



**CHICANOS  
POR LA CAUSA**

**Mesa Royale**

## **Citizen Participation Plan**

For a Quality Affordable Multifamily Development

Located Near the Northwest Corner of  
North Date and West Main Street

630, 644, and 668 West Main Street

Parcel Nos: 135-57-027, 135-57-031, 135-57-032,  
135-57-029A, 135-57-069, 135-57-070, 135-57-071,  
135-57-074, 135-57-086, and 135-57-125

Prepared By:

**Quarles**

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Submittal Date: July 8, 2024

## **Citizen Participation Plan – Project Borealis**

### **Introduction & Purpose:**

Quarles & Brady LLP submits this Citizen Participation Plan on behalf of Chicanos Por La Causa, Inc. ("CPLC" or the "Applicant") in regard to Mesa Royale, which will be a new high-quality multifamily, affordable housing development consisting of 2 residential buildings (the "Development").

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of the application for the Mesa Royale development. The Development will be located on the North side of West Main Street between North Country Club Drive and North Alma School Road, consisting of approximately 3.21 gross acres (the "Property"), only 1,500 feet west of the nearest Light Rail Station located at Country Club Drive.

The Developer proposes a Specific Plan that implements the key components of the approved Conceptual Plan and is requesting: **(1)** to rezone from General Commercial ("GC") to a GC with a Planned Area Development overlay ("GC-PAD"); **(2)** approval of a Council Use Permit ("CUP") to allow residential uses on a commercially zoned property; **(3)** Site Plan approval; and **(4)** Design Review approval.

By providing opportunities for citizen participation, the Applicant will ensure that those interested in this application will have an opportunity to learn about and comment on the proposed plan.

### **Development Team**

#### **Owner / Developer**

Chicanos Por La Causa, Inc.  
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#### **Zoning Attorney / Applicant**

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**Pre-submittal Outreach:**

It is important to note that prior to any submittals to the City of Mesa, including the Pre-Submittal application, our goal was to obtain initial feedback from the City to ensure our proposed development was consistent with the future planning and goals within the General Plan for this area. This is only the beginning of our outreach efforts, and we plan to engage with the community throughout the process. Our team met with Mesa Staff on the following dates:

- August 1, 2022: In-person meeting with Mayor John Giles and Vice Mayor Jen Duff.
- December 6, 2022: Presentation before the Mesa Historic Preservation Board.
- March 3, 2023: In-person meeting with Mayor John Giles and Vice Mayor Jen Duff.
- April 18, 2023: Email correspondence with Cassidy Welch.

**Pre-submittal Meeting:**

The pre-submittal meeting (PRS22-00925) was held with City of Mesa planning staff on September 13, 2022. Staff reviewed the application and recommended notifying adjacent residents within 1000-ft, and all registered neighborhoods and HOAs within one-mile of the Development when proceeding with the formal submittal.

**Action Plan:**

In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address any questions or concerns from the community:

1. A contact list will be developed for citizens and agencies in this area including:
  - All registered neighborhood associations within one mile of the project (list provided by City Staff)
  - Homeowners Associations within one mile of the project (list provided by City Staff)
  - Property owners within 1,000 feet from the Property
  - The Councilmember and Council Coordinator for the local Council District.
2. All persons listed on the contact list will receive a letter describing the project.
3. The Applicant will hold a formal and noticed neighborhood meeting as required by the City of Mesa.
  - a. Additional neighborhood meetings will be provided as deemed necessary.
  - b. Presentations will be made to individuals, groups of citizens, or neighborhood associations upon request.
4. The Applicant will submit a Citizen Participation Report with all materials such as sign-in lists, comments, and petitions to the City of Mesa prior to public hearings.

**Schedule:**

Pre-submittal Application Filed – August 23, 2022

Pre-submittal meeting – September 13, 2022

Application Submittal – July 1, 2024

Neighborhood meeting – TBD

Submittal of Citizen Participation Report and Notification materials – TBD

Planning and Zoning Board Hearing – TBD