

CITIZEN PARTICIPATION PLAN - LEGACY PARK COMMUNITY PLAN

Pacific Proving, LLC in collaboration with Vestar
Annexation and Planned Community District (PC)
east of Ellsworth Road and north of Williams Field Road ($\pm$ 209-gross-acres)
November 7, 2025

Overview: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor/homeowners associations, etc. within the vicinity of approximately a 209-gross-acre proposed mixed-use development, strategically positioned east of Ellsworth Road and north of Williams Field Road. (called "Legacy Park"). The proposed Legacy Park development is in one of the region's most dynamic growth corridors, Legacy Park benefits from proximity to SR-24, Loop 202, and the Mesa Gateway Airport, making it a premier hub for employment, hospitality, and urban living. Legacy Park is planned as a high-intensity, mixed-use destination, Legacy Park will integrate corporate campus office spaces, multi-family residential, hospitality, and vibrant retail offerings, all within a pedestrian-oriented, urban environment. Multi-story office buildings, a resort-level hotel, and a central Main Street corridor will serve as key anchors, supporting a mix of work, lifestyle, and entertainment opportunities. The development's urban form is designed to foster connectivity and economic growth, attracting businesses, professionals, and residents seeking access to high-quality spaces and regional transportation infrastructure.

With that said, property will need to be annexed into the City of Mesa, which a concurrent annexation request will be filed with the City, and a rezoning request to a Planned Community District (PC) zoning with an established Community Plan and Development Unit Plan ("Plan") document that will create a clear vision and regulatory framework, aligning with the City of Mesa's 2050 General Plan, the Mesa Gateway Strategic Development Plan, and the Planned Community District zoning standards. The Plan provides a flexible but structured approach to land use, ensuring a balanced distribution of employment, residential, and hospitality spaces while maintaining high-quality urban design and infrastructure standards. By combining employment, hospitality, residential, and retail in a high-density, transit-supportive environment, Legacy Park is positioned to become Mesa's next signature destination, shaping the future of the Gateway area as a premier urban hub.

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Pre-Submittal: A pre-submittal application was waived due to preliminary meetings/discussions with the City of Mesa and was deemed not necessary.

Action Plan: To provide effective citizen participation, we will work with the City of Mesa Staff and Council District 6 - Vice Mayor Scott Somers, Council District Coordinator: Alicia Martinez, 480-644-5296, alicia.martinez@mesaaz.gov regarding noticing the community and interested parties. Meetings or presentations will be given to groups of citizens, individuals, and/or neighborhood associations as requested by the City Staff, Council Office or others.

At a minimum a virtual or in-person meeting will be provided to give people an opportunity to see the proposal and ask questions. A summary report will be used to document community/individual input, attendance at meetings, and to add individuals, as needed, to the public notice list. The summary report will also summarize any comments/issues along with responses. The summary report will be given to the City of Mesa Planner assigned to this project.