

Citizen Participation Plan

VIVO INVESTMENT GROUP (“VIVO”) – DOWNTOWN MESA, 250 MAIN STREET
Case # _____

Date: December 4, 2020

Purpose:

The purpose of this Citizen Participation Plan is to inform the citizens, property owners, neighborhood associations, agencies, and businesses in the vicinity of the site of an application submitted by Vivo Investment Group (“Vivo”) for approval of a proposed Site Plan for the redevelopment of an existing hotel into a multi-family community known as “Vivo Living Apartment Homes” located at 250 West Main Street (the “Site”). The Site currently consists of a vacant hotel (Ramada by Wyndham Mesa Downtown) and restaurant (il Vinaio) which Vivo intends to convert the hotel into 130 studio residences with amenities, including a proposed lounge, fitness center, and game room space with a coffee station, refreshment area, communal tables and chairs, sofas, and a small functioning meeting area. The existing hotel rooms will be remodeled by adding a kitchen sink, cook top, microwave, cabinets, and a refrigerator as well as upgrades to each bathroom along with new flooring.

Vivo Living Apartment Homes makes good use of this challenging, infill, adaptive reuse Site. The proposed changes are supported by the City’s General Plan, consistent with the Site’s Downtown Core zoning district, and are compatible with the surrounding area.

Public Review will be for site plan approval by the City of Mesa Planning & Zoning Board. This citizen plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plans and actions addressed in this application.

Contacts:

The person coordinating the Citizen Participation Plan activities are _____, at _____ and Ricki Horowitz with Burch & Cracchiolo at (602) 234-8728 / rhorowitz@bcattorneys.com.

Preapplication Meeting:

A preapplication meeting with City of Mesa planning staff was held on October 27, 2020. Staff reviewed the application and recommended that adjacent residents, nearby registered neighbors, and interested parties be contacted.

Action Plan:

In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts, of the development, that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including
 - a. Property owners within 1,000 feet of the project.
 - b. Homeowner’s associations within ½ mile of the site.
 - c. Registered neighborhoods within 1 mile of the site.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and an invitation to provide input.
3. Input received from the interested parties will be recorded and used to prepare the Citizen Participation Report
4. The Applicant has had two meetings with stakeholder groups—the Downtown Mesa Alliance and RAIL. Those meetings were on November 18, 2020. At the meetings, there was a brief presentation of the proposed redevelopment and general questions were asked and answered.
5. A Zoom neighborhood meeting will be held on _____. A summary, registered neighbor list, and concerns and solutions, if applicable, will be submitted in the CPR.
6. A written Citizen Participation Report will be prepared and submitted to the City (10) days prior to the scheduled public hearing. At a minimum, the report will include:
 - a. Details of techniques the applicant used to involve the public.

- b. A summary of concerns, issues and problems expressed during the process.
- c. How concerns issues and problems were addressed:

Pre-application meeting – October 27, 2020

Planning and Zoning – Pre-Submittal Responses to Staff's Comments – December 4, 2020

Planning and Zoning Board Application Submittal for Site Plan Approval– December 4, 2020

Mailed letter to 1000' owners around the Site, registered neighborhood organizations within 1 mile, and HOAs within 1/2 mile – Date to be determined.

Submittal of Citizen Participation Report and Notification materials – To be submitted to the City (10) days prior to the scheduled public hearing.

Design Review Board Work Session – TBD

Planning and Zoning Board Hearing – TBD