

# Citizen Participation Report

**Baseline Logistics Park**

**Recker and Baseline**

**July 11, 2022**

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## Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts 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 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](mailto: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](mailto: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:

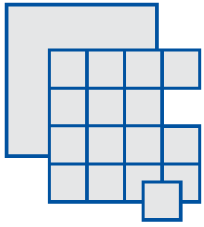
To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was 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 received a letter describing the project, project schedule, site plan and invitation to a series of two neighborhood meetings.
  - a. The neighborhood meeting was an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list was used, and comment forms were provided. Copies of the sign-in list and any comments were given to the City of Mesa Planner assigned to this project
3. Public notice for the July 12, 2022, Design Review work session was sent to all property owners within 500' on June 27, 2022.
4. Public notice for the July 27, 2022, Planning and Zoning Board meeting was sent to all property owners within 500' on July 11, 2022.
5. For public hearing notice, the applicant posted three signs on the property. The signs were placed on the property on July 11, 2022, two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the signs was submitted to the Planning Staff to be kept in the case file.

## 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	July 27, 2022



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

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

July 12, 2022

## Notice of Public Hearing

Case No. ZON22-00263

Dear Neighbor,

Pew & Lake, PLC, on behalf of our client, Hines, has applied to the City of Mesa for a Rezoning and Site Plan Review for the approximately 54.64-acre property located at Recker and Baseline Roads in the City of Mesa. Specifically, the request is to 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, and Site Plan Review to allow for the development of *Baseline Logistics*, a high-quality business park. This request is delivered by a reputable, development group and design team.

Enclosed for your review are a copy of the proposed development plan and conceptual elevations. This letter is being sent to all property owners within 500 feet of the Property and HOAs within one-half mile of the Property at the request of the City of Mesa Planning Division.

These requests (Case No. ZON22-00263) are scheduled for consideration by the Mesa Planning and Zoning Board at its meeting on July 27, 2022, at 4:00P.M., in the City Council Chambers located at 57 East First Street. You are invited to attend this meeting in person, electronically or telephonically to provide any input you may have regarding this proposal.

The live meeting may be watched on local cable **Mesa channel 11**, online at [Mesa11.com/live](https://www.mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://www.youtube.com/user/cityofmesa11/live), or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts**. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/city-hall/city-council-meetings/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. You will need to call **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. The City of Mesa has assigned this case to Cassidy Welch, a member of the Planning Division. She can be reached at 480-644-2591 or at [cassidy.welch@mesaaz.gov](mailto: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,



Sean B. Lake  
**PEW & LAKE, PLC**

Enclosures



## *Building Elevations*



City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date: 07/11/22

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON22-00263, on Higley & baseline. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

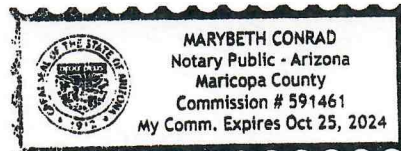
**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature:

*Meghan Liggett*

SUBSCRIBED AND SWORN before me on 07/11/22

*Mary Beth Conrad*  
Notary Public





CITY OF MESA PUBLIC NOTICE  
**ZONING HEARING**

**PLANNING & ZONING BOARD**

**57 EAST FIRST STREET MESA, ARIZONA**

**TIME: 4:00 PM DATE: July 27, 2022**

**CASE: ZON22-00263**

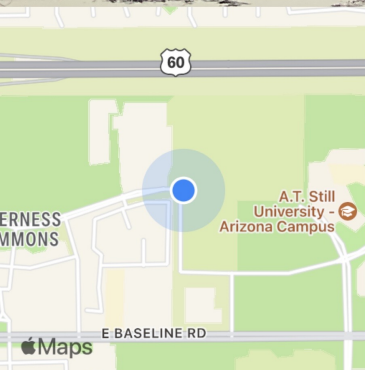
**REQUEST:** Rezone from Planned Employment Park with a Planned Area Development Overlay and Council Use Permit (PEP-PAD CUP) to Planned Employment Park with a Planned Area Development Overlay (PEP-PAD), Light Industrial with a Planned Area Development Overlay (LI-PAD), and Site Plan Review. This request will allow for an industrial development.

**APPLICANT: Pew & Lake, PLC**

**PHONE: 480-461-4670**

**Planning Division: 480-644-2385**

Posting date: 7/11/2022



Jul 11, 2022 05:14AM  
AZ, Mesa, E Inverness Ave



CITY OF MESA PUBLIC NOTICE  
**ZONING HEARING**

**PLANNING & ZONING BOARD**

**57 EAST FIRST STREET MESA, ARIZONA**

**TIME: 4:00 PM DATE: July 27, 2022**

**CASE: ZON22-00263**

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**APPLICANT: Pew & Lake, PLC**

**PHONE: 480-461-4670**

**Planning Division: 480-644-2385**

Posting date: 7/11/2022



Jul 11, 2022 05:13AM  
AZ, Mesa, E Inverness Ave



CITY OF MESA PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD

57 EAST FIRST STREET MESA, ARIZONA

TIME: 4:00 PM DATE: July 27, 2022

CASE: ZON22-00263

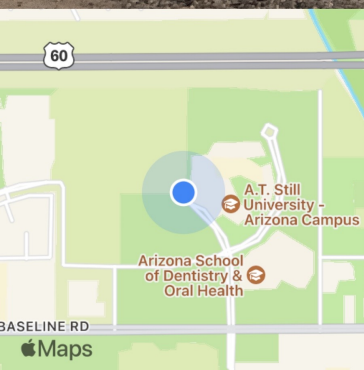
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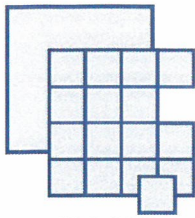
PHONE: 480-461-4670

Planning Division: 480-644-2385

Posting date: 7/11/2022



Jul 11, 2022 05:09AM  
AZ, Mesa, S Sunview Rd



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. 1<sup>st</sup> 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

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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>.

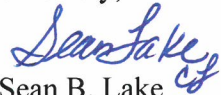


If you want to provide a written comment or speak telephonically at the meeting, **at least 1 hour prior to the start of the meeting, please submit an online comment card** at the following link: <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card>.

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](mailto:Sean.Lake@pewandlake.com) or [Sarah.Fitzgerald@pewandlake.com](mailto: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](mailto: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,



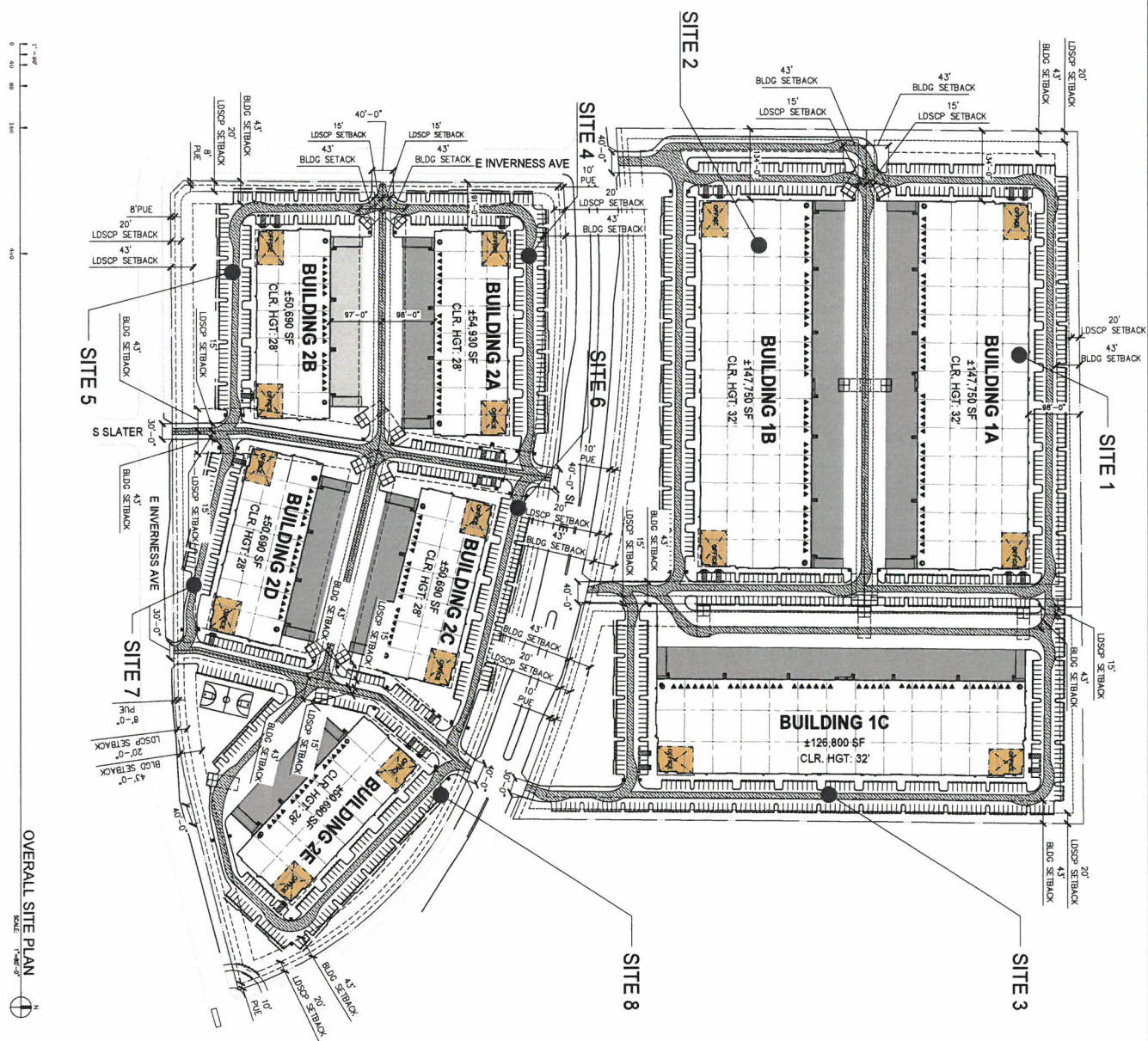
Sean B. Lake  
**PEW & LAKE, PLC**

**Enclosures**

Building Elevations







PROJECT DATA:		BUILDING 2A SITE 4 AREA:		165.87 SF (4.27 AC)
PROJECT NAME:	BASELINE LOGISTICS PARK	BUILDING AREA:	OFFICE (10%)	54,800 SF
ADDRESS:	E INVERNESS AVE & BETHANY HOME RD	WAREHOUSE	SITE 4 COVERAGE:	5,689 SF 49,437 SF 3%
PARCELS:		DOCKS:		
	141-53-446E	DRIVE IN:	22 DOORS	
	141-53-446D		2 DOORS	
	141-53-726B	PARKING REQUIRED:	91 STALLS	
		OFFICE (1/17)	15 STALLS	
EXISTING ZONING:	FEF	WAREHOUSE (1/650)	75 STALLS	
SITE AREA	2,155.88 SF (49.49 ACES)	PARKING PROVIDED:	137 STALLS	
			(381000)	
OVERALL SITE COVERAGE:		TRAILER		0 STALLS
	32%			
BUILDING 1A		BUILDING 2B		
SITE 1 AREA:	370.994 SF (8.52 AC)	SITE 5 AREA:	186.947 SF (4.52 AC)	
BUILDING AREA:	147,740 SF	BUILDING AREA:	50,890 SF	
OFFICE (10%)	14,775 SF	OFFICE (10%)	5,089 SF	
WAREHOUSE	132,975 SF	WAREHOUSE	45,821 SF	
SITE 1 COVERAGE:	40%	SITE 5 COVERAGE:	26%	
DOCKS:		DOCKS:		
DRIVE IN:	43 DOORS	DRIVE IN:	19 DOORS	
	2 DOORS		2 DOORS	
PARKING REQUIRED:	245 STALLS	PARKING REQUIRED:	85 STALLS	
OFFICE (1/17)	40 STALLS	OFFICE (1/17)	71 STALLS	
WAREHOUSE (1/650)	205 STALLS	WAREHOUSE (1/650)	71 STALLS	
PARKING PROVIDED:	255 STALLS	PARKING PROVIDED:	110 STALLS	
	(551000)		(451000)	
TRAILER		TRAILER		0 STALLS
	0 STALLS			
BUILDING 1B		BUILDING 2C		
SITE 2 AREA:	434,380 SF (9.97 AC)	SITE 6 AREA:	167,418 SF (3.84 AC)	
BUILDING AREA:	147,740 SF	BUILDING AREA:	50,890 SF	
OFFICE (10%)	14,775 SF	OFFICE (10%)	5,089 SF	
WAREHOUSE	132,975 SF	WAREHOUSE	45,821 SF	
SITE 2 COVERAGE:	34%	SITE 6 COVERAGE:	30%	
DOCKS:		DOCKS:		
DRIVE IN:	43 DOORS	DRIVE IN:	19 DOORS	
	2 DOORS		2 DOORS	
PARKING REQUIRED:	245 STALLS	PARKING REQUIRED:	85 STALLS	
OFFICE (1/17)	40 STALLS	OFFICE (1/17)	71 STALLS	
WAREHOUSE (1/650)	205 STALLS	WAREHOUSE (1/650)	71 STALLS	
PARKING PROVIDED:	239 STALLS	PARKING PROVIDED:	109 STALLS	
	(5391000)		(451000)	
TRAILER		TRAILER		0 STALLS
	0 STALLS			
BUILDING 1C		BUILDING 2D		
SITE 3 AREA:	418,882 SF (9.82 AC)	SITE 7 AREA:	146,559 (3.44 AC)	
BUILDING AREA:	128,800 SF	BUILDING AREA:	50,890 SF	
OFFICE (10%)	12,880 SF	OFFICE (10%)	5,089 SF	
WAREHOUSE	114,120 SF	WAREHOUSE	45,821 SF	
SITE 3 COVERAGE:	30%	SITE 7 COVERAGE:	34%	
DOCKS:		DOCKS:		
DRIVE IN:	43 DOORS	DRIVE IN:	19 DOORS	
	2 DOORS		2 DOORS	
PARKING REQUIRED:	210 STALLS	PARKING REQUIRED:	85 STALLS	
OFFICE (1/17)	34 STALLS	OFFICE (1/17)	47 STALLS	
WAREHOUSE (1/650)	176 STALLS	WAREHOUSE (1/650)	71 STALLS	
PARKING PROVIDED:	273 STALLS	PARKING PROVIDED:	103 STALLS	
	(4491000)		(451000)	
TRAILER		TRAILER		0 STALLS
	0 STALLS			
BI-CYCLE PARKING		BUILDING 2E		
OFFICE:	110,000	SITE 8 AREA:	231,100 SF (5.31 AC)	
WAREHOUSE:	110,000 WMAN 2	BUILDING AREA:	50,890 SF	
REQUIRED AND PROVIDED:		OFFICE (10%)	5,089 SF	
		WAREHOUSE	45,821 SF	
		SITE 8 COVERAGE:	22%	
BUILDING 1A	15 STALLS	DOCKS:		
BUILDING 1B	15 STALLS		15 DOORS	
BUILDING 1C	14 STALLS	DRIVE IN:	2 DOORS	
REQUIRED AND PROVIDED:		PARKING REQUIRED:	85 STALLS	
		OFFICE (1/17)	14 STALLS	
BUILDING 2A	7 STALLS	WAREHOUSE (1/650)	71 STALLS	
BUILDING 2B	7 STALLS	PARKING PROVIDED:	115 STALLS	
BUILDING 2C	7 STALLS		(451000)	
BUILDING 2E	7 STALLS	TRAILER	0 STALLS	

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

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOLM AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOLM. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOLM PRIOR TO THE COMMENCEMENT OF ANY WORK.

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

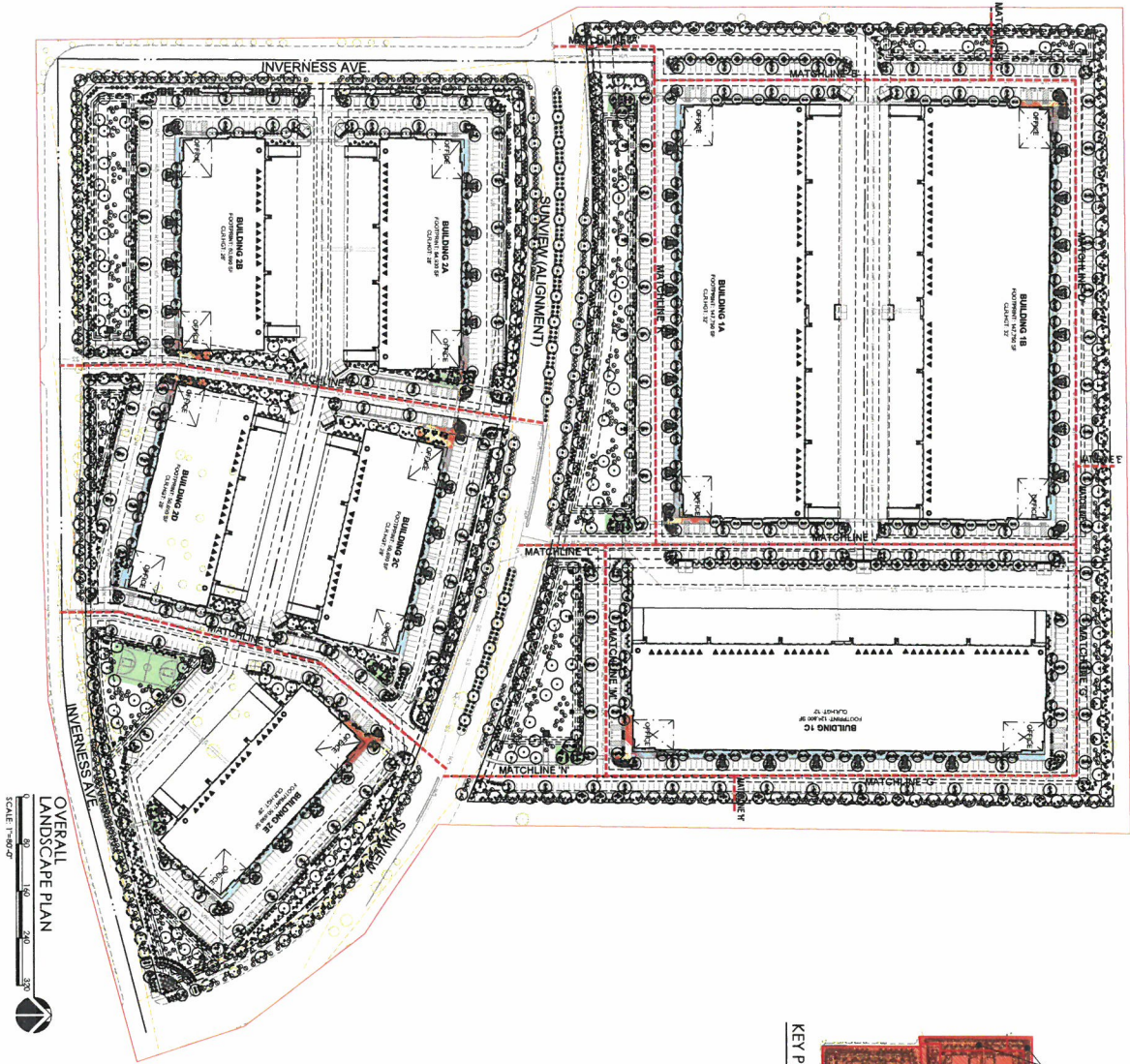


architecture  
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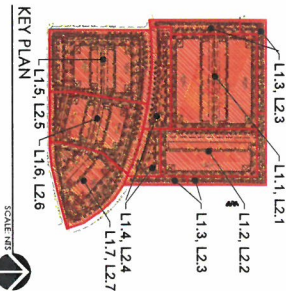
277 E. Camelback  
Phoenix, AZ 85016  
p 480 767 1001  
f 480 907 2266

**WARE MALCOMB**  
Leading Design for Commercial Real Estate





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



KEY PLAN  
SCALE 1"=80'-0"

PLANT SCHEDULE (OVERALL TOTALS)

SYMBOL	DESCRIPTION	QTY	REMARKS
1	CHINA VIBURNUM	150	5' GAL. REQUIRED
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93	CHINA VIBURNUM	24	5' GAL. REQUIRED
94	CHINA VIBURNUM	24	5' GAL. REQUIRED
95	CHINA VIBURNUM	24	5' GAL. REQUIRED
96	CHINA VIBURNUM	24	5' GAL. REQUIRED
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98	CHINA VIBURNUM	24	5' GAL. REQUIRED
99	CHINA VIBURNUM	24	5' GAL. REQUIRED
100	CHINA VIBURNUM	24	5' GAL. REQUIRED

NOTES:  
1. PLANTING SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:  
2. LANDSCAPE TO BE MAINTAINED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



WARE MALCOMB  
Leading Design for Commercial Real Estate

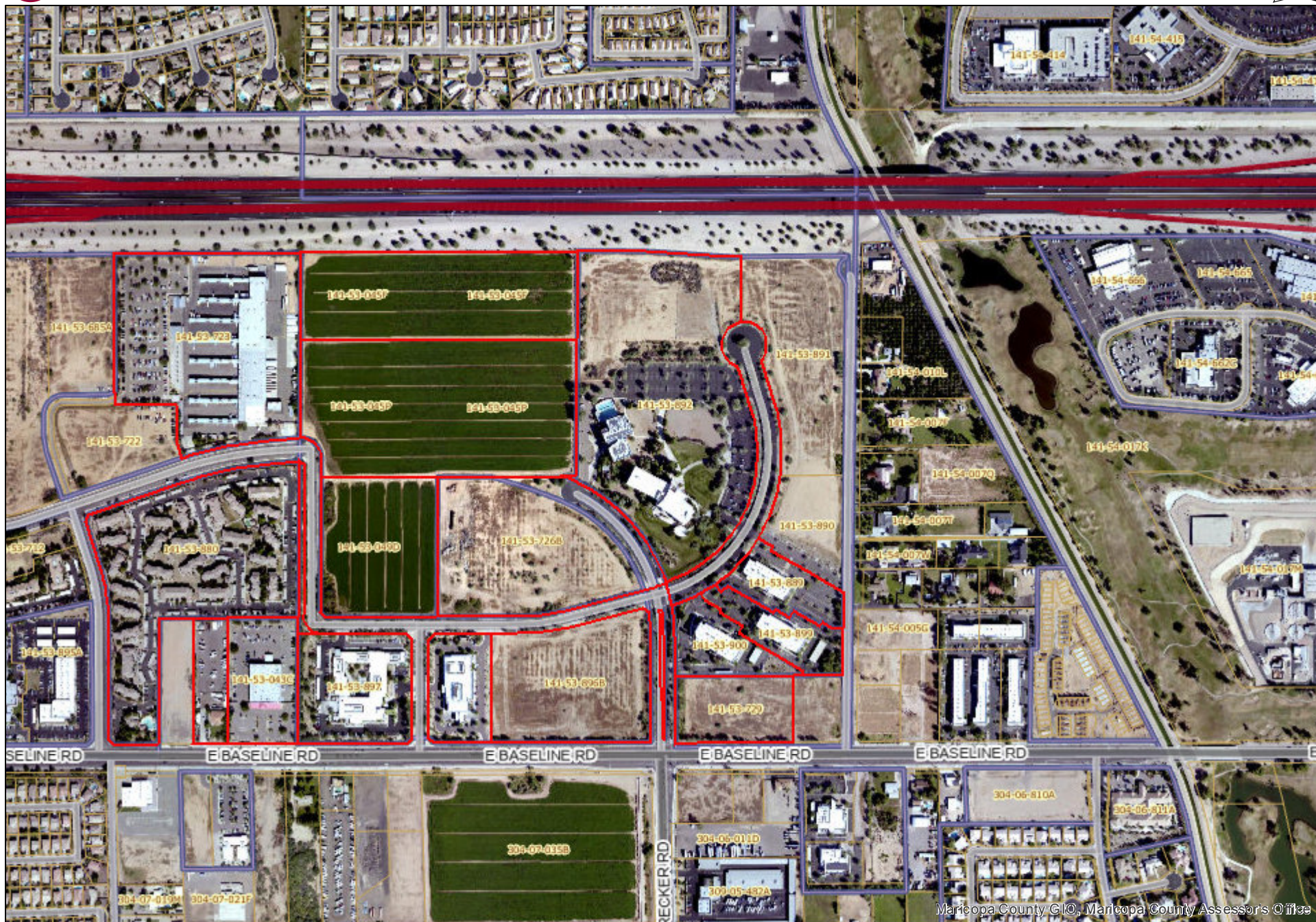
HINES TECHNOLOGY  
PARK  
E INVERNESS AVE & SUNVIEW  
MESA, ARIZONA

DATE	REMARKS
04/14/22	DR CITY SUBMITTAL
06/01/22	REVISION 01

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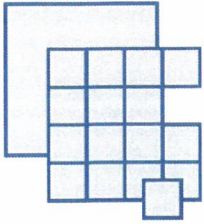
CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT







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



**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](http://www.zoom.us)  
**Meeting ID:** 983 1632 0494  
**Passcode:** 100

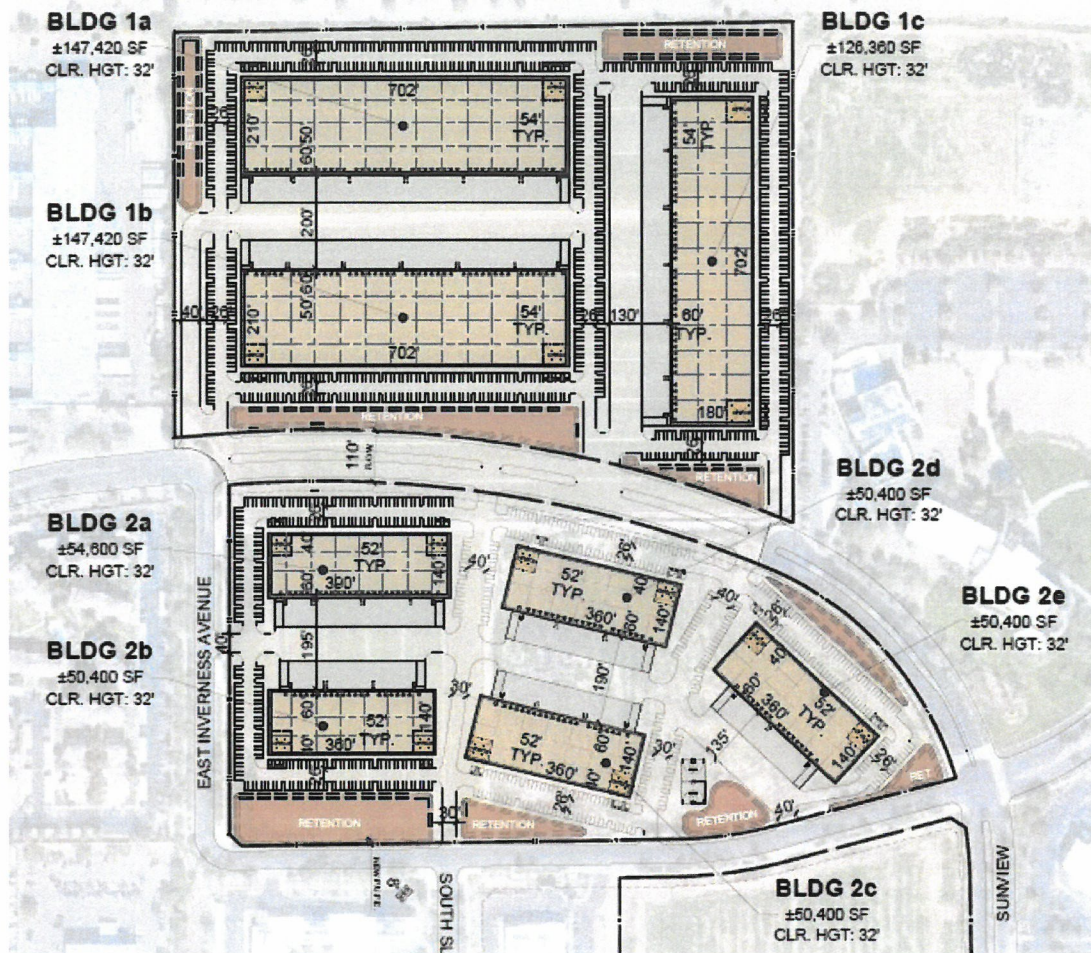
If you wish to participate in the online meeting, before the meeting begins, please connect, and if asked, fill in your contact information. Then, Zoom will email you a link and options for entering the meeting by phone or device at the date and time above. If you have any questions, please contact me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

Sincerely,

Sean B. Lake  
**PEW & LAKE, PLC**

Enclosures

## Site Plan



## Sample Conceptual Elevation





## **Hines Neighborhood Zoom Meeting**

**Date:** 5/12/2022

**Duration:** 6:00-6:21 pm

**Host:** Sean Lake & Sarah Fitzgerald, PEW & LAKE, PLC

### **Attendees:**

1. Sean Lake - Pew & Lake, PLC
2. Sarah Fitzgerald – Pew & Lake, PLC
3. Courtney Schneider - Hines
4. Madison Wilsman - Hines
5. Henry Chan – Ware Malcolm
6. Joel Sannes – Attorney, Udall Shumway.
7. Gary Cloud – Professor at AT Still University
8. Sharri Larkin – Neighbor
9. “E” – Neighbor

### **Summary:**

Sean Lake presented PowerPoint and reviewed site details then opened the meeting up for questions or concerns and reminded attendees to reach out with any follow-up feedback.

### **Questions:**

1. Will Sunview be a city road?
  - A. Yes. Sunview will be improved and dedicated to the City of Mesa.

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



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

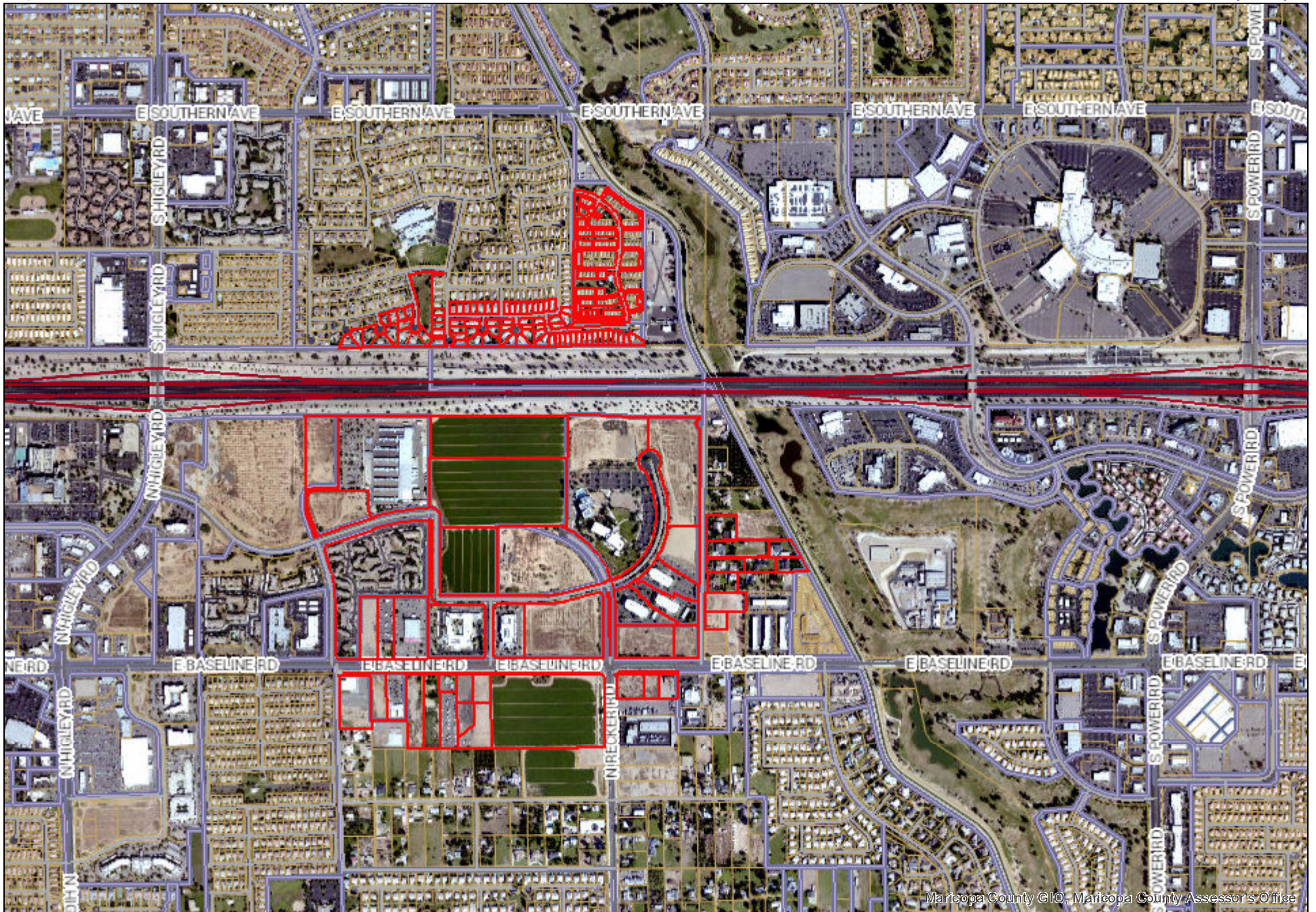
YOUNG LEO J/JEANNE M TR  
1532 S SOMERSET CIR  
MESA, AZ 85206

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

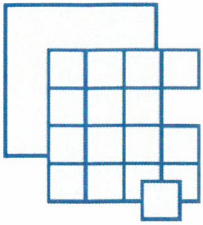




# 1000' Prop Owner Map







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

**W. Ralph Pew**

Certified Real Estate Specialist

**Sean B. Lake**

Reese L. Anderson

October 11, 2022

Cassidy Welch  
City of Mesa Planner  
P.O. Box 1466  
Mesa, Arizona 85211-1466

Dear Cassidy:

We appreciated AT Still agreeing to work with the property owner and developer concerning a compromise for the development of the Baseline Business Park. We have made changes to the site plan as a direct result of the suggestions from AT Still in an effort to work with the adjacent property owner. Below we have outlined the changes we have made at the request of AT Still, as well as explained why some are unreasonable to expect us to accommodate.

1. The current design has five buildings where there is no open space between the buildings except for truck lanes and shipping docks. The buildings should have green space between them to create a more open environment so that the development is not monolithic edge-to-edge concrete. Although it will not be entirely consistent with the ATSU campus and other buildings like the YMCA building, the Steward Emergency Hospital and the Encompass Health Rehabilitation Hospital, separating the buildings with green space between the buildings will be more consistent with existing property uses in the area than the current design.

Response: We appreciate the desire of AT Still to encourage open space and large landscape tracts throughout the development. In reference to "five buildings where there is not open space", we wish to point out that Hines worked extensively with the City of Mesa Planning and Economic Development Staff to design the site with substantial amounts of open space particularly along the roadway frontages and the intersection corners which are most visible. Most of the frontages well exceed the landscaping standards required along street frontages to screen the business park buildings; additionally, our site plan is designed such that the truck courts are strategically placed in the center with the drive aisles screened from public view by landscaping, landscape screen walls, and well designed, architecturally interesting buildings. This has resulted in a plan with over 24% open space. In reference to the plan with "five buildings," this portion of the plan has an even greater amount of open space and recreational business park campus feel with a large common area at the southeast corner which includes a basketball court. Great effort has been made to extensively landscape these areas of open space with enhanced landscaping and theme signage at the main entrance corner to the business park.

2. The proximity of the buildings on the eastern property line creates an imposing line between the development and the ATSU and the YMCA. It should be set considerably farther back from the eastern property line.

Response: We appreciate the concern expressed by AT Still in regard to the eastern property line. In response to this request, Hines has modified the site plan to incorporate a robust 50-foot landscape buffer along this eastern edge adjacent to the YMCA. This landscape buffer will be 5 times wider than the landscape buffer of the existing UPS facility to our immediate west property line and is 150% larger than originally proposed. This landscape area will be densely landscaped with a variety of screening trees and shrubs. We will be able to provide an effective landscape buffer/ screening, ideally with a staggered double row of trees, where each row is 30 feet on center spacing. Effectively doubling the quantity of trees along the eastern property line due to the extent of buffer Hines is adding in response to AT Still's concerns. We are proposing a variety of tree species to break up the large area and to add season color and interest. Many of the trees and shrubs will be taken from the existing landscape palette that exists with the AT Still and YMCA development.

3. The number of truck docking stations should be reduced. The applicant and your office have indicated that the development is not designed or intended to be used as a distribution center. If that is the case, there is no need for 220 truck docks and 16 drive-through docks. It is not conceivable that there will be 220 tenants in the facility each with its own dock. It is unlikely there will be 110 tenants or even 55 tenants, especially given that the current proposed design has a total of ten office areas that together are only ten percent of the buildings. If the development is intended to be light industrial with tenants having the ability to receive materials and ship goods as they are fabricated, the number of docking stations should be more equal to each tenant having one shipping and one receiving dock. If the number of docks is not reduced to be consistent with what the applicant has proposed, function will follow form. Whether intended to or not, a development that is designed as a high-volume distribution center will be used as a high-volume distribution center.

Response: Hines is working with the City of Mesa to limit high volume distribution center users on the property through the PAD and a Development Agreement. The docks for the facility are an internal operations and business layout issue and could significantly impact the functionality of potential businesses and manufacturing and spacing layout. The greater the flexibility in the layout translates into a more successful ongoing business park. It is important to note that the number of dock doors has no correlation to or basis on the truck traffic or trips generated as a result of this development.

4. The current design has no amenities or services that can be accessed by neighboring property users. A mixed-use development with light industrial that also has space for restaurants, nightclubs or music venues would be more beneficial to the students and faculty at the University and to the neighboring properties. As we have noted, we fundamentally disagree with the applicant's message that its proposed use of the area is the only viable use. VHS Acquisitions has determined that the uses planned for the special zoning district are no longer its plans for the property, so it has sold and is attempting to sell its properties (including the property that is the subject of the Millenium Springs property, the property where the emergency hospital is located, property just south of the University that A.T. Still purchased from VHS Acquisitions, and, if the rezoning is approved, the subject property). A reasonable compromise would allow for some light industrial use on the 49-acre site that also incorporates uses that are accessible to the neighboring property owners.

Response: We certainly appreciate AT Still's desire to have amenities or services for the university students to attend ie restaurants, nightclubs or music venues, however, Hines has determined that given the limited visibility to the arterial roadway network on Baseline Road,



a mid-block commercial development with no frontage or visibility from an arterial is not viable. Hines is currently working with many tenants who are looking for space in the valley and would like to attract them to this location. Many of these users are medical related and, while may not be a nightclub, they are potential employment opportunities for students and graduates of AT Still. Examples of these tenants include Stryker, Anovo, Concordance, Genoa, MAKstride, Mitsubishi Chemical, and Preferred Homecare. We are hopeful to attract many of these types of tenants and tenants of similar caliber upon the successful development of the proposed plan.

5. The City should require that semi-truck traffic enters and exits the property to and from the west.

Response: Agreed. The site plan has been thoughtfully revised to reflect end to end (i.e., dead end) cul de sacs which will force all truck traffic to the west towards the Higley Road freeway entrance and exit. Access to the freeway will be significantly better accessing the site from the west. The alignment and functionality of Sunview as AT Still and YMCA know and use it today will remain unchanged due to the changes Hines is making in an effort to reasonably accommodate the concerns raised by AT Still.

6. We would also repeat our suggestion that your office request a tailored traffic study. Architects design the number of truck docks for a facility based on deliveries and arrivals. It is fair to conclude that the applicant plans more deliveries and shipments than would be typical for facilities that only manufacture goods to order. The Institute for Traffic Engineers publishes a "Trip Generation Manual" that is updated in regular editions that provides information to correlate traffic usage with delivery and shipment capacity. As we have noted in our meetings, we have requested a traffic study from the applicant, but the applicant has indicated that Mesa does not require a traffic study because the amount of traffic is a presumed number based on the zoning criteria. Respectfully, the applicant's design is not typical of a light industrial use given the extraordinary capacity in the current design for truck docks and so Building Services should request that the applicant give more detail about possible traffic impacts on the neighboring property users.

Response: The developer has worked with the City of Mesa transportation department, and it has been determined by the city that there is sufficient capacity on the public roadway network for this development. In addition, Hines has contracted a private traffic engineer to evaluate this issue further at the direct request of AT Still. This traffic evaluation will be submitted to the city.

Sincerely,



Sean B. Lake  
PEW & LAKE, PLC

Enclosures