

MEDINA STATION
SEC Southern Avenue & Signal Butte Road
Citizen Participation Report for the Site Plan Amendment
Case # ZON-00208

May 12, 2025

Purpose: The intent of this plan is to ensure inclusive and transparent communication about our request to amend the approved site plan for the Medina Station development. As directed by the City, the same outreach methods, findings, and feedback used during the previously submitted Citizen Participation Plan for the Medina Station Freeway Monument (Cases ZON-00876 & PMT24-17533) were applied here, as the stakeholders and area of impact are substantially the same.

Contact: Those coordinating the Citizen Participation activities are as follows:

Natalya Upshur, Development Associate
SimonCRE Buddy, LLC
6900 E. 2nd Street
Scottsdale, AZ 85251
Direct: 602.301.6590
Natalya.upshur@simoncre.com

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to for feedback from surrounding property owners:

1. A neighborhood meeting was held with nearby property owners, residents, and community stakeholders to present the proposed site plan amendment and gather feedback.
2. Notices were sent to all property owners within a 1,000-foot radius of the site, as well as registered neighborhood contacts within a one-mile radius, per City of Mesa outreach requirements. Contact lists were obtained through the City of Mesa Neighborhood Outreach Division.
3. Attendees were encouraged to provide contact information to continue dialogue and receive updates about the project.
4. A presentation was delivered at the neighborhood meeting explaining the amendment in detail and its relationship to the broader development vision for Medina Station.

Schedule:

Pre-Application Submittal: January 30, 2025

First Official Submittal: March 13, 2025

Submittal of Citizen Participation Report and Notification Materials: May 12, 2025

Planning and Zoning Board Hearing: May 28, 2025



Dear Neighbor,

We have applied for the Site Plan Amendment for the property located at 1361 S Signal Butte Rd, Mesa, AZ 85209. This request is for development of Medina Station. The case number assigned to this project is ZON25-00208.

This letter is being sent to all property owners within 1000 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 (480)-745-2631 or e-mail me at brett.budde@simoncre.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on May 28th, 2025 in the City Council Chambers located at 57 East First 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 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 Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 or (Cassidy.welch@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.

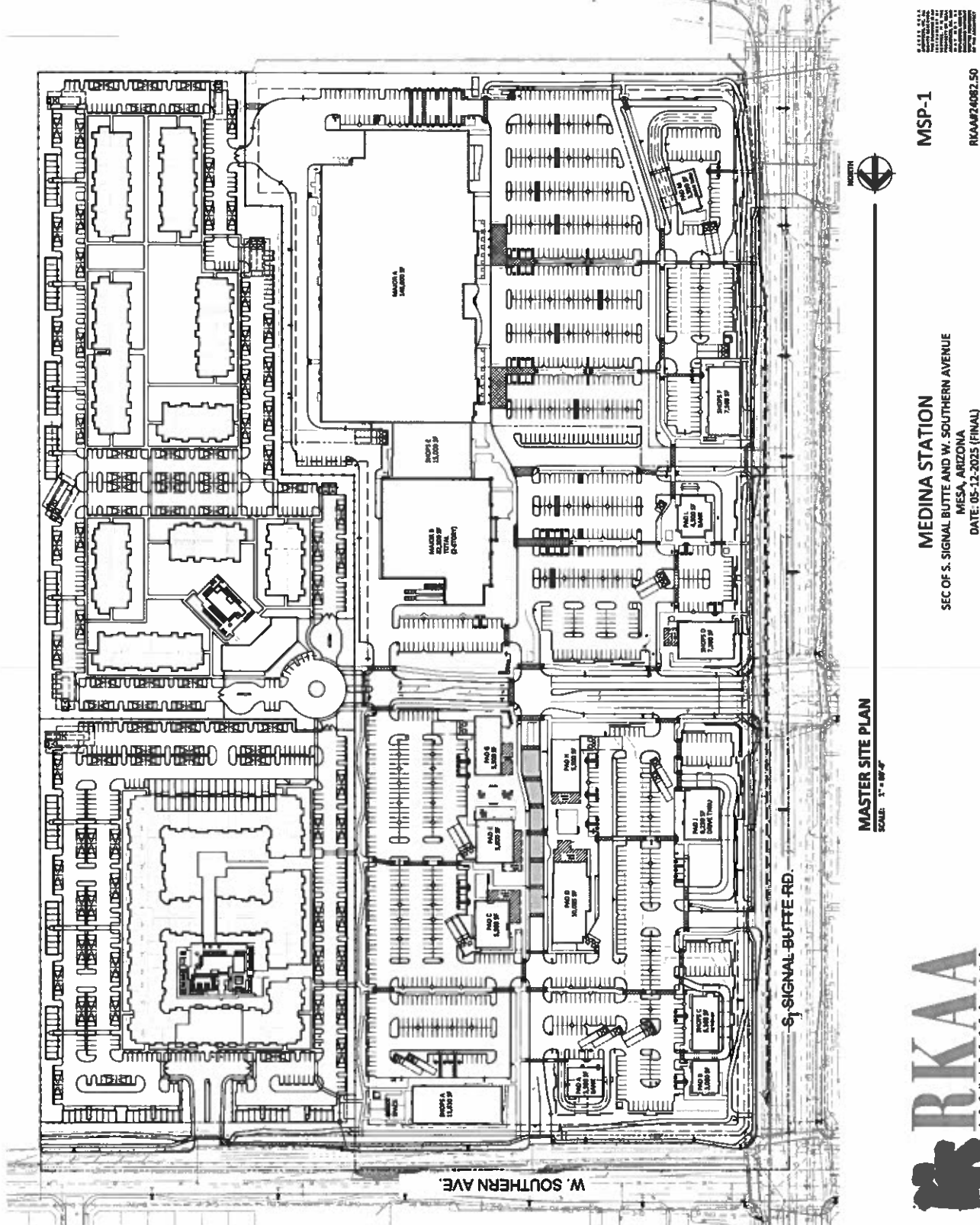
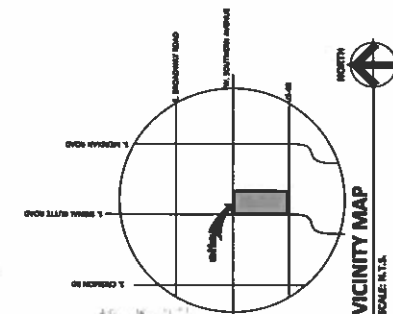
Sincerely,

Brett Budde
Development Associate
SimonCRE
(480)-745-2631
Brett.budde@simoncre.com



SITE DATA

1. 10' WIDE SIDEWALK
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Medina Station December 5, 2024 Neighborhood Meeting Attendee Location Map

NH MTG Attendee Location Map



MAUPIN LI' 10025 E FENIMORE RD MESA AZ USA 85207
RIGGS RUS' 1012 S GRENOBLE MESA AZ USA 85209
RICHEY RO' 1018 S GRENOBLE MESA AZ USA 85208
MILLS JUST 1029 S DEL RANCHO MESA AZ USA 85208
BALOGH BE' 1035 S DEL RANCHO MESA AZ USA 85208
AARON MC 1039 S GRENOBLE MESA AZ USA 85208
JOHNSON I' 1041 S DEL RANCHO MESA AZ USA 85208
ROSS CON' 1045 S GRENOBLE MESA AZ USA 85208
WIRTZ RAC 1051 S GRENOBLE MESA AZ USA 85208
VALENCIA ' 1054 E BENBOW ST COVINA CA USA 91724
MITCHELL J 1057 S GRENOBLE DR MESA AZ USA 85212
LORENZO F 1058 S 109TH PL MESA AZ USA 85208
MENDOZA 1063 S GRENOBLE MESA AZ USA 85208
THOMPSON 1064 S 109TH PL MESA AZ USA 85208
OSTERMAN 10713 E FLORIAN AVE MESA AZ USA 85208
ARCHIE AN 10719 E FLORIAN AVE MESA AZ USA 85208
CASILLAS R 10725 E FLORIAN AVE MESA AZ USA 85208
EDENFIELD 10731 E FLORIAN AVE MESA AZ USA 85208
SCHWIEKAI 10737 E FLORIAN AVE MESA AZ USA 85208
KAMP TRAI 10743 E FLORIAN AVE MESA AZ USA 85208
CHILDS DIA 10744 E FLORIAN AVE MESA AZ USA 85208
WEYENBER 10749 E FLORIAN AVE MESA AZ USA 85208
NICKERSON 10805 E FLORIAN AVE MESA AZ USA 85208
BRUTON W 10813 E FLORIAN AVE MESA AZ USA 85208
BURRAGE F 10819 E FLORIAN AVE MESA AZ USA 85208
ESTRIDGE E 10822 E FLORIAN AVE MESA AZ USA 85208
D & T HOLT 10826 E RENATA CIR MESA AZ USA 85212
REZA ELIEZ 10827 E FLORIAN AVE MESA AZ USA 85208
ALVARADO 10828 E FLORIAN AVE MESA AZ USA 85208
GRITZ TRAI 10833 E FLORIAN AVE MESA AZ USA 85208
ROSS WILLI 10834 E FLORIAN AVE MESA AZ USA 85208
PAUL JANE' 10841 E FLORIAN AVE MESA AZ USA 85208
YOUKHAN# 10842 E FLORIAN AVE MESA AZ USA 85208
ALLEN JOSE 10847 E FLORIAN AVE MESA AZ USA 85208
DOUSETTE 10848 E FLORIAN AVE MESA AZ USA 85208
BRADBURN 10853 E FLORIAN AVE MESA AZ USA 85208
SKIDMORE 10856 E FLORIAN AVE MESA AZ USA 85208
MICHAELS . 10864 E FLORIAN AVE MESA AZ USA 85208
MARTINEZ 10865 E FLOVIAN AVE MESA AZ USA 85208
THACH HEI 10918 E FLORIAN AVE MESA AZ USA 85208
LIHOU-KEL' 10923 E FLOWER AVE MESA AZ USA 85208
RICE FAMIL 10924 E FLOWER AVE MESA AZ USA 85208
SANCHEZ JI 10925 E FLORIAN AVE MESA AZ USA 85208
COLON LUI 10926 E FLORIAN AVE MESA AZ USA 85208
LOCASCIO J 10931 E FLOSSMOOR AVE MESA AZ USA 85208
BROWN KII 10931 E FLOWER AVE MESA AZ USA 85208
JENSEN KRI 10932 E FLOSSMOOR AVE MESA AZ USA 85208

JONAS DAV 10932 E FLOWER AVE MESA AZ USA 85208
GROCKE M 10933 E FLORIAN AVE MESA AZ USA 85208
REGNELL JE 10934 E FLORIAN AVE MESA AZ USA 85208
CASSMAN I 10937 E FLOSSMOOR AVE MESA AZ USA 85208
LAULETTA I 10939 E FLOWER AVE MESA AZ USA 85208
HOFFMAN I 10941 E FLORIAN AVE MESA AZ USA 85208
RIGGS DAV 10942 E FLORIAN AVE MESA AZ USA 85208
JENKINS VA 10944 E FLOSSMOOR AVE MESA AZ USA 85220
SHAREEF S 10947 E FLOWER MESA AZ USA 85208
TALTENO V 10948 E FLOWER AVE MESA AZ USA 85208
LEATHER JA 10949 E FLOSSMOOR AVE MESA AZ USA 85208
ABDEH SAN 10950 E FLORIAN AVE MESA AZ USA 85208
PETILLO LA 10950 E FLOSSMOOR AVE MESA AZ USA 85208
SALMON JC 10956 E FLOSSMOOR AVE MESA AZ USA 85208
WHEELER M 10956 E FLOWER AVE MESA AZ USA 85208
HANSEN ST 10957 E FLORIAN AVE MESA AZ USA 85208
MATHER JC 10958 E FLORIAN AVE MESA AZ USA 85208
SOLIS CECIL 10961 E FLOSSMOOR AVE MESA AZ USA 85208
MAU DAVI 10962 E FLOSSMOOR AVE MESA AZ USA 85208
KELLEY PAT 10963 E FLOWER ST MESA AZ USA 85208
DEL ROSAR 10964 E FLOWER AVE MESA AZ USA 85208
BLAIR JON 10965 E FLORIAN AVE MESA AZ USA 85208
HERNANDE 10966 E FLORIAN AVE MESA AZ USA 85208
1502 SIGN 10971 COVENTRY PL NORTH TUSTIN CA USA 92705
ROSS JOHN 11002 E FLOSSMOR MESA AZ USA 85208
RUBALCAV. 11003 E FLOWER AVE MESA AZ USA 85208
SARNICKI D 11004 E FLOWER AVE MESA AZ USA 85208
MORENO R 11005 E FLORIAN AVE MESA AZ USA 85208
TIBBS LIND 11006 E FLORIAN AVE MESA AZ USA 85208
XAYSALEUM 11008 E FLOSSMOOR CIR MESA AZ USA 85208
RAMSEY KE 11012 E FLOWER AVE MESA AZ USA 85208
OEUR CHAI 11014 E FLORIAN AVE MESA AZ USA 85208
DEWITT AB 11014 E FLOSSMOOR CIR MESA AZ USA 85208
HARMON K 11020 E FLOSSMOOR CIR MESA AZ USA 85208
KELLY LIVIN 11020 E FLOWER AVE MESA AZ USA 85208
PHILLIPS JA 11023 E FLORIAN AVE MESA AZ USA 85208
GRANILLO J 11026 E FLOSSMOOR CIR MESA AZ USA 85210
ZARATE JAV 11027 E FLOWER AVE MESA AZ USA 85208
TODD DAVI 11028 E FLOWER AVE MESA AZ USA 85208
RYAN JOHN 11029 E FLORIAN AVE MESA AZ USA 85208
NANNI WIL 11030 E FLORIAN AVE MESA AZ USA 85210
ZARAGOZA 11033 E FLOWER AVE MESA AZ USA 85208
ROBERTS T. 11035 E FLORIAN AVE MESA AZ USA 85208
CLARKSON 11036 E FLOWER AVE MESA AZ USA 85208
BIDDLE DO 11038 E FLORIAN AVE MESA AZ USA 85208
CHARLES H 1104 S 109TH PL MESA AZ USA 85208
COOPER LL 11041 E FLORIAN AVE MESA AZ USA 85208

GRACE AAF 11044 E FLOWER AVE MESA AZ USA 85208
MICHELETT 11045 E FLOWER AVE MESA AZ USA 85208
HULL RICH/ 1105 S GRENOBLE ST MESA AZ USA 85208
PEW HAYD 11052 E FLOWER AVE MESA AZ USA 85208
ATHERSTOI 11057 E FLOWER AVE MESA AZ USA 85208
JAMES M C 11060 E FLOWER AVE MESA AZ USA 85208
KOWALSKI 11063 E FLOWER AVE MESA AZ USA 85208
LAURIA TIM 11101 E FLOSSMOOR AVE MESA AZ USA 85208
DELEON SY 11105 E FLOSSMOOR AVE MESA AZ USA 85220
WILSON PF 1111 S GRENOBLE MESA AZ USA 85208
KINDLE SCC 11123 E FLOSSMOOR AVE MESA AZ USA 85208
RINGERING 11129 E FLOSSMOOR CIR MESA AZ USA 85208
SPIELMAN 11135 E FLOSSMOOR CIR MESA AZ USA 85208
TORKKOLA 1114 S GRENOBLE MESA AZ USA 85208
EASTIN BRE 11141 E FLOSSMOOR CIR MESA AZ USA 85208
BROWN LA 11145 E FLOSSMOOR CIR MESA AZ USA 85208
VASSALLI F 11158 E FLOSSMOOR CIR MESA AZ USA 85208
STORY ELIZ 1116 S 109TH PL MESA AZ USA 85208
GOODRICH 11162 E FLOSSMOOR CIR MESA AZ USA 85208
SUPERSTITI 11167 E JIMSON LOCO LN SCOTTSDALE AZ USA 85262
ALVAREZ JL 1117 S GRENOBLE MESA AZ USA 85208
ADAMS M/ 1122 S 109TH PL MESA AZ USA 85208
SHEPHARD 1123 S GRENOBLE MESA AZ USA 85208
ANGEL CAS 1127 S 111TH CIR MESA AZ USA 85208
AGUAYO M 1128 S 111TH CIR MESA AZ USA 85208
TORRES M/ 1129 S GRENOBLE MESA AZ USA 85208
NIICHEL LIV 1135 S GRENOBLE MESA AZ USA 852087520
KULAK JENI 1136 S 111TH CIR MESA AZ USA 85208
WALLACE K 1138 S GRENOBLE MESA AZ USA 85208
PAZ DON/L 1139 S 111TH CIR MESA AZ USA 85208
DELPRETE I 1141 S GRENOBLE MESA AZ USA 85208
CALEN JEB 1146 S GRENOBLE MESA AZ USA 85208
SIMMONS 1147 S GRENOBLE ST MESA AZ USA 85208
BARRON S/ 1150 S 111TH CIR MESA AZ USA 85220
ELLSWORTI 1155 S POWER RD MESA AZ USA 85206
ELLSWORTI 1155 S POWER RD MESA AZ USA 85206
MG INVEST 12017 N 62ND PL SCOTTSDALE AZ USA 85254
MG INVEST 12017 N 62ND PL SCOTTSDALE AZ USA 85254
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MG INVEST 12017 N 62ND PL SCOTTSDALE AZ USA 85254
MG INVEST 12017 N 62ND PL SCOTTSDALE AZ USA 85254
ANTHONY , 12220 FORSYTHE DR AUSTIN TX USA 78759
LUMINA M 1224 S SIGNAL BUTTE RD MESA AZ USA 85209
WAL-MART 1301 SE 10TH ST BENTONVILLE AR USA 72716
PORCHIA A 1336 VILLAGE GREEN DR JEFFERSON HILLS PA USA 15025
VIP FUND I 1380 LEAD HILL BLVD STE 260 ROSEVILLE CA USA 95661

CHEUNG M 14236 W BANFF LN SURPRISE AZ USA 85379
RUSSON BF 1457 OLD PHILADELPHIA RD ABERDEEN MD USA 21001
PEAK SOUT 14841 N DALLAS PKWY STE 735 DALLAS TX USA 75254
SPHINX RE/ 15 W 6TH ST STE 2400 TULSA OK USA 74119-5417
BELA FLOR 1635 N GREENFIELD RD STE 115 MESA AZ USA 85205
BELA FLOR 1635 N GREENFIELD RD STE 115 MESA AZ USA 85205
BELA FLOR 1635 N GREENFIELD RD STE 115 MESA AZ USA 85205
BELA FLOR 1635 N GREENFIELD RD STE 115 MESA AZ USA 85205
SIGNAL BU 1635 N GREENFIELD RD STE 115 MESA AZ USA 85205-4010
2018-2 IH E 1717 MAIN ST 2000 DALLAS TX USA 75201
EQUITY TRI 1740 N ACACIA MESA AZ USA 85213
MEADE FAI 1801 E LEXINGTON AVE GILBERT AZ USA 85234
SPHINX RE/ 19230 FLINT ST SPRING HILL KS USA 66083
SPHINX RE/ 19230 FLINT ST SPRING HILL KS USA 66083
PAPA LOCA 2152 S VINEYARD 116 MESA AZ USA 85210
DAVIS GEO 224 E SPUR AVE GILBERT AZ USA 85296
ARP 2014-123975 PARK SORRENTO 300 CALABASAS CA USA 91302
AMH 2014- 23975 PARK SORRENTO STE 300 CALABASAS CA USA 91302
AMH 2014 23975 PARK SORRENTO STE 300 CALABASAS CA USA 91302
SIGNAL BU 2415 E CAMELBACK RD 900 PHOENIX AZ USA 85016
ELLSWORTI 2424 RIDGE RD ROCKWALL TX USA 75087
SOUTH NA 2432 E MADRID AVE SPRINGFIELD MO USA 65804
CASA DE JJI 2465 S FINCH ST CHANDLER AZ USA 85248
DRH ENERC 301 COMMERCE ST 500 FORT WORTH TX USA 76102
ALASKA US 4000 CREDIT UNION DR ANCHORAGE AK USA 99503
ANTHEM I/ 4000 MACARTHUR BLVD STE 600 NEWPORT BEACH CA USA 92660
KEIL SONOI 4131 N 36TH ST PHOENIX AZ USA 85018
BTR SCATTI 5001 PLAZA ON THE LK STE 200 AUSTIN TX USA 78746
ICM SFR LP 58 S RIVER DR STE 150 TEMPE AZ USA 85288
STAR 2022- 591 W PUTNAM AVE GREENWICH CT USA 06830
ARIZONA R 633 E RAY RD 122 GILBERT AZ USA 85296
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PARKWOOI 633 E RAY RD STE 122 GILBERT AZ USA 85296
GRENOBLE 677 E SUN VALLEY FARMS LN SAN TAN VALLEY AZ USA 85140
MYP MESA 6900 E CAMELBACK RD 902 SCOTTSDALE AZ USA 85251

HEINLE FAI 7136 E PERALTA CIR MESA AZ USA 85212
RS XII PHOI 717 N HARWOOD ST STE 2800 DALLAS TX USA 75201
THE ONE A 7979 E PRINCESS DR STE 17 SCOTTSDALE AZ USA 85255
SSH EH HO 8400 E CRESCENT PKWY STE 160 GREENWOOD VILLAGE CO USA 80111
FLOSSMOC 8448 E TETON CIR MESA AZ USA 85207
2018-1 1H 8665 E HARTFORD DR STE 200 SCOTTSDALE AZ USA 85255
SIGNAL BU 901 WABASH AVE STE 300 TERRE HAUTE IN USA 47807
GIANG NG 9436 E JACOB AVE MESA AZ USA 85209
MORAN RE 959 E PARK AVE GILBERT AZ USA 85234
CONNIE L S DEL MAR CA USA 92014
CLEAVES H KESHENA WI USA 54135
SWFC SOU PO BOX 19 WATERVILLE VALLEY NH USA 03215
STROMSTA PO BOX 2276 OCEAN SHORES WA USA 98569
KPCP LLC PO BOX 27647 SCOTTSDALE AZ USA 85255
OLYMPUS I PO BOX 4090 SCOTTSDALE AZ USA 85261
PROGRESS PO BOX 4090 SCOTTSDALE AZ USA 85261
PROGRESS PO BOX 4090 SCOTTSDALE AZ USA 85261
PROGRESS PO BOX 4090 SCOTTSDALE AZ USA 85261
WARREN N PO BOX 51028 MESA AZ USA 85208
CIRCLE K ST PO BOX 52085 PHOENIX AZ USA 850722085
AMERICA F PO BOX 9199 OGDEN UT USA 84409

MEDINA STATION
SEC Southern Avenue & Signal Butte Road
Citizen Participation Plan for the Freeway Monument Landmark
Case # ZON-00876 & PMT24-17533

December 10, 2024

Purpose: The purpose of this Citizen Participation Plan is to provide City of Mesa staff with the information regarding the efforts made by the Application to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for Medina Station - Case Numbers ZON-00876 & PMT24-17533. By providing opportunities for citizen participation, the applicant ensured that those affected by this application will have an adequate opportunity to learn about and comment on the proposed monument sign.

Contact: Those coordinating the Citizen Participation activities are as follows:

Natalya Upshur, Development Associate
SimonCRE Buddy, LLC
6900 E. 2nd Street
Scottsdale, AZ 85251
Direct: 602.301.6590
Natalya.upshur@simoncre.com

James Rogers, Account Executive
Davis Signs & Graphics
3640 E. Washington St.
Phoenix, AZ 85034
Office: 480-945-0196
Cell: 602-582-3450
james@davis-signs.com

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to for feedback from surrounding property owners:

1. One neighborhood meeting held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included: 1) all property owners within 1000' of the subject property. Additionally, registered neighborhood contracts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division).
2. An email distribution list was collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed project.
3. Presentation was made to attendees in order to provide further clarification on the Freeway Monument Landmark and it's purpose in relation to the development.

Schedule:

Application Submittal - 10/12/2024

First neighborhood meeting - 12/05/2024

Submittal of Citizen Participation Report and Notification materials - 12/10/2024

Planning and Zoning Board Hearing - 12/10/2024

Medina Station Freeway Monument Landmark

Neighborhood Meeting Summary

PMT24-17533 & DRB24-01010

December 5, 2024 at 6:00 pm

**Residence Inn – Lost Dutchman/ Meeting Room
10243 E Hampton Ave, Mesa, AZ 85209**

Facilitators: Eric Hurley - SimonCRE Project Manager, Kyle Duane - SimonCRE Sr. Development Associate, Natalya Upshur - SimonCRE Development Associate, James Rogers - Davis Signs & Graphics Project Manager

Attendees: 2 Community members, Rina Grocke & Jaden Lara

The meeting began around 6:05pm with Eric Hurley making the introduction of development team members in attendance. Approximately 2 neighbors attended with a sign-in sheet being provided for neighbors and attached to this summary.

Eric Hurley used a PowerPoint presentation to explain the site location and general plan designation, overall master plan, pedestrian & vehicular circulation plans, the zoning schedule and opportunity to participate in the public process. Specific information about different elements of the mixed-use project and the proposed plans were then present. The meeting had an open question and answer format addressing neighbor comments throughout the meeting.

A simplified summary of key discussion points from the meeting as follows:

1. Overview of the Project:

- The Freeway Monument Landmark (FML) will serve as a key feature for the Medina Development near US-60 in Mesa, AZ.
- SimonCRE's experience in similar projects, including Prasada's restaurant row, was highlighted.
- Development aims to be lively, walkable, and filled with unique amenities like art installations, murals, and live music.

2. Development Details:

- Location involves previously state-owned land, purchased in 2021, pending annexation into Mesa.
- Roadway improvements will accompany site development.
- Multifamily and retail elements will include shaded jogging trails and outdoor seating areas designed for comfort during summers.

3. **Freeway Monument Landmark (FML) Design:**
 - The proposed sign will be 47 feet tall, meeting Mesa's standards, and prominently placed along US-60.
 - Renderings were shared to showcase the design, emphasizing artistic features.
4. **Tenant and Retailer Plans:**
 - Notable retailers like Target have committed to the site. Other potential tenants include restaurants like Cooper's Hawk, Cold Beers & Cheeseburgers, and O.H.S.O. Brewery.
 - Plans include outdoor patios, sitting areas with games, and vibrant retail experiences to attract high-end tenants and customers.
5. **Timeline and Next Steps:**
 - The project is in the PAD (Planned Area Development) review phase with the City of Mesa.
 - Pending approval, construction is planned to begin ASAP, with a projected Q3 2025 completion and a Target opening in July 2026.
6. **Traffic and Infrastructure Improvements:**
 - Road expansions will include three lanes on both the north and south sides near Signal Butte Road.
 - Additional traffic signals and restriping are planned for better traffic flow.
7. **Art and Aesthetic Enhancements:**
 - Art installations, murals, and benches will make the site a destination.
 - Signage will maintain uniformity in design, avoiding bright corporate logos to align with Mesa's artistic vision.

Below is a summary of the comments and questions expressed at the neighborhood meeting with consolidated answers provided by the representatives:

Q&A Session

Q: Are the leases finalized for tenants?

- **Eric:** Several are close to being signed. Target is confirmed, ensuring strict design standards for the site.

Q: Will there be a splash pad area?

- **Eric:** No splash pad, but there will be an outdoor seating area with games to create a welcoming atmosphere.

Q: What is the estimated timeline for the project?

- **Eric:** Horizontal construction is anticipated to begin in early 2025, following PAD approval and a 30-day waiting period. Target plans to open in July 2026.

Q: Will the development include additional lanes and traffic signals?

- **Eric:** Yes, road expansions and additional signals are part of the infrastructure plan, with adjustments required by the City of Mesa.

Q: Will the sign be visible from a distance?

- **Kyle:** The sign is designed to be visible along the US-60 but will adhere to height standards set by the City of Mesa.

Q: How many residential complexes will there be?

- **Eric:** Two high-end residential complexes with amenities like indoor pickleball courts and work-from-home-friendly spaces.

Q: What kind of art installations can we expect?

- **James:** Expect murals and artistic features in line with other successful Mesa developments, such as Gallery Park.

Q: What additional tenants are being considered?

- **Eric:** Discussions include tenants, major retailers and other popular restaurants, but details depend on finalized leases.

Q: How can we stay updated on the project?

- **Eric:** Reach out to me or Natalya, and check with the City of Mesa for public updates once designs and leases are finalized.

The meeting concluded around 6:35pm with a focus on the development's artistic and community-friendly vision, ensuring that residents and visitors alike will have a unique, vibrant experience. Additional questions were encouraged to be sent via email for further clarification.

Neighborhood Meeting Sign-In Sheet

Applicant:
Simon CRE, Davis Signs & Graphics

Property Location:
Medina Station: SEC Southern and Signal Butte Road

Date:
December 5th, 2024

Meeting Location:
Residence Inn – Lost Dutchman/ Meeting Room
10243 E. Hampton Ave
Mesa, AZ 85209

Time:
6:00pm

Case:
PMT24-17533

#	NAME	ADDRESS	ZIP	EMAIL	PHONE
1	Rina Grocke	10923 E Floman Ave	85208	grocke34@gmail	628-332-8847
2	Jaden Lara			jadenlara@icloud	425 919 4052
3					
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Medina Station

Freeway Monument Landmark Neighborhood Meeting

December 2024



DEVELOPER

SIMONCRE

Eric Hurley, Project Manager
Kyle Duane, Sr. Development Associate
Natalya Upshur, Development Associate



CONSULTANT



James Rogers, Project Manager





RETAIL DEVELOPMENT

WE ARE **SIMON**CRE

⇒ A FULL-SERVICE COMMERCIAL REAL ESTATE DEVELOPMENT AND ACQUISITION COMPANY BASED IN SCOTTSDALE, AZ.





⇒ VISION

To create a lasting impact for our team, clients, and the communities we serve through responsible development.

⇒ MISSION

We deliver superior developments on time and under budget, while holding ourselves to the highest standards. We embody an entrepreneurial spirit in creating real estate solutions that are innovative, flexible, and effective, while building lasting relationships along the way.

AT OUR CORE

BE FIRST.
BE FAST. PERSIST.

DO MORE.
BE MORE.

BE DIRECT.
SHOW RESPECT.

BE FLEXIBLE.
EMBRACE CHANGE.

BE INSPIRED.
BE PROUD.

SAY IT.
OWN IT.

DREAM UP.
TEAM UP.

BE HELPFUL.
BUILD TRUST.



MAJOR RETAILERS & NATIONAL CLIENTS



NORDSTROM
rack



BREWERY + DISTILLERY



BLUE
Sushi Sake Grill



High Tide
SEAFOOD BAR & GRILL



Lou Malnati's
PIZZERIA



COOPER'S HAWK
WINERY & RESTAURANTS



BARRIO QUEEN
COMIDA A TODA MADRE



Portillo's
HOT DOGS · BEEF · BURGERS · SALADS



SHAKE SHACK



SPROUTS
FARMERS MARKET



HomeGoods



HOBBY
LOBBY



TJ·maxx



FIREBIRDS
WOOD FIRED GRILL



DICK'S
SPORTING GOODS



Total Wine
SPIRITS · BEER & MORE



Marshalls



MOD



OSTERIA
Mia

TO NAME A FEW



BY THE NUMBERS

280+

PROJECTS

675+

LEASE DEALS

\$820 M+

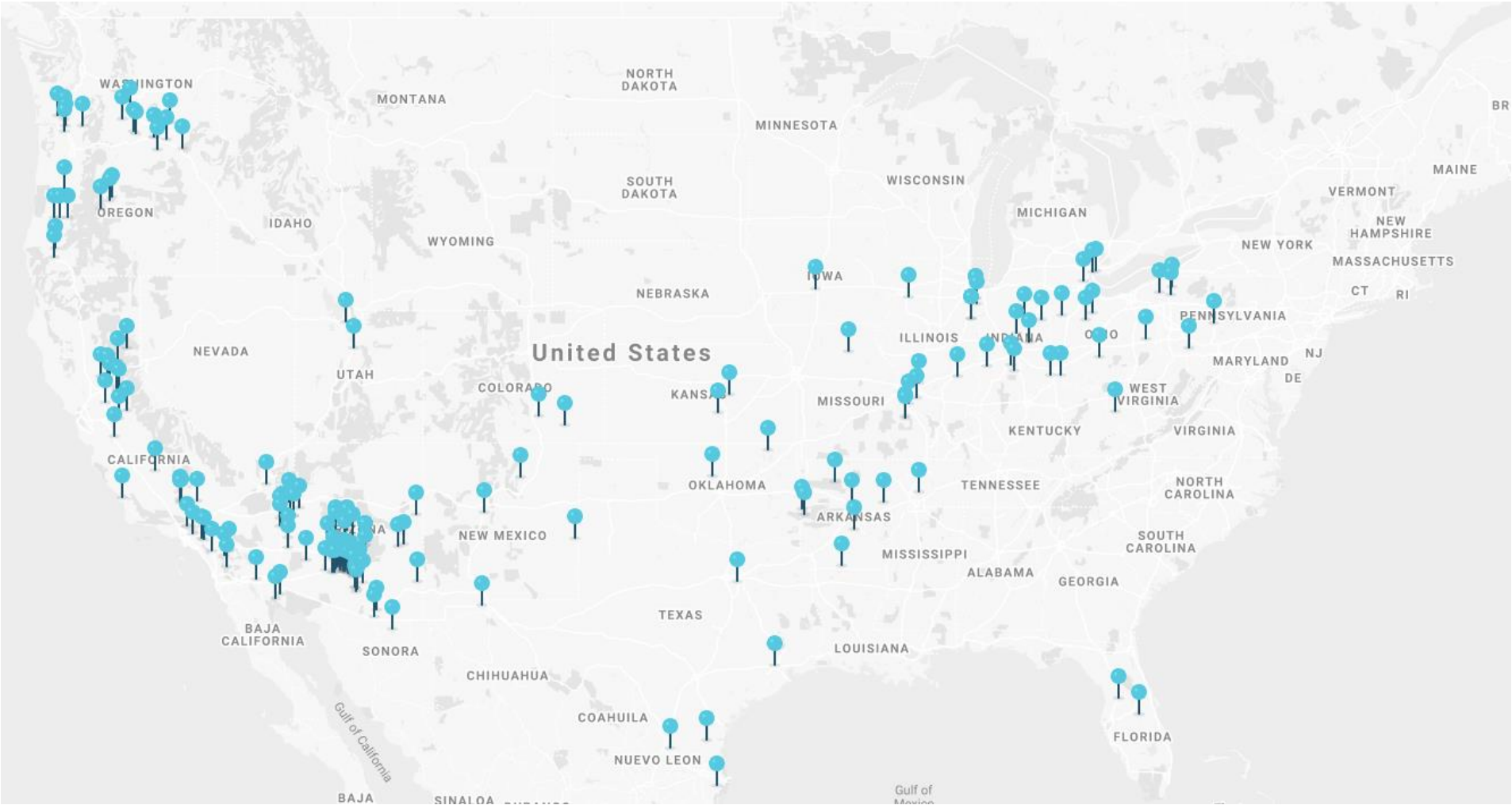
TOTAL VALUE

23

STATES

14

YEARS







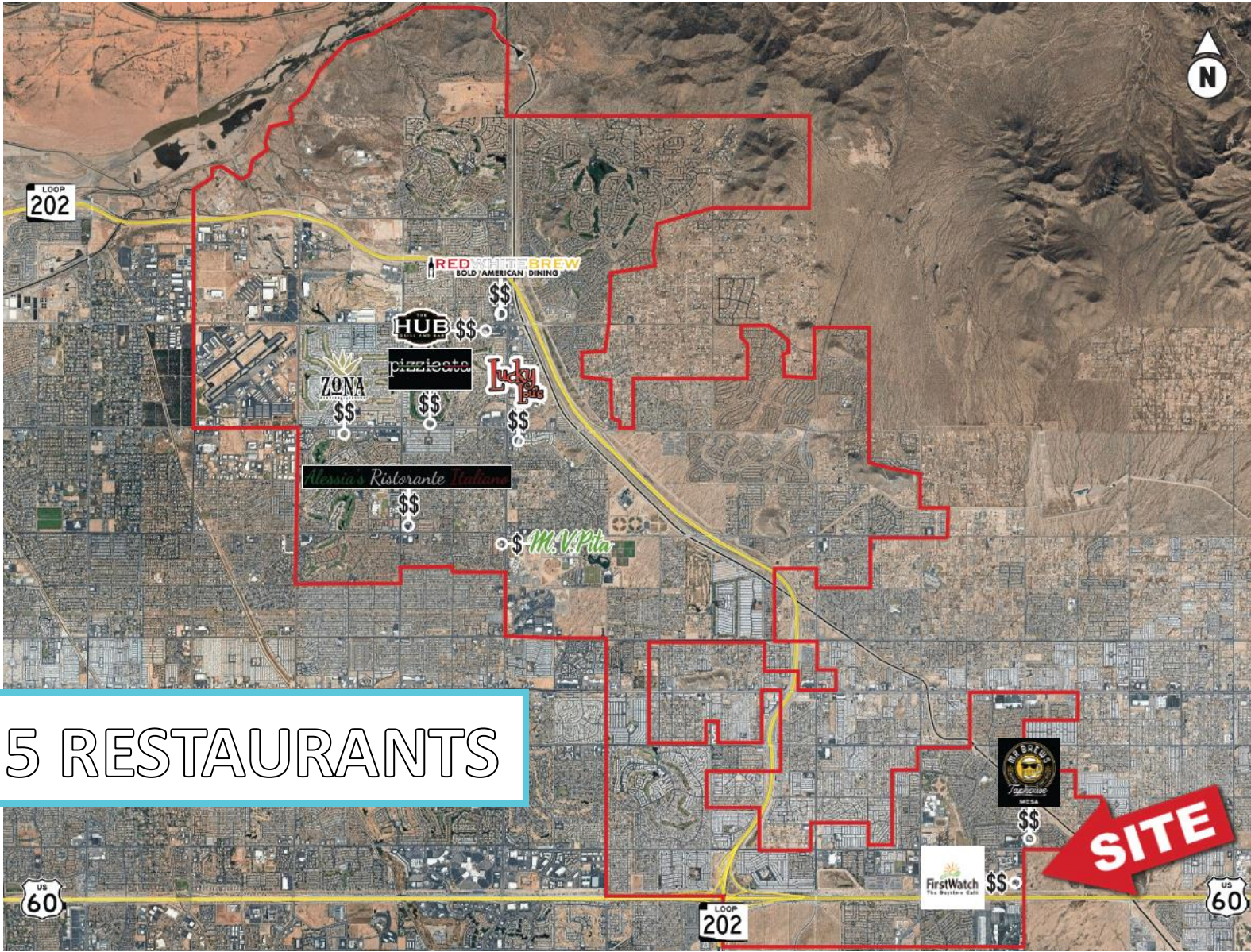
TRADE AREA

SITE

5.4 Miles

114,844 ADT

107,812 ADT



DISTRICT 5 RESTAURANTS

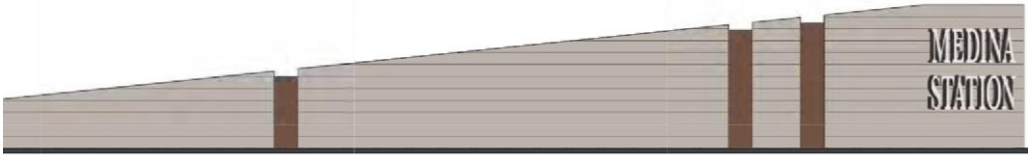


OUR VISION





OUR VISION





SITE PLAN

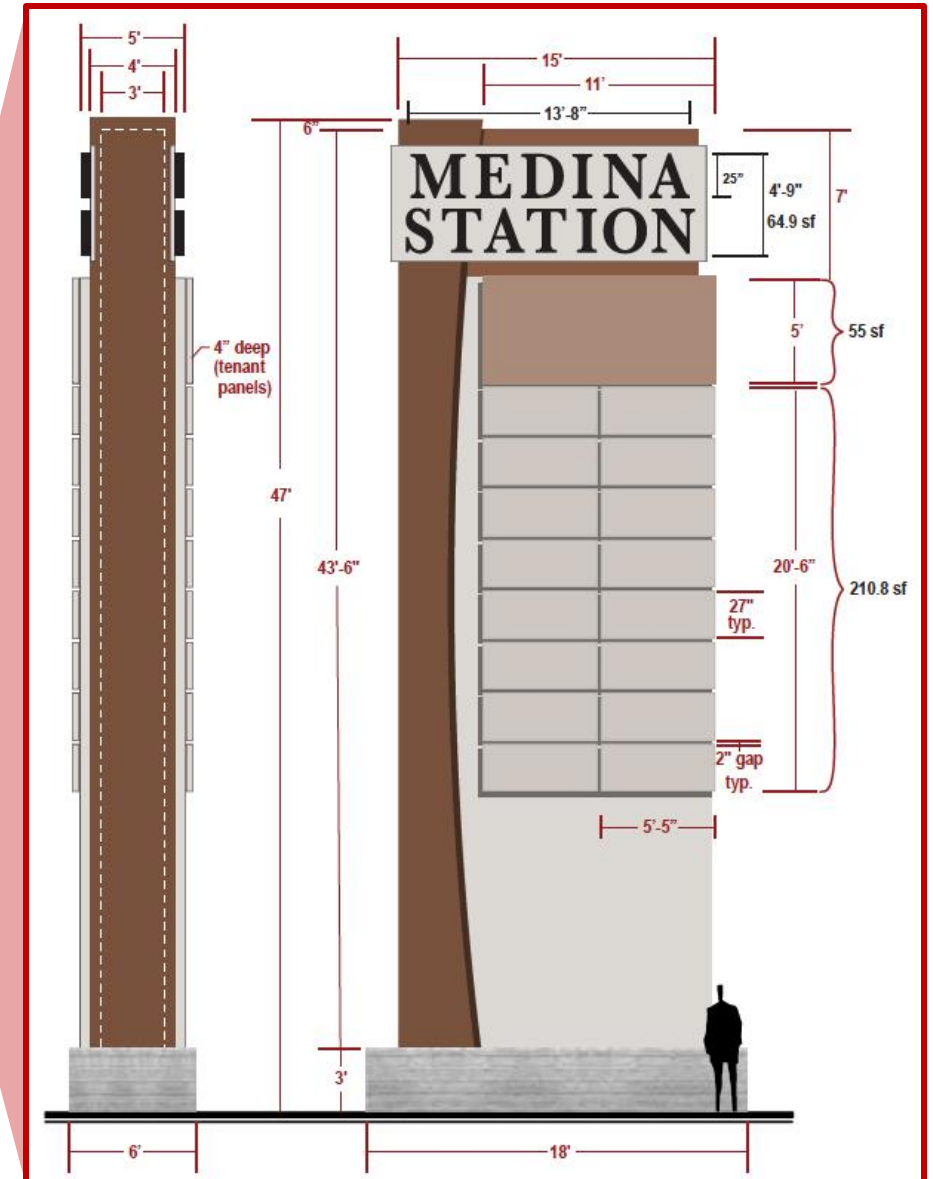




Requests to the City of Mesa

Freeway Monument Landmark

- **Dimensions:** 47' x 18' at 330.7 sf
- **Placement:** The sign will be positioned south of the lot to optimize visibility from the US-60 Freeway, ensuring clear directional signage for the commercial components of Medina Station
- **Design Features:** Double faced Pylon display featuring white acrylic pan channel letters illuminated via white LED





Signage Benefits & Features

Freeway Monument Landmark

Eco-Friendly Lighting

Equipped with **Hanley White LEDs**, the sign provides energy-efficient lighting that minimizes operational costs while maintaining high brightness levels.

Modern Design and Durability

The sign features **push-thru acrylic tenant faces** with **white LED illumination**, ensuring excellent visibility day and night. Durable materials, including an aluminum cabinet and routed aluminum panels, are used for longevity.

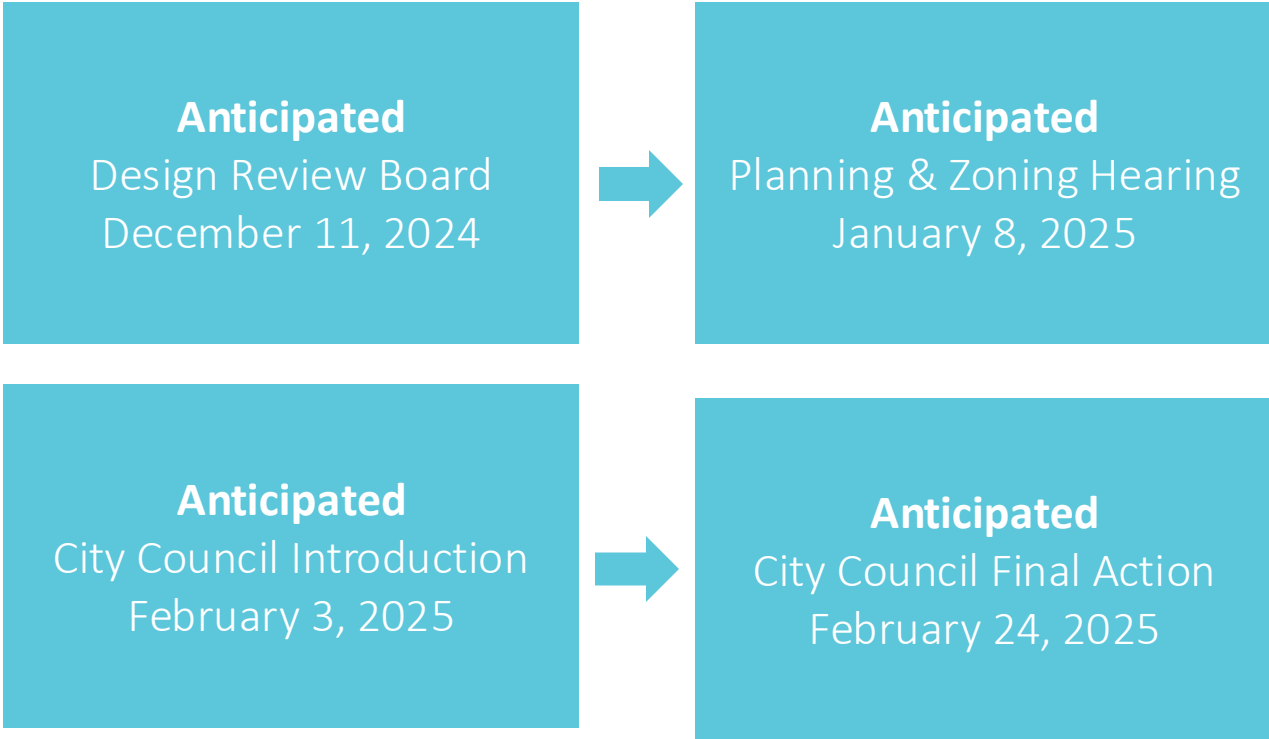
Strategic Placement

Positioned prominently near the freeway, the sign serves as a landmark for Medina Station, driving traffic to the development and enhancing tenant success.





Anticipated Schedule & Next Steps





Comments or Questions?



Natalya Upshur
Development Associate

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