

Citizen Participation Plan

Baseline Logistics Park

Recker and Baseline

June 27, 2022

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made, and the efforts already made, by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Site Plan Review, Rezoning, and Design Review. These requests are for the proposed development on approximately 54.64 acres (APNs 141-53-045F, 141-53-045P, 141-53-049D, 141-53-726B).

By providing opportunities for citizen participation, the applicant has ensured, and will continue to ensure, that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for a neighborhood meeting and future public hearings.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.

1744 S. Val Vista Drive, Ste. 217

Mesa, Arizona 85204

(480) 461-4670 (office)

(480) 461-4676 (fax)

Sean.Lake@pewandlake.com

Sarah Fitzgerald

Pew & Lake, P.L.C.

1744 S. Val Vista Drive, Ste. 217

Mesa, Arizona 85204

(480) 461-4670 (office)

(480) 461-4676 (fax)

Sarah.Fitzgerald@pewandlake.com

Pre-Submittal Meeting:

The Pre-Submittal meeting with City of Mesa planning staff was held on January 11, 2021. Staff reviewed the application and recommended that all property owners within 1000' must be notified of the public hearing.

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

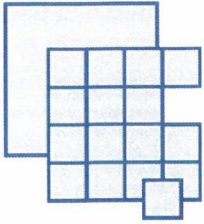
1. A contact list will be developed for citizens and agencies in this area including:

- a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a series of two neighborhood meetings.
 - a. 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
 - b. The second meeting (optional or as needed) will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in and comment card will be copied to the City of Mesa Planner.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
4. Public notice for the July 12, 2022 Design Review work session was sent to all property owners within 500' on June 27, 2022.
5. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Pre-Submittal	June 22, 2021
Formal Submittal to City	March 14, 2022
Follow-Up Submittal	April 18, 2022
Virtual Neighborhood Meeting	May 12, 2022
Follow-up Submittal	June 6, 2022
Comment Resolution Submittal	June 27, 2022
Design Review Work Session	July 12, 2022

Planning & Zoning Public Hearing	<i>TBD</i>
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Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

April 21, 2022

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Hines, we are pleased to invite you to an online neighborhood meeting regarding a proposed development in your area. The subject site is the approximately 54.64-acre vacant property located on the north side of Baseline Road and west of Recker Road in Mesa, AZ. The proposed is Baseline Logistics Park- a high quality employment-industrial-commercial development plan.

The specific requests to allow for this development are City of Mesa approval of (1) Rezone from PEP-PAD-CUP to LI-PAD on the north portion of the site and PEP-PAD on the south portion of the site, (2) Site Plan Review, and (3) Preliminary Plat.

This letter has been sent to nearby property owners to discuss this proposal and receive comments and feedback that will inform the development process. A copy of the preliminary site plan and conceptual elevations are enclosed with this letter.

A neighborhood meeting will be held electronically via Zoom, a free online meeting service, as follows:

Date: May 12, 2022
Time: 6:00 p.m. (Arizona Time)
Website: www.zoom.us
Meeting ID: 983 1632 0494
Passcode: 100

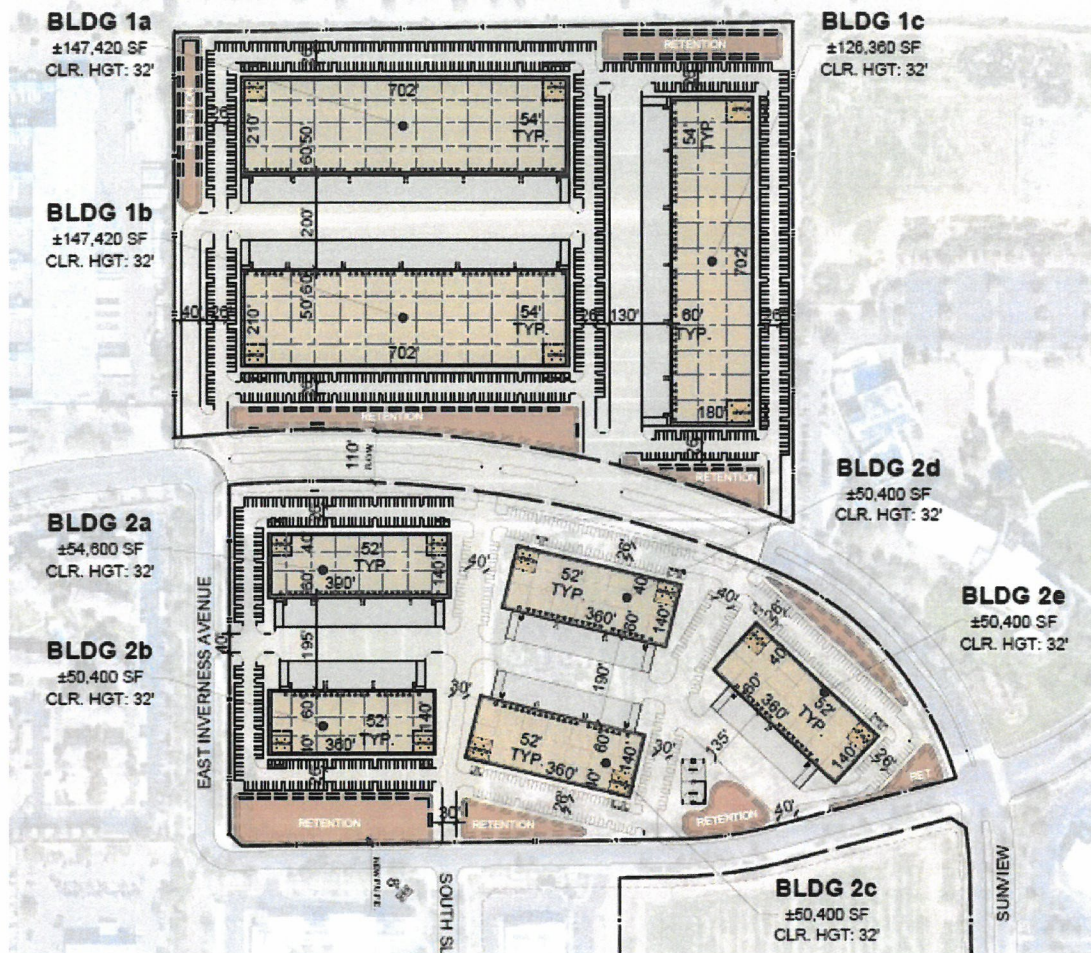
If you wish to participate in the online meeting, before the meeting begins, please connect, and if asked, fill in your contact information. Then, Zoom will email you a link and options for entering the meeting by phone or device at the date and time above. If you have any questions, please contact me or Sarah Fitzgerald by email at sean.lake@pewandlake.com or sarah.fitzgerald@pewandlake.com or by phone at 480-461-4670.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC

Enclosures

Site Plan

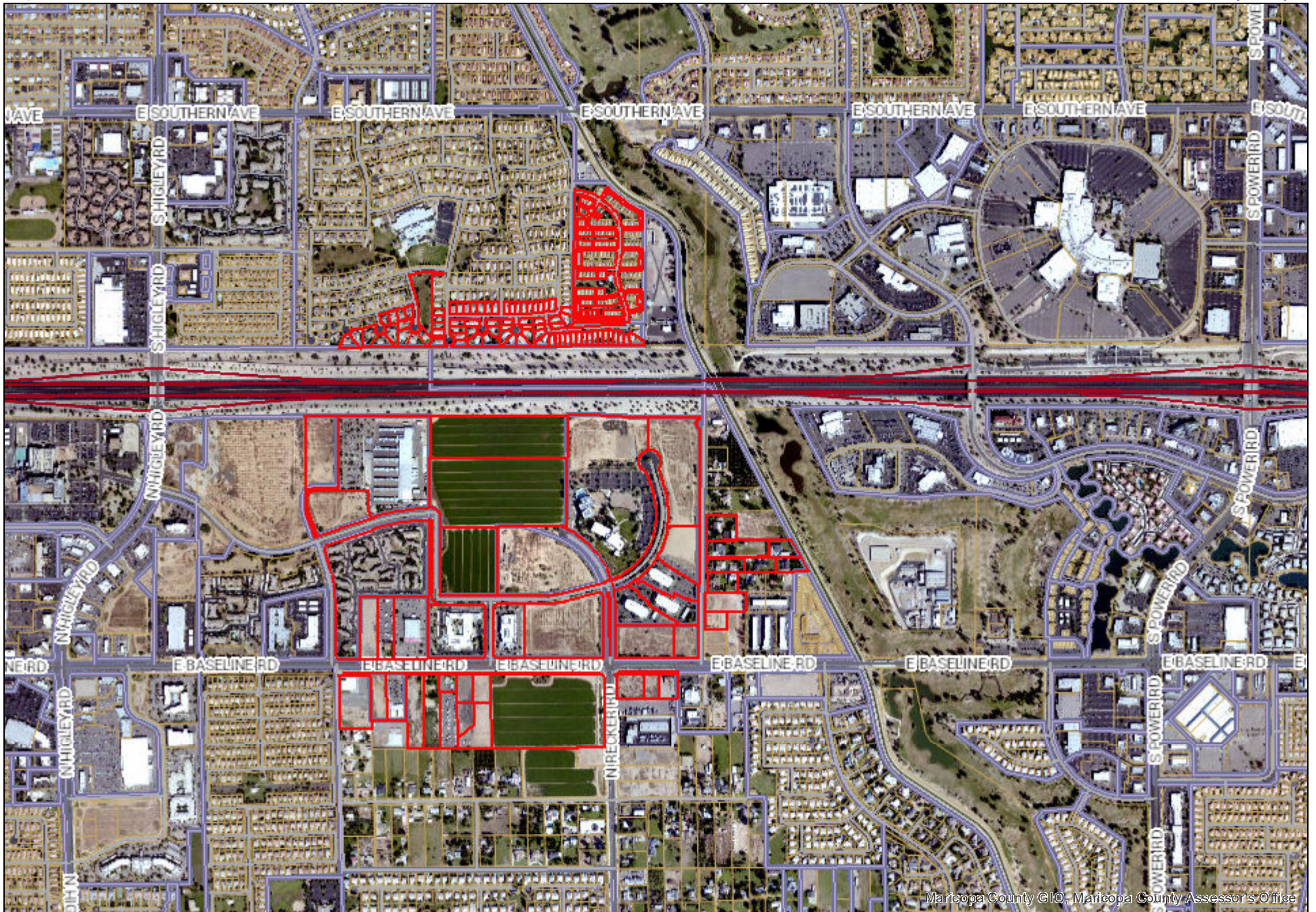


Sample Conceptual Elevation





1000' Prop Owner Map



5748 E HOLMES AVE LLC
19802 LINDA DR
TORRANCE, CA 90503

A T STILL UNIVERSITY OF HEALTH
SCIENCES
800 W JEFFERSON ST
KIRKSVILLE, MO 63501

ALEXANDER FAMILY LIVING TRUST
1507 S SLATER CIR
MESA, AZ 85206

ALLEN CHRISTOPHER W/MARY C TR
1518 S BLOSSOM CIR
MESA, AZ 85206

ARCE MARIO/NAVARRETE
GEORGINA
1528 S SANDAL
MESA, AZ 85206

ARMITA PARKHIDEH LIVING TRUST
10 NORTH RIDGE RD
SETAUKET, NY 11733

ARUMALLA PROPERTIES LLC
9681 N 56TH ST
PARADISE VALLEY, AZ 85253

ASA FAMILY LIVING TRUST
1134 W PENINSULA DR
GILBERT, AZ 85233

AT STILL UNIVERSITY INC
5850 E STILL CIR
MESA, AZ 85206

BAKER-LARKIN FAMILY TRUST
PO BOX 2650
MESA, AZ 85214

BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

BARNES DAVID R/TRUE NANCY J
2983 E VAUGHN AVE
GILBERT, AZ 85234

BASELINE BIBLE ASSEMBLY OF GOD
5525 E BASELINE RD
MESA, AZ 85206

BERRY DANIEL E
1461 S 58TH ST
MESA, AZ 85206

BINCH GRAEME C/JUDITH M
6620 E QUAIL HIDEAWAY LN
APACHE JUNCTION, AZ 85119

BK LIVING TRUST
5654 E HOLMES AVE
MESA, AZ 85206

BOWDEN ASHLEA ROSE
5624 E HOLMES AVE
MESA, AZ 85206

BOWMAN WAYNE S
5716 E HOLMES AVE
MESA, AZ 85206

BULCK DENNIS R/CHERYL A
1524 S SLATER CIRCLE
MESA, AZ 85206

BUTLER NICHELOS/PORTIA
5823 E HOPI CIR
MESA, AZ 85206

CARRENO GILBERT JACK/LISA IRENE
1511 S SANDAL CT
MESA, AZ 85206

CB & CB LLC
2704 E GEMINI ST
GILBERT, AZ 85234

CHAVEZ JOSE LUIS/JOSIE
1506 S SOMERSET CIR
MESA, AZ 85206

CHMARA ROBERT J/WANDA J
5756 E HOLMES AVE
MESA, AZ 85206

CR GILBERT LLC
105 W MADISON ST STE 3720
CHICAGO, IL 60601

CROSSMAN MOLLY
1514 S KING CIR
MESA, AZ 85206

CROUCH JEANNA N
5831 E HOPI CIR
MESA, AZ 85206

CULLIMORE KEVIN
1462 S SOMERSET CIR
MESA, AZ 85206

DAVIS GLENN H/GRAHAM DENISE A
1504 S SANDAL
MESA, AZ 85206

DAVIS TONYA MARIE M/DAVIS
CHRISTOPHER R
5757 E HOPI CIR
MESA, AZ 85206

DEQUARDO NICHOLAS/VELASQUEZ
NATALIE
1519 S KING CIR
MESA, AZ 85206

DESIMONE LANCE
1514 S SOMERSET CIR
MESA, AZ 85205

DOMINGUEZ REVOCABLE LIVING
TRUST
5805 E HOPI CIR
MESA, AZ 85206

DRECKMAN MICHAEL W/LINDA S
1505 S KING CIR
MESA, AZ 85206

ELLINGSON DALLIN/LAURA
1509 S SOMERSET CIR
MESA, AZ 85206

F F F BASELINE LLC
PO BOX 667
WADDELL, AZ 85355

FRAZEY BRENTON M/ALLISON L
1515 S ALVARO CIR
MESA, AZ 85206

GALLAUGHER RYAN/JORDAN
5720 E HOLMES AVE
MESA, AZ 85206

GMR MESA LLC
PO BOX 92129
SOUTHLAKE, TX 76092

HARTNESS HANNAH
5812 E HOLMES AVE
MESA, AZ 85206

HATTERY DONALD L JR/MONI L
1525 S BLOSSOM CIR
MESA, AZ 85206

HELMSTETTER JEROD
1526 S KING CIR
MESA, AZ 85206

HOMER DENNIS G/LINDA M TR
3311 BAY CT
BELMONT, CA 94002

HOOVEN CHRISTOPHER L/BECKY J
5811 E HOPI CIR
MESA, AZ 85206

HOUGHLAND JON/MARIA
1520 S KING CIR
MESA, AZ 85206

HUME DANIEL W/CHARITY R
1506 S KING CIR
MESA, AZ 85206

INVERNESS COMMONS PROPERTY
OWNERS ASSOCIATION
10450 N 74TH STR STE 220
SCOTTSDALE, AZ 85258

J & P TRUST
2762 E PARKVIEW DR
GILBERT, AZ 85295

JOHN & JULIE BEEBE FAMILY TRUST
1755 S RECKER RD
MESA, AZ 85206

KATCHIKEL LLC
7316 E SOUTHERN AVE PMB 13038
MESA, AZ 85209

KENNEDY GLEN/HELEN
1825 S RECKER RD
MESA, AZ 85206

KENNEDY RUSSELL E/AMBER A
1831 S RECKER RD
MESA, AZ 85206

KIDD STEPHEN L/LE LINDA
5636 E HOLMES AVE
MESA, AZ 85206

KIRKSVILLE COLLEGE OF OSTEO
MED INC
800 W JEFFERSON ST
KIRKSVILLE, MO 63501

KIRKSVILLE COLLEGE OF
OSTEOPATHIC MEDICINE IN
800 W JEFFERSON ST
KIRKSVILLE, MO 63501

KUBAN HARRY J/CYNTHIA
1523 S ALVARO CIR
MESA, AZ 85206

LARSEN FAMILY LIVING TRUST
1523 S SLATER CIR
MESA, AZ 85206

LBS TRUST THE
5649 E BASELINE RD
MESA, AZ 85206

MARIMO CAPITAL LLC
5524 E BASELINE RD
MESA, AZ 85206

MARTINEZ DANIEL/JESSICA
5521 E HOLMES AVE
MESA, AZ 85206

MCCAFFERY ROBERT B
1465 S 58TH ST
MESA, AZ 85206

MERRELL STEWART B/JENNIFER L
20 S BUENA VISTA AVE UNIT 216
GILBERT, AZ 85296

MORRIS KELLY/KEVIN V/KEMP
R/JUDITH ANN
3735 E MALLORY DR
MESA, AZ 85251

MUHAMMAD AND AMATAL SALIM
FAMILY TRUST
373 SOUTH BALBOA DR
GILBERT, AZ 85296

MUHAMMAD AND AMATAL SALIM
FAMILY TRUST
373 S BALBOA DR
GILBERT, AZ 85296

NAMIE JACK A/SHARON P TR
5529 E HOLMES AVE
MESA, AZ 85206

NELSON JOHN P
5839 E HOPI CIR
MESA, AZ 85206

NELSON KENNETH J/CARA J
1525 S SOMERSET CIR
MESA, AZ 85206

NINA DOREEN DAVIS HANSEN
REVOCABLE LIVING TRUST/NELSON
SHARILYN
1855 S RECKER RD
MESA, AZ 85206

NISCHAN JORDAN C/ALISHA G
5630 E HOLMES AVE
MESA, AZ 85206

OCHOA ROSIE
1513 S KING CIR
MESA, AZ 85206

OCONNOR KEVIN W/JENIPHER S
5513 EAST HOLMES AVE
MESA, AZ 85206

OETKEN DEREK/BARTLETT TIFFANI
5835 E HOPI CIR
MESA, AZ 85206

OGDEN H PAUL
PO BOX 81
NEWBERRY SPRINGS, CA 92365

ORTIZ LEO PAUL/BRENDA LEE
1516 S SLATER CIR
MESA, AZ 85206

PACIFIC RIM MESA 2 LLC
8160 N HAYDEN RD STE J-208
SCOTTSDALE, AZ 85258

PALOMINO ENTERPRISES LLC
1302 E PALOMINO DR
TEMPE, AZ 85284

PARR ISABELLE
5736 E HOLMES AVE
MESA, AZ 85206

PASCHAL JOHN THOMAS/JESSICA
NICOLE
5817 E HOPI CIR
MESA, AZ 85206

PEARCE LINDSAY
1522 S SOMERSET CIR
MESA, AZ 85206

PIERCE JAMES E/ELIZABETH M
5712 E HOLMES AVE
MESA, AZ 85206

PORTER CYNDI TR
941 N PEPPERTREE DR
GILBERT, AZ 85234

PRADERIO MARK L/LESLIE J TR
1508 S SLATER CIR
MESA, AZ 85206

PRAIA LIVING TRUST
1516 S ARROYA CIR
MESA, AZ 85206

RANDOLPH ANNA M/ISAIAH
5816 E HOLMES AVE
MESA, AZ 85206

REECE HOLDINGS LLC
70 S VAL VISTA DR SUITE A3 200
GILBERT, AZ 85296

ROBINSON DEREK NAURU
875 W PECOS RD
CHANDLER, AZ 85225

RS XII PHOENIX OWNER 2 L P
717 N HARWOOD ST STE 2800
DALLAS, TX 75201

SAN ANGELIN APARTMENTS LP
3777 E BROADWAY BLVD 200
TUCSON, AZ 85716

SARINANA LILIA ANN
5763 E HOPI CIR
MESA, AZ 85206

SIGRIST DONNIE A
1515 S SLATER CIRCLE
MESA, AZ 85206

SN ARIZONA LLC
8390 E VIA DE VENTURA STE F110
PMB 303
SCOTTSDALE, AZ 85258

SNEED SOPHIA P/JARED S
1503 S SANDAL
MESA, AZ 85206

STONEGATE ESTATES
HOMEOWNERS ASSOCIATION
2345 S ALMA SCHOOL RD STE 210
MESA, AZ 85210

SUMMERLIN VILLAGE COMMUNITY
ASSOCIATION
14100 N 83RD AVE 200
PEORIA, AZ 85381

TANNER NORMAN J/JULIA A
1533 S BLOSSOM CIR
MESA, AZ 85206

TECSON CHARINA F/SHADMANY
SHAHZAD A
3711 N HAWES RD
MESA, AZ 85207

THARP LARRY R/LINDA L
1525 S ARROYA CIR
MESA, AZ 85206

THOMPSON LANISA
5847 E HOPE CIR
MESA, AZ 85206

UNITED PARCEL SERVICES INC
55 GLENLAKE PKWY NE
ATLANTA, GA 30328

URRY LYNN M/SCOTT W/PEGGY
1048 N WREN DR
GILBERT, AZ 85234

URRY SHANE WILLARD/MEREDITH
LEE
1048 N WREN DR
GILBERT, AZ 85234

VALDEZ-SOTO LUIS M
5843 E HOPI CIR
MESA, AZ 85206

VERSAEVEL PHILIP
PO BOX 1324
GILBERT, AZ 85299

VHS ACQUISITION SUBSIDIARY
NUMBER 11 INC
14400 METCALF
OVERLAND PARK, KS 66223

VHS ACQUISITION SUBSIDIARY
NUMBER 11 INC
14400 METCALF AVE
OVERLAND PARK, KS 66223

VHS OF PHOENIX INC
14400 METCALF AVE
OVERLAND PARK, KS 66223

WALTERS TIMOTHY/TERRELL
5642 E HOLMES AVE
MESA, AZ 85206

WILLIAMS BRIAN/POQUIZ PINA
1512 S SANDAL
MESA, AZ 85206

WOLFE RONALD W/DONNA R TR
5742 E HOLMES AVE
MESA, AZ 85206

YOUNG LEO J/JEANNE M TR
1532 S SOMERSET CIR
MESA, AZ 85206

YOUNGKIN GEORGE A/CHERYL L
5648 HOLMES AVE EAST
MESA, AZ 85206

Jennifer Campbell
6555 E Southern Ave
Mesa AZ 85206

Dave Hubalik
6929 E Medina Ave
Mesa AZ 85209

Eric Jorgensen
7345 E Milargo Ave
Mesa AZ 85209

Corp Comm Link

ARIZONA VALENCIA II HOMEOWNERS
ASSOCIATION
6303 S RURAL RD #7
TEMPE, AZ 85283

ARIZONA VALENCIA COMMUNITY
ASSOCIATION
6303 S RURAL RD #7
TEMPE, AZ 85283

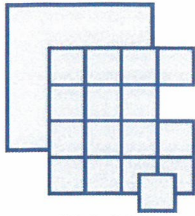
HAMPTON PLACE HOMEOWNERS'
ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

LEISURE WORLD COMMUNITY
ASSOCIATION
1400 E SOUTHERN AVE #400
TEMPE, AZ 85282

PARKLINKS AT SUPERSTITION SPRINGS
HOMEOWNER'S ASSOCIATION, I
6001 E. Southern Ave., Unit #32,
MESA, AZ 85206

SAN MICHELLE HOMEOWNERS'
ASSOCIATION
16625 S DESERT FOOTHILLS PKWY,
PHOENIX, AZ 85048

STONEGATE ESTATES HOMEOWNERS
ASSOCIATION
1839 S ALMA SCHOOL RD #150
MESA, AZ 85210



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

June 27, 2022

NOTICE OF PUBLIC MEETING DESIGN REVIEW BOARD

Meeting Date: Tuesday, July 12, 2022

Time: 4:30 p.m.

Location: Virtual and In-Person Meeting held at the City Council Chambers (lower level)
57 E. 1st Street, Mesa, AZ 85201 (see below online participation instructions)

Request: Review by the Design Review Board of a proposed business park to include
employment-industrial-commercial development

Proposed Development: Baseline Logistics Park

Address: 5710 E. Inverness Ave. Mesa, AZ 85206

Parcel Number: APN 141-53-045F, 141-53-045P, 141-53-049D, 141-53-726B

Case #: DRB22-00432

*Call Planning Division to verify date and time (480) 644-4273

Dear Neighbor:

Pew & Lake, PLC, on behalf of our client, Hines, is providing notice of its application to the City of Mesa for Design Review approval of the proposed business park and employment-industrial-commercial developments on the approximately 54.64 acres located at Recker and Baseline. This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site as required by the Planning Division. You are invited to attend a work session of the Design Review Board at the date, time, and place above and provide any input you may have regarding this proposal. Enclosed with this letter are copies of the site plan/landscape plan and elevations.

The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land (such as gas station, apartments or office building). Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

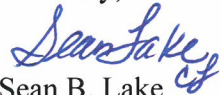
The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be listened to by calling **888-788-0099 or 877-853-5247 (toll free)** using meeting **ID 530 123 2921** and following the prompts. The meeting may also be watched via a video conferencing platform at the following link: <https://mesa11.zoom.us/j/5301232921>.

If you want to provide a written comment or speak telephonically at the meeting, **at least 1 hour prior to the start of the meeting, please submit an online comment card** at the following link: <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card>.

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 the same number: **888-788-0099 or 877-853-5247 (toll free)** using meeting **ID 530 123 2921** 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.

If you have any questions regarding this proposal, please contact our office at (480) 461-4670 or via email at Sean.Lake@pewandlake.com or Sarah.Fitzgerald@pewandlake.com. The City of Mesa has assigned this case to Cassidy Welch, a member of the Planning Division staff. She can be reached at (480) 644-2591 or at Cassidy.Welch@MesaAZ.gov should you have any questions regarding the public meeting process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

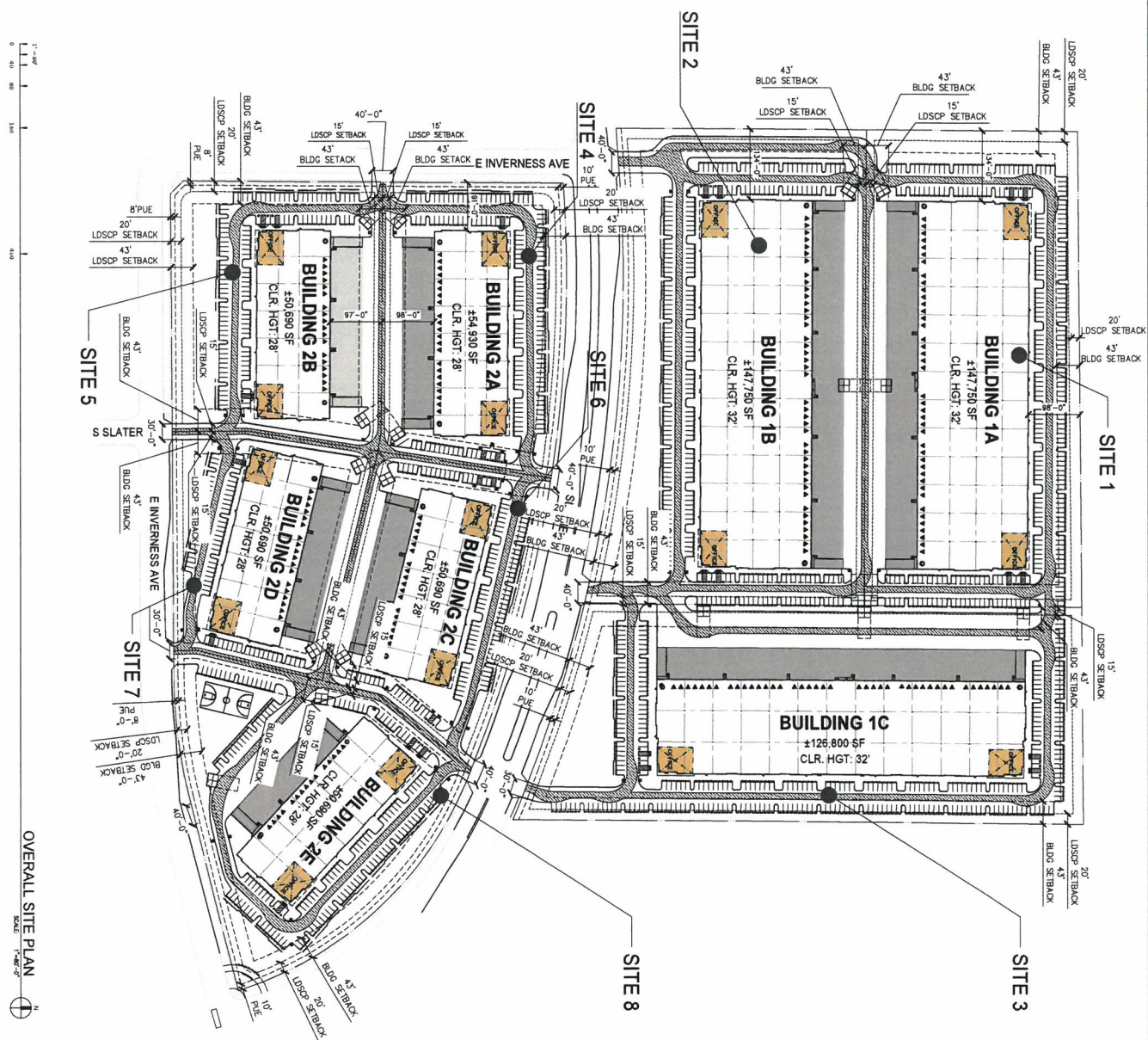


Sean B. Lake
PEW & LAKE, PLC

Enclosures

Building Elevations





CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

PROJECT DATA:		
SITE		BUILDING 2A SITE 4 AREA: 168,871 SF (4.27 AC)
PROJECT NAME:	BASELINE LOGISTICS PARK	BUILDING AREA: OFFICE (10%) 54,000 SF
ADDRESS:	EMERSONS AVE & BETHANN HOME RD	WAREHOUSE SITE 4 COVERAGE: 49,477 SF 30%
PARCELS:	14-53-04-6P 14-53-04-6P 14-53-04-6D 14-53-72B 14-53-72B	DRIVE IN: 22 DOORS
EXISTING ZONING:	PEP	PARKING REQUIRED: 91 STALLS 15 STALLS 75 STALLS
SITE AREA:	2,165.85 AC (49.49 ACES)	WAREHOUSE (1650) PARKING PROVIDED: 137 STALLS (138,100)
OVERALL SITE COVERAGE:	32%	TRAILER: 0 STALLS
BUILDING 1A SITE 1 AREA: 370,994 SF (8.52 AC)	BUILDING 2B SITE 5 AREA: 196,947 SF (4.52 AC)	
BUILDING AREA: OFFICE (10%) 14,775 SF	BUILDING AREA: OFFICE (10%) 50,860 SF	
WAREHOUSE SITE 1 COVERAGE: 132,975 SF 40%	WAREHOUSE SITE 5 COVERAGE: 45,621 SF 25%	
DOCKS: 41 DOORS	DOCKS: 19 DOORS	
DRIVE IN: 2 DOORS	DRIVE IN: 2 DOORS	
PARKING REQUIRED: 246 STALLS 40 STALLS	PARKING REQUIRED: 86 STALLS 14 STALLS	
OFFICE (1/175)	OFFICE (1/175)	
WAREHOUSE (1650)	WAREHOUSE (1650)	
PARKING PROVIDED: 235 STALLS (138,100)	PARKING PROVIDED: 110 STALLS (45,100)	
TRAILER: 0 STALLS	TRAILER: 0 STALLS	
BUILDING 1B SITE 2 AREA: 434,380 SF (9.97 AC)	BUILDING 2C SITE 6 AREA: 167,418 SF (3.84 AC)	
BUILDING AREA: OFFICE (10%) 14,770 SF	BUILDING AREA: OFFICE (10%) 50,860 SF	
WAREHOUSE SITE 2 COVERAGE: 132,975 SF 34%	WAREHOUSE SITE 6 COVERAGE: 45,621 SF 30%	
DOCKS: 41 DOORS	DOCKS: 19 DOORS	
DRIVE IN: 2 DOORS	DRIVE IN: 2 DOORS	
PARKING REQUIRED: 246 STALLS OFFICE (1/175)	PARKING REQUIRED: 86 STALLS 14 STALLS	
WAREHOUSE (1650)	WAREHOUSE (1650)	
PARKING PROVIDED: 235 STALLS (138,100)	PARKING PROVIDED: 109 STALLS (45,100)	
TRAILER: 0 STALLS	TRAILER: 0 STALLS	
BUILDING 1C SITE 3 AREA: 418,862 SF (9.62 AC)	BUILDING 2D SITE 7 AREA: 146,699 (3.44 AC)	
BUILDING AREA: OFFICE (10%) 12,800 SF	BUILDING AREA: OFFICE (10%) 5,069 SF	
WAREHOUSE SITE 3 COVERAGE: 114,120 SF 30%	WAREHOUSE SITE 7 COVERAGE: 45,621 SF 34%	
DOCKS: 41 DOORS	DOCKS: 19 DOORS	
DRIVE IN: 2 DOORS	DRIVE IN: 2 DOORS	
PARKING REQUIRED: 210 STALLS OFFICE (1/175)	PARKING REQUIRED: 85 STALLS 4 STALLS	
WAREHOUSE (1650)	WAREHOUSE (1650)	
PARKING PROVIDED: 273 STALLS (49,100)	PARKING PROVIDED: 103 STALLS (45,100)	
TRAILER: 0 STALLS	TRAILER: 0 STALLS	
BICYCLE PARKING WAREHOUSE: 1:10,000 110,000 W/IN 1	BUILDING 2E SITE 8 AREA: 231,100 SF (5.31 AC)	
REQUIRED AND PROVIDED:	BUILDING AREA: OFFICE (10%) 50,860 SF	
BUILDING 1A BUILDING 1B BUILDING 1C	WAREHOUSE SITE 8 COVERAGE: 45,621 SF 25%	
16 STALLS 15 STALLS 14 STALLS	DOCKS: 15 DOORS	
REQUIRED AND PROVIDED:	DRIVE IN: 2 DOORS	
BUILDING 2A BUILDING 2B BUILDING 2C BUILDING 2E	PARKING REQUIRED: 85 STALLS OFFICE (1/175)	
7 STALLS 7 STALLS 7 STALLS 7 STALLS	WAREHOUSE (1650)	
	PARKING PROVIDED: 115 STALLS (45,100)	
	TRAILER: 0 STALLS	

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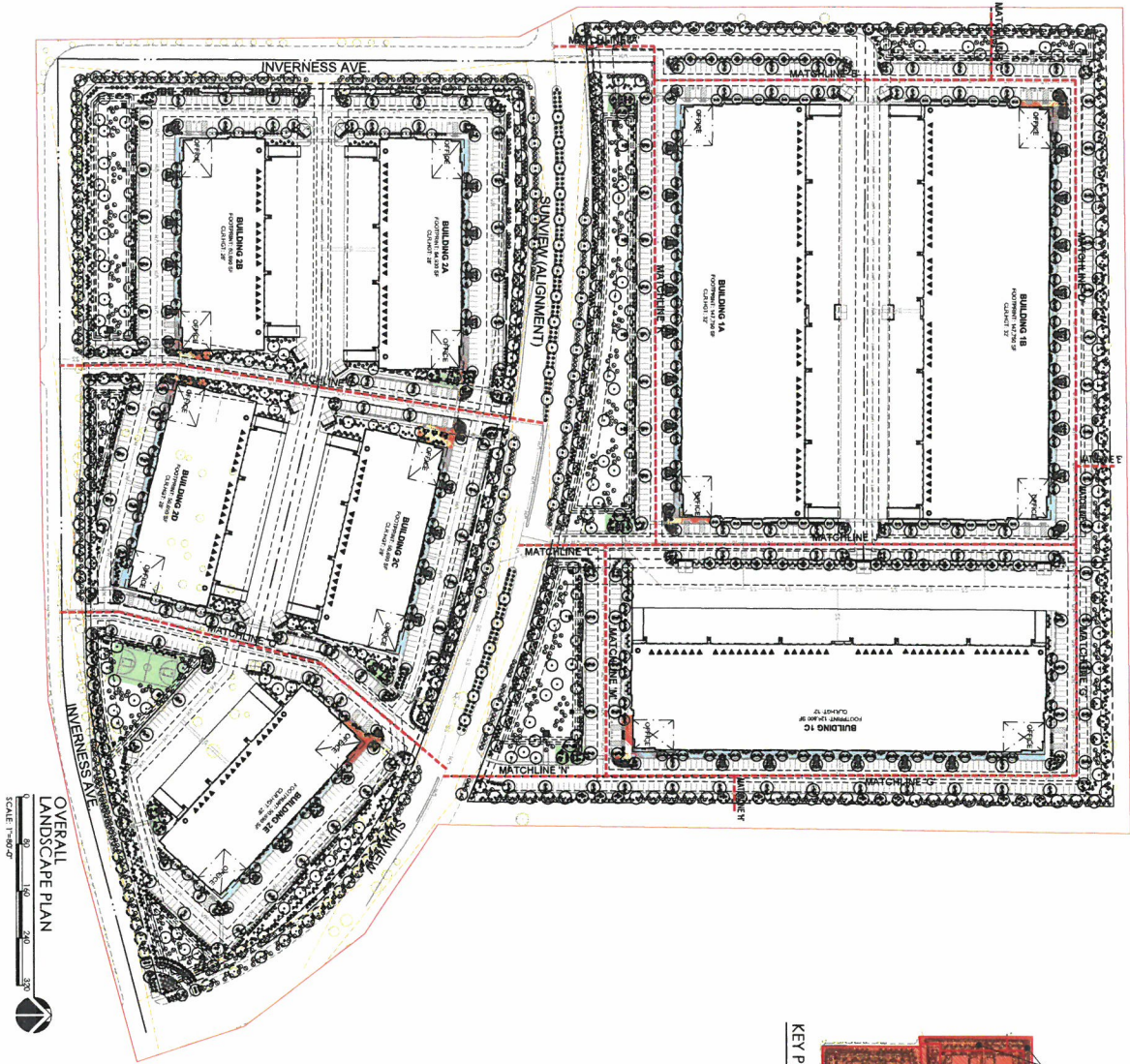
**BASELINE LOGISTICS
PARK**
E INVERNESS AVE & SUNVIEW
MESA, ARIZONA



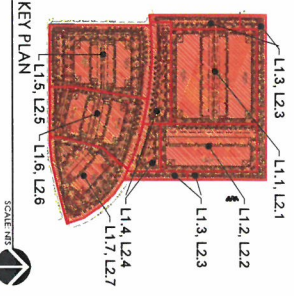
architecture
planning
interiors
graphics
civil engineering

277 E. Camelback
Phoenix, AZ 85016
p 480 767 1001
f 480 907 2266

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OVERALL
LANDSCAPE PLAN
SCALE 1"=80'-0"



KEY PLAN
SCALE 1"=80'-0"

PLANT SCHEDULE (OVERALL TOTALS)

SYMBOL	ISO PLANT COMMON NAME	SIZE	QTY	REMARKS
1	CHINA VIOLETA	3/4" BOX	150	SHRUB REQUIRED
2	CHINA VIOLETA	3/4" BOX	24	SHRUB REQUIRED
3	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
4	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
5	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
6	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
7	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
8	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
9	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
10	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
11	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
12	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
13	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
14	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
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27	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
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98	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
99	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED
100	CHINA VIOLETA	3/4" BOX	27	SHRUB REQUIRED

NOTES:
1. PLANTS AND CHARACTERS SHALL COMPLY WITH NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS' SPECIFICATIONS FOR PLANT TYPE AND SIZE OF TREE.
2. LANDSCAPE TO BE MAINTAINED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



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HINES TECHNOLOGY
PARK
E INVERNESS AVE & SUNVIEW
MESA, ARIZONA

LANDSCAPE PLAN	
DATE	REMARKS
04/14/22	DR CITY SUBMITTAL
06/01/22	REVISION 01
06/01/22	REVISION 02
06/01/22	REVISION 03
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L1.0

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_ST	MAIL_ZIP
A T STILL UNIVERSITY OF HEALTH SCIENCES	800 W JEFFERSON ST	KIRKSVILLE	MO	63501
AT STILL UNIVERSITY INC	5850 E STILL CIR	MESA	AZ	85206
F F F BASELINE LLC	14175 W INDIAN SCHOOL RD STE B4-630	GOODYEAF	AZ	85395
GMR MESA LLC	PO BOX 92129	SOUTHLAK	TX	76092
KIRKSVILLE COLLEGE OF OSTEOPATHIC MEDICINE IN	800 W JEFFERSON ST	KIRKSVILLE	MO	63501
MARIMO CAPITAL LLC	5524 E BASELINE RD	MESA	AZ	85206
MPT OF MESA SUPERSTITION-STEWARD LLC	1000 URBAN CENTER DR STE 501	BIRMINGH	AL	35242
SAN ANGELIN APARTMENTS LP	3777 E BROADWAY BLVD 200	TUCSON	AZ	85716
UNITED PARCEL SERVICES INC	55 GLENLAKE PKWY NE	ATLANTA	GA	30328
VHS ACQUISITION SUBSIDIARY NUMBER 11 INC	14400 METCALF AVE	OVERLAND	KS	66223