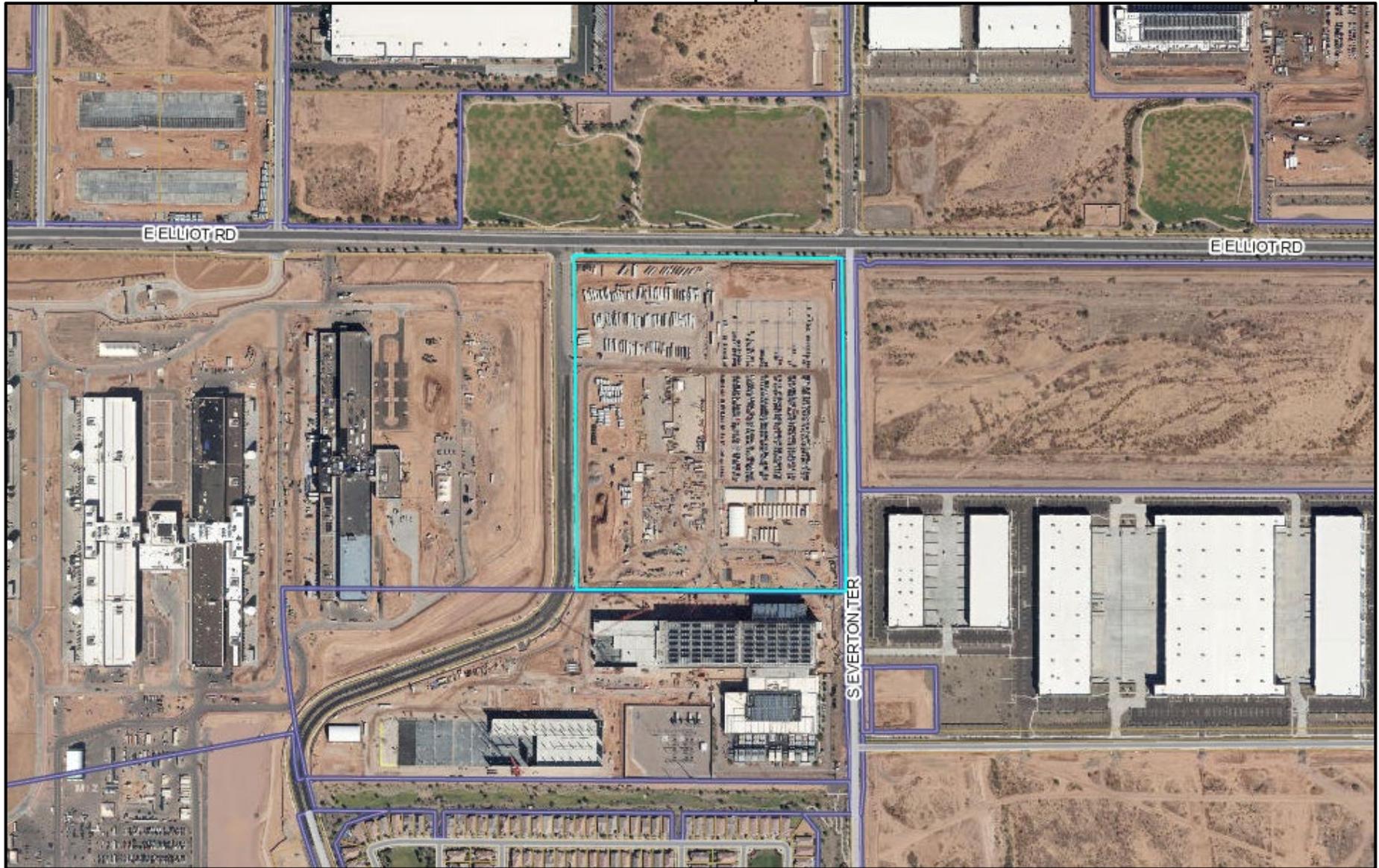
By

Alex Hayes



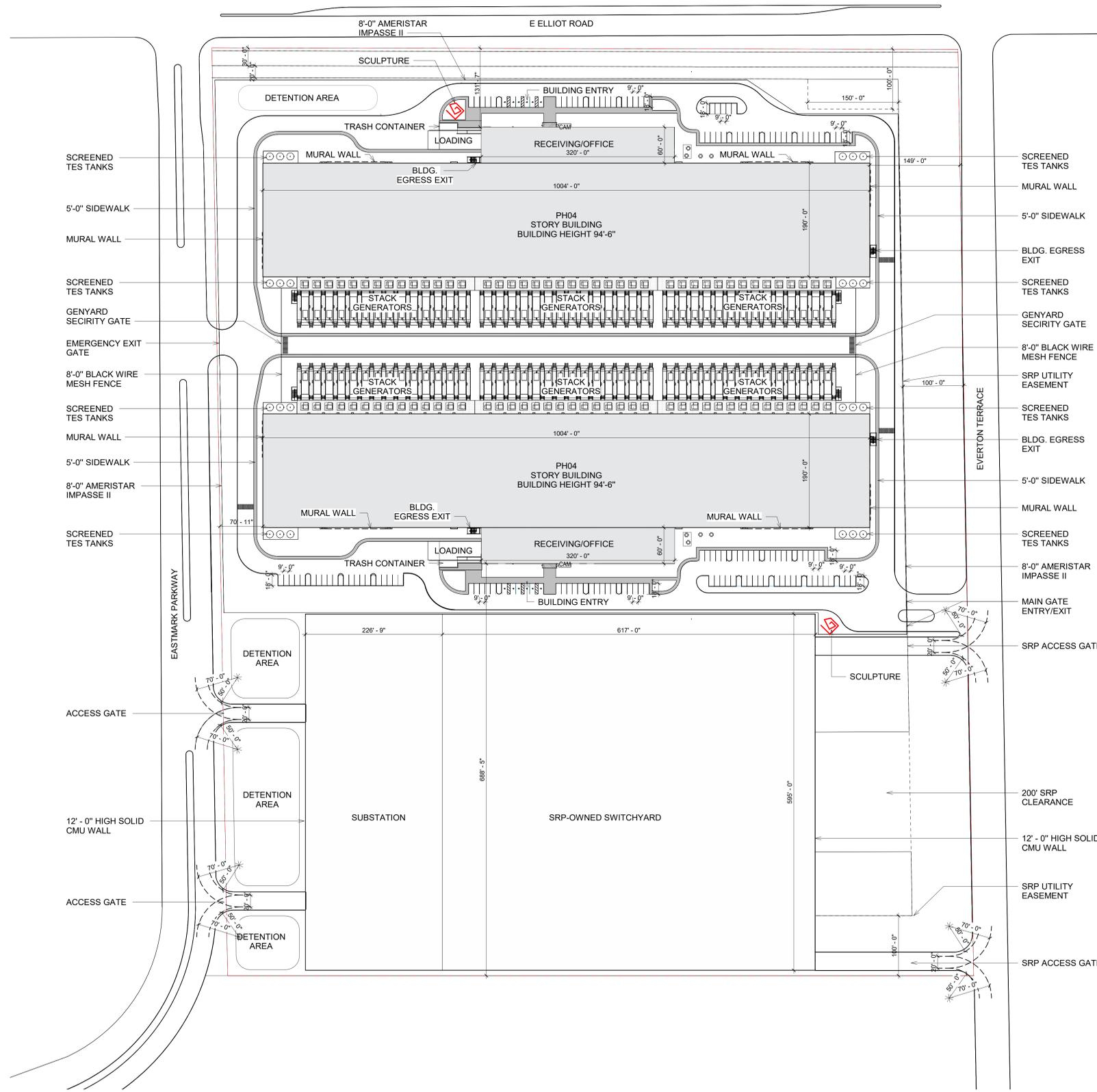
Enclosure(s): Site Aerial, Preliminary Site Plan, Sample Renderings

Aerial Map



SWC Elliot Road and Everton Terrace – Mesa, AZ





PROJECT DATA

EASTMARK DEVELOPMENT UNIT	DU-5/6S
EASTMARK LAND USE GROUP	LUG-C(CAMPUS)
APN	304-31-002Q
EXISTING GENERAL PLAN	REGIONAL EMPLOYMENT
EASTMARK LAND USE GROUP	PLANNED COMMUNITY(PC)
PROPOSED USE	DATA CENTER CAMPUS
GROSS AREA	43 ACERS
BUILDING SET BACKS:	
NORTH	131' - 7"
EAST (EVERTON TER)	149' - 0"
SOUTH	688' - 5"
WEST(EASTMARK PARKWAY)	70' - 11"
BUILDING HEIGHT	94' - 6"

PARKING PROVIDED

STANDARD SPACES	132
ADA PARKING SPACES	12
TOTAL PARKING PROVIDED	144
TOTAL BICYCLE PARKING	16





TAB 4

City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **February 24, 2026**.

Date: 02/24/2026

I, Alex Hayes, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **ZON25-00535** on the 24th day of February, 2026.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: *Alex Hayes*

SUBSCRIBED AND SWORN before me this 24 day of February 2026.

Theresa Wickman
Notary Public



Case Number: **ZON25-00535**

Project Name: _____



WITHEY
MORRIS
BAUGH

February 24, 2026

Dear Neighbor:

We have applied for a Major Site Plan Modification for property located at the southwest corner of Elliot Road and Everton Terrace. This request is for an approximately 1,236,690± square foot Data Center development. The case number assigned to this project is ZON25-00535.

This letter is being sent to all property owners within 1,000 feet of the Property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (602) 230-0600 or e-mail me at hayes@wmbattorneys.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on March 11, 2026 in the Mesa City Hall located at 20 East Main Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://www.mesa11.com/live) or www.youtube.com/user/cityofmesa11/live, or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.**

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Chloe Durfee Daniel of their Planning Division staff. She can be reached at 480-644-6714 or chloe.durfeedaniel@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.



Sincerely,

WITHEY MORRIS BAUGH PLC
By Alex Hayes

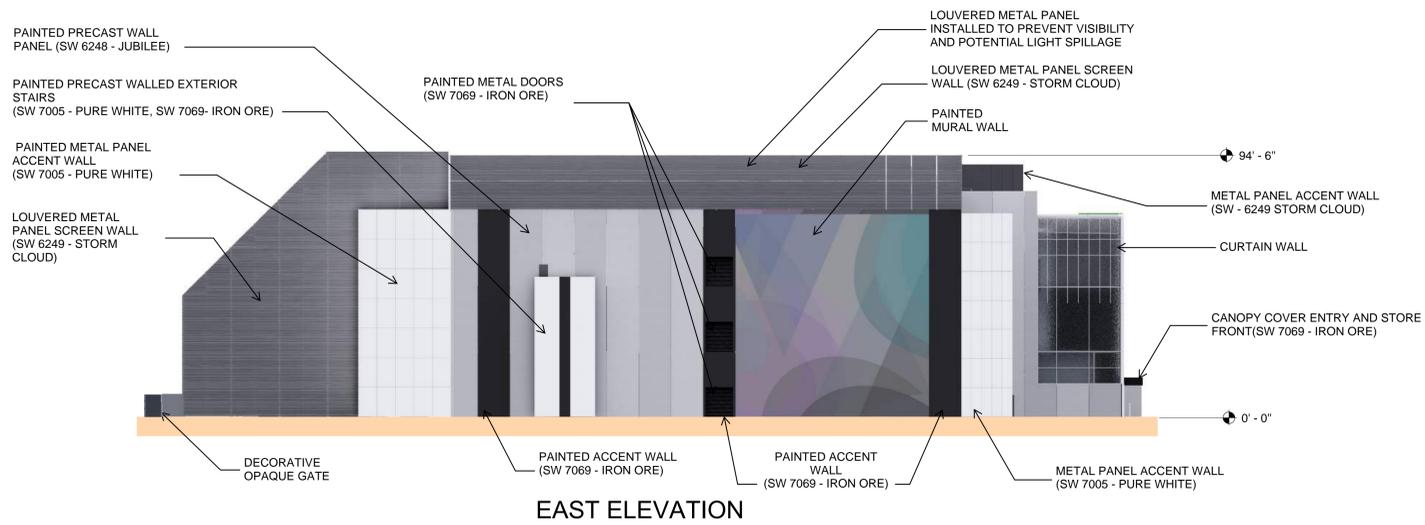
Enclosure(s): Site Aerial, Site Plan, Elevations

Aerial Map

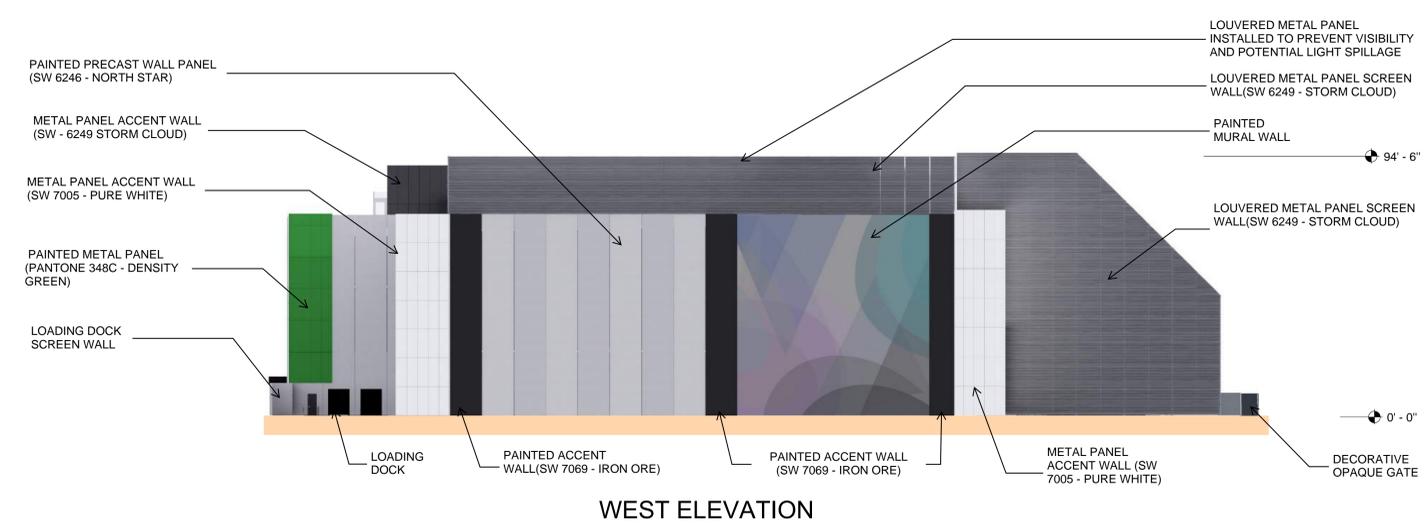


SWC Elliot Road and Everton Terrace – Mesa, AZ

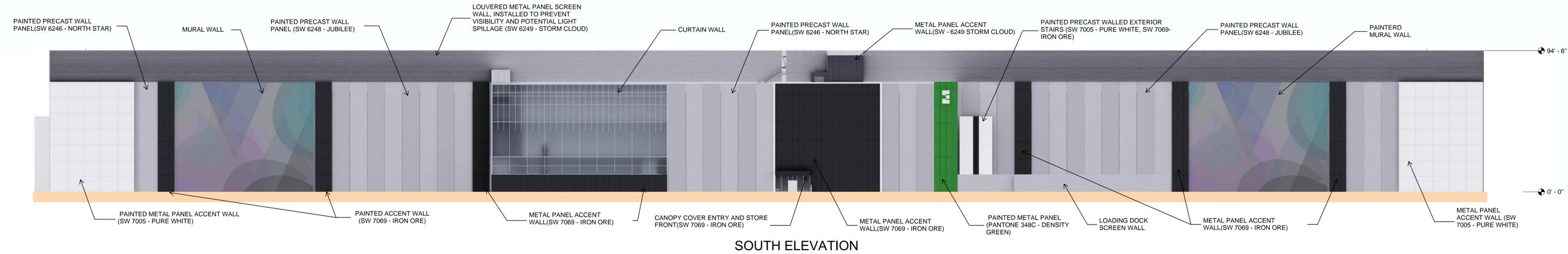




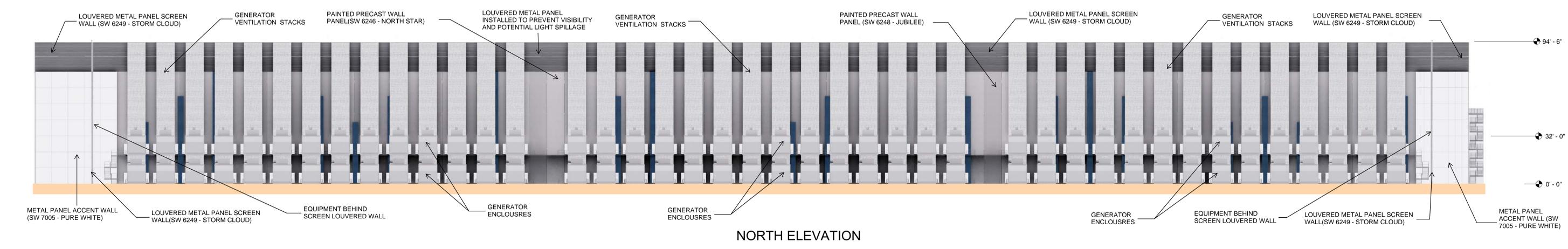
EAST ELEVATION



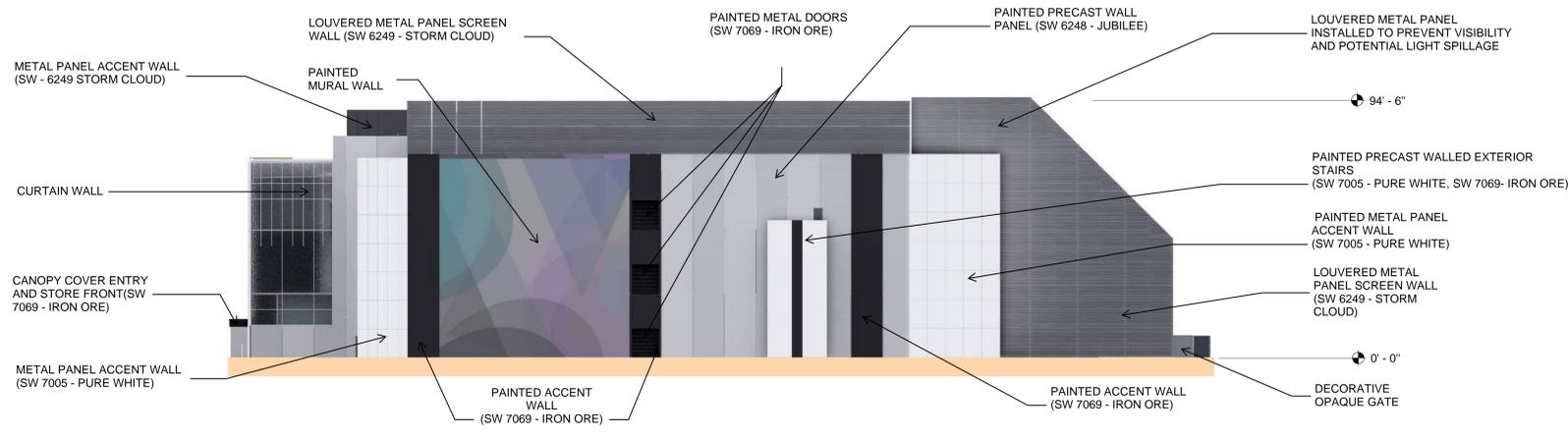
WEST ELEVATION



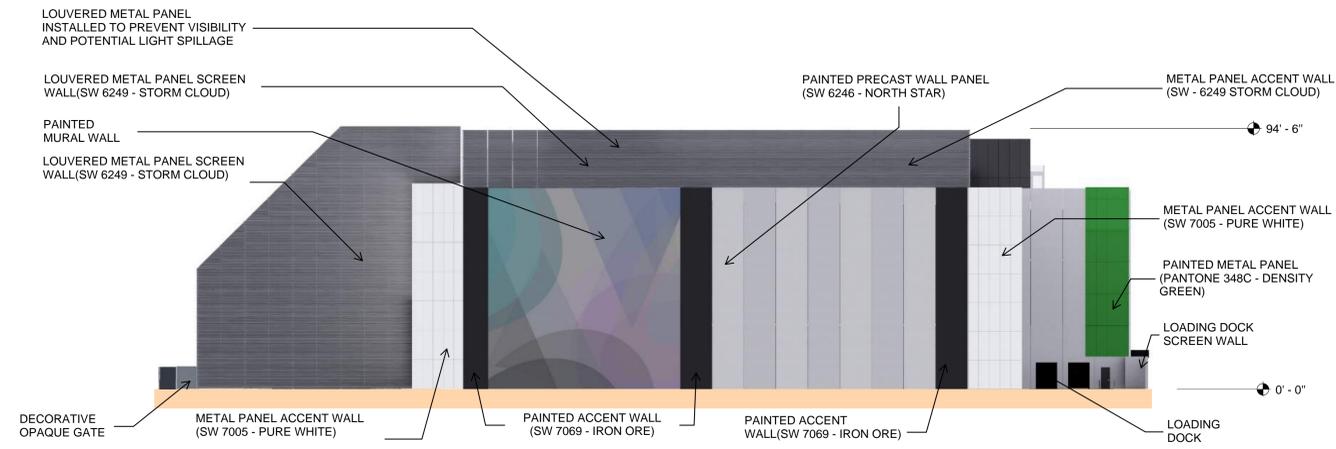
SOUTH ELEVATION



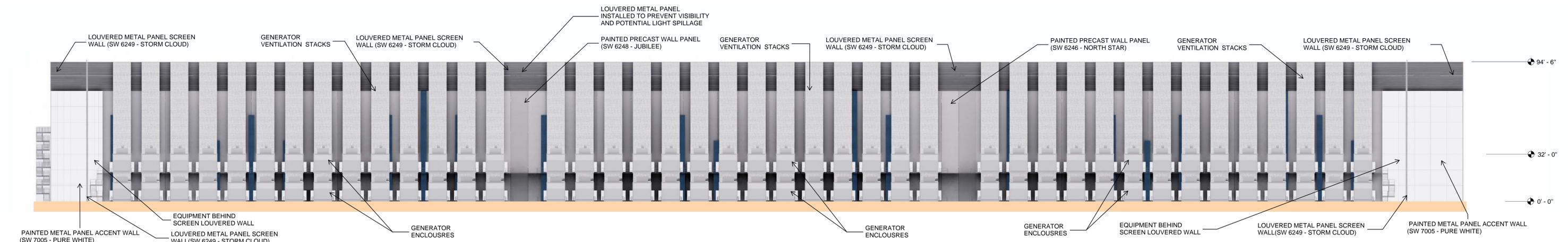
NORTH ELEVATION



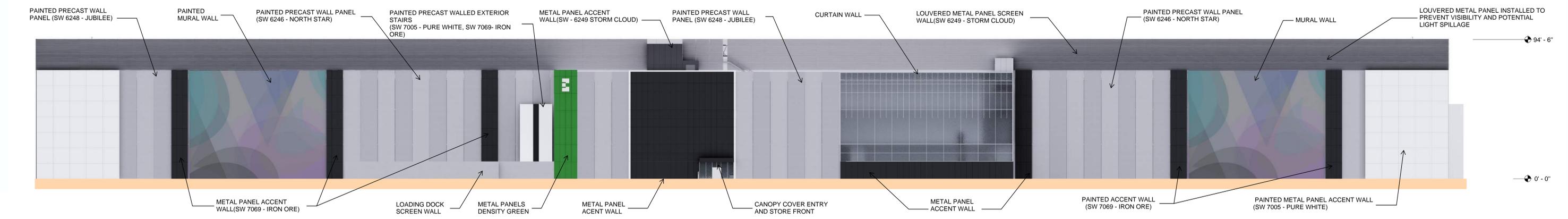
EAST ELEVATION



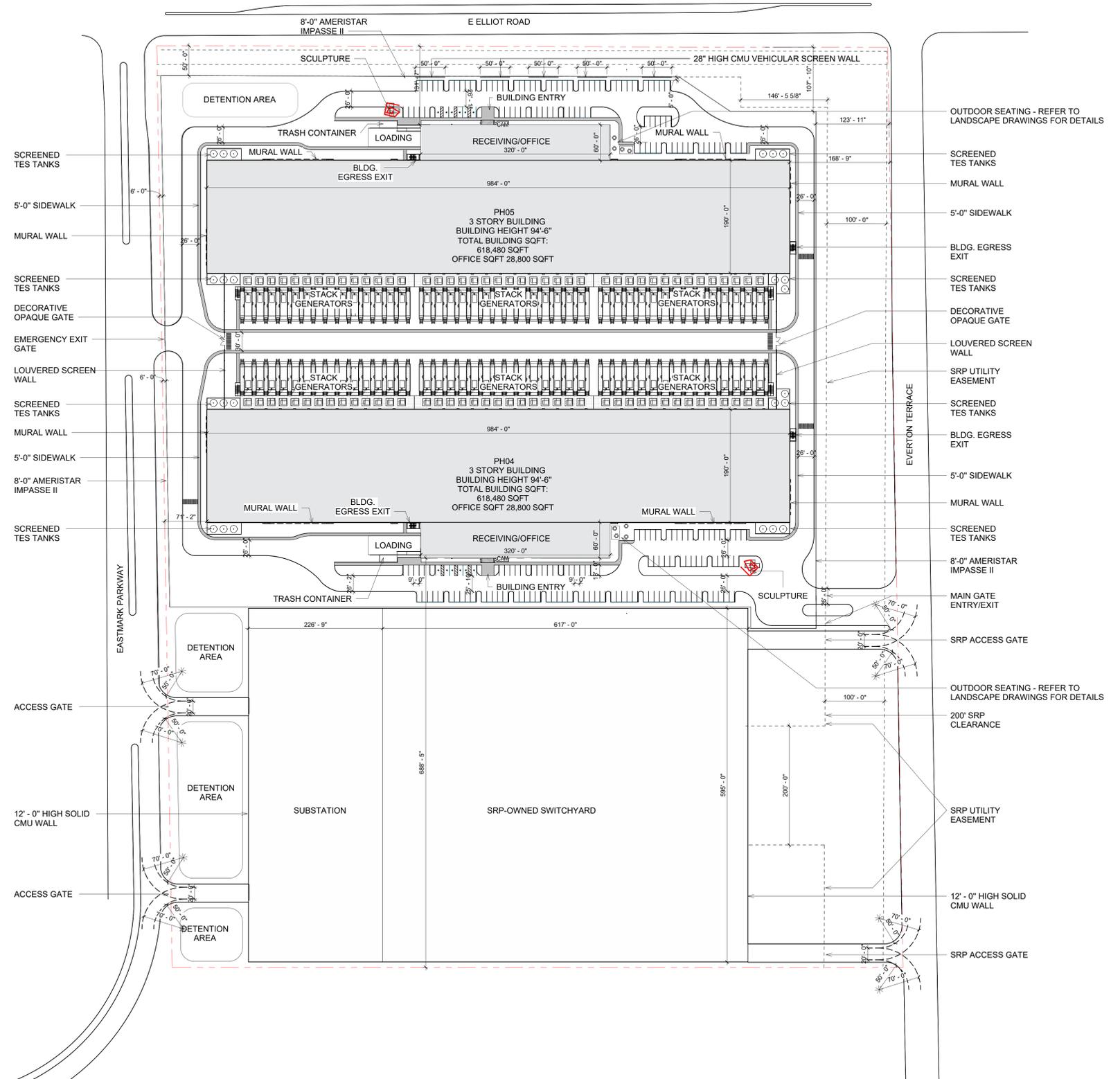
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



PROJECT DATA

EASTMARK DEVELOPMENT UNIT	DU-5/6S
EASTMARK LAND USE GROUP	LUG-C(CAMPUS)
APN	304-31-002Q
EXISTING GENERAL PLAN	REGIONAL EMPLOYMENT CENTER
EASTMARK LAND USE GROUP	PLANNED COMMUNITY(PC)
PROPOSED USE	DATA CENTER CAMPUS
GROSS AREA	43 ACERS
BUILDING SET BACKS:	
NORTH	131' - 7"
EAST (EVERTON TER)	149' - 0"
SOUTH	688' - 5"
WEST(EASTMARK PARKWAY)	70' - 11"
BUILDING HEIGHT	94' - 6"

PARKING PROVIDED

STANDARD SPACES	185
ADA PARKING SPACES	12
TOTAL PARKING PROVIDE	197
TOTAL BICYCLE PARKING	16

ACEF-INDICAP EASTMARK I LLC
10845 GRIFFITH PEAK DR
LAS VEGAS, NV 89135

DMB MESA PROVING GROUNDS LLC
14648 N SCOTTSDALE RD STE 290
SCOTTSDALE, AZ 85254

EASTMARK COMMUNITY ALLIANCE INC
14646 N KIERLAND BLVD STE 165
SCOTTSDALE, AZ 85254

EDI MESA 2 LLC
999 17TH ST
DENVER, CO 80202

MECP1 MESA 1 LLC
999 17TH ST STE 200
DENVER, CO 80202

MECP1 MESA 2 LLC
3800 N CENTRAL AVE STE 460
PHOENIX, AZ 85012

MECP1 MESA SUBSTATION 1 LLC
3800 N CENTRAL AVE STE 460
PHOENIX, AZ 85012

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

MESA CITY OF
PO BOX 1466
MESA, AZ 85211

MESA TECHNOLOGY PROPERTIES LLC
2560 E PHILADELPHIA ST
ONTARIO, CA 91761

MET202 LLC
2710 E CAMELBACK RD 210
PHOENIX, AZ 85016

REDALE LLC
1 META WAY
MENLO PARK, CA 94025

SALT RIVER PROJECT AGRICULTURAL
IMPROVEMENT AND POWER DISTRICT
PO BOX 52025
PHOENIX, AZ 85072

SUNBELT LAND HOLDINGS LP
8095 OHELLO AVE
SAN DIEGO, CA 92111

Councilmember Scott Somers
PO Box 1466
Mesa, AZ 85211-1466

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

Trish Robinson
Eastmark Community Alliance, Inc.
10100 E Ray Road
Mesa, AZ 85212

Payton Cadien
Eastmark Community Alliance, Inc.
10100 E Ray Road
Mesa, AZ 85212

Matt Fisher
Eastmark Community Alliance, Inc.
10100 East Ray Road
Mesa, AZ 85212

Bob Brown
Mesquite Canyon Community Association
7255 E. Hampton Ave
Mesa, AZ 85212

Shannon Rowe
Santa Rita Ranch Homeowners Association
4645 E Cotton Gin Loop
Phoenix, AZ 85040

Kevin Drake
Santa Rita Ranch Homeowners Association
3144 S Sabrina Cir Mesa, AZ 85212
Mesa, AZ 85212

TAB 5

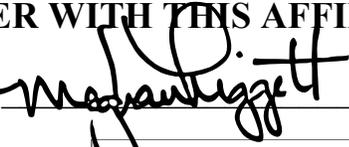
City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date:

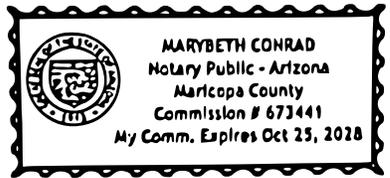
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5” BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me on


Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: MARCH 11, 2026

CASE: ZON25-00535

**Request: Major Site Plan Modification to allow
for an approximately 1,236,960± square foot
Data Center development.**

Applicant: Alex Hayes, Withey Morris Baugh, PLC

Phone: (602) 230-0600

Planning Division (480) 644-2385

Posting date: 2/23/26

February 23, 2026 at 9:31 AM

+33 347319-111.618583

3756-3862 S Eyerton Terrace

Mesa AZ 85212

CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

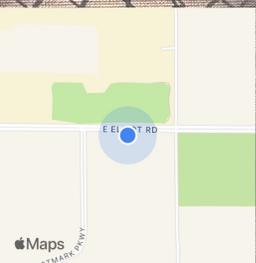
TIME: 4:00 PM DATE: MARCH 11, 2026
CASE: ZON25-00535

**Request: Major Site Plan Modification to allow
for an approximately 1,236,960± square foot
Data Center development.**

Applicant: Alex Hayes, Withey Morris Baugh, PLC
Phone: (602) 230-0600
Planning Division (480) 644-2385

Posting date: 2/23/26

February 23, 2026 at 9:17 AM
+33.349777,-111.620740
9701-9875 E Elliot Rd
Mesa AZ 85212



RICAN
933-6336
INFENCE.COM

CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

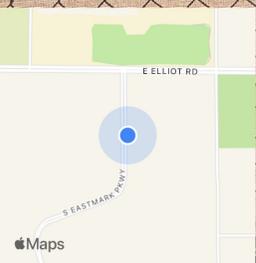
PLANNING & ZONING BOARD
20 EAST MAIN STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: MARCH 11, 2026
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**Request: Major Site Plan Modification to allow
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Data Center development.**

Applicant: Alex Hayes, Withey Morris Baugh, PLC
Phone: (602) 230-0600
Planning Division (480) 644-2385

Posting date: 2/23/26



February 23, 2026 at 9:06 AM
+33.347535,-111.622589
S Eastmark Pkwy
Mesa AZ 85212