

Citizen Participation Plan for Dave Downing and Associates Warehouse

April 29, 2024

Purpose: 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 an application for the Dave Downing and Associates Warehouse. This site is located at 234 South Hibbert, Mesa, AZ 85210, the west side of South Hibbert between East 2nd Avenue and East Broadway Road and is an application for the rezoning of the west portion of the site from DR-2 to DB-2 to make the zoning of the entire site cohesive. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contacts:

Architect

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City Planner

Emily Johnson
20 East Main Street
Mesa, AZ 85201
(480) 644-3952
emily.johnson@mesaaz.gov

Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on October 17, 2023. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

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

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of the project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors - focused on 1,000 feet from site but may include more.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, elevations, and renders. No neighborhood meetings will be held, but this letter will act as the dissemination of information on the project.
 - a. Questions and concerns can be addressed to the contacts listed in this letter. Any questions and comments will be addressed directly and will be added to the Citizen Participation Report.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule:

Pre-Submittal Conference - October 17, 2023

Application Submittal - November 20, 2023

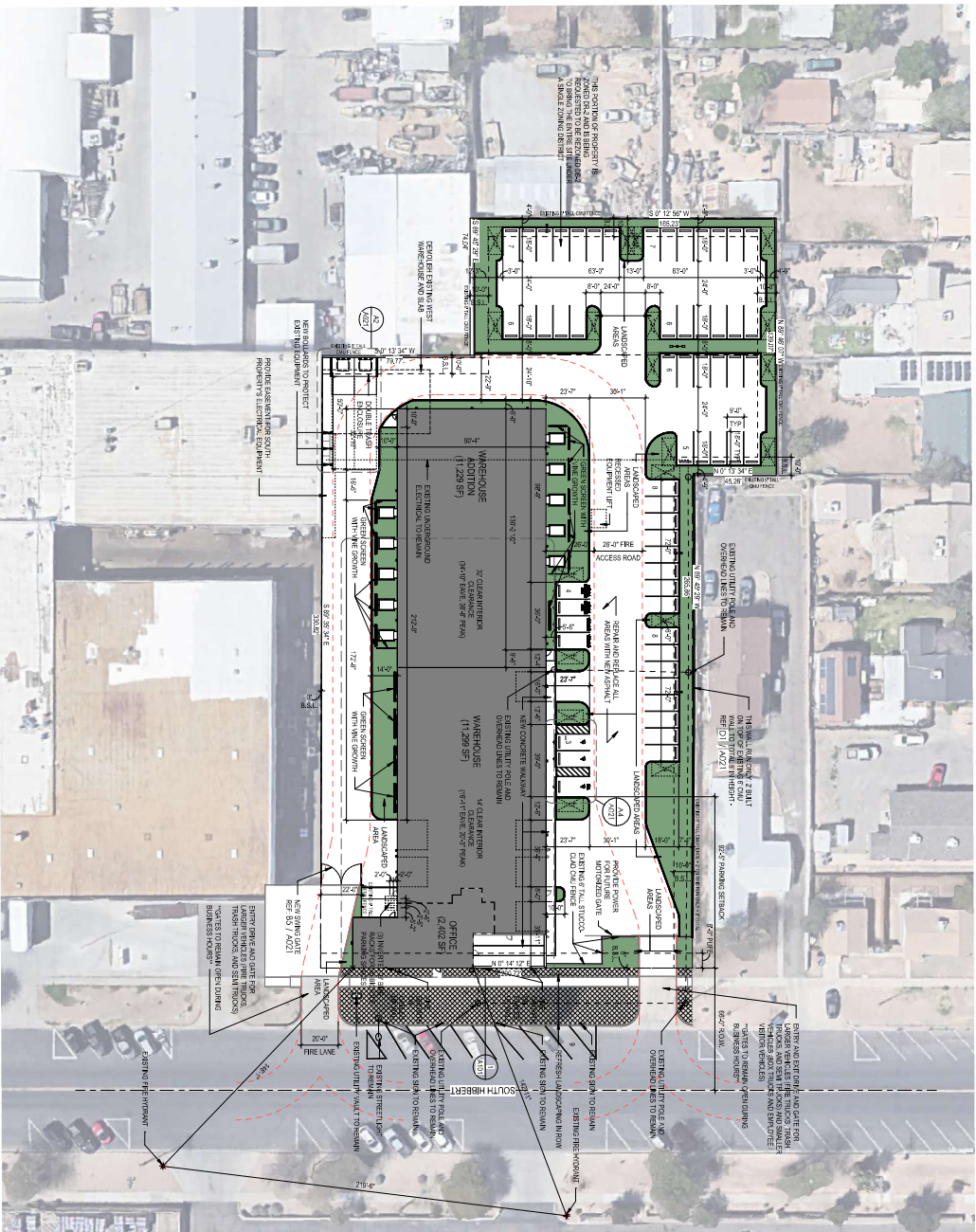
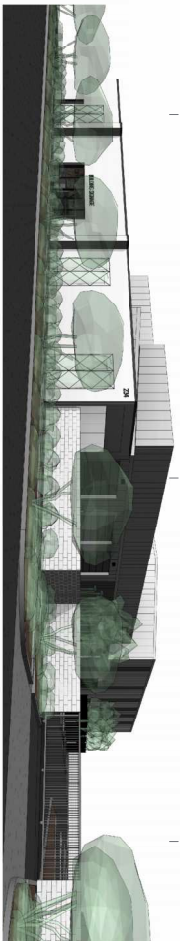
Submittal of Citizen Participation Report and Notification Materials - May 10, 2024

Design Review Board Hearing - May 14, 2024

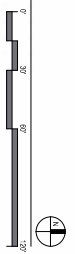
Planning and Zoning Board Hearing - May 22, 2024

Sincerely,

Sara Yehia, AIA, LEED GA, NCARB
Architect | Founding Principal



1 ARCHITECTURAL SITE PLAN
1" = 30'



PROJECT INFORMATION

SITE INFORMATION:
 APN: 150-04-003A
 EXISTING ZONING: DMS AND DMS-2
 PROPOSED ZONING: DMS-2
 PROPOSED USES: WAREHOUSE FOR STORAGE AND DISTRIBUTION, OFFICE
 IUCOR NUMBER: 150-04-003A
 ICM NUMBER: 150-04-003A
 ICM REQUIREMENT FOR ADJACENT LOTS: OFFICE

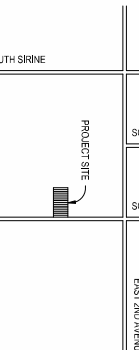
REQUIRED PERMITS:
 BUILDING PERMITS
 FIRE BLDG ACTION
 BUILDING HEIGHTS
 USE BLDG ACTION
 OCCUPANCY CLASSIFICATION

REQUIRED PARKING:
 OFFICE: 2,425 SF / 7.35 SF *
 WAREHOUSE: 11,299 SF / 1.28 SF / 1,600 SF *
 TOTAL REQUIRED PARKING: 13,724 SF
 TOTAL PROVIDED PARKING: 13,724 SF

ADDITIONAL WAREHOUSE SPACE BENEATH: 12,299 SF / 1.60 SF *
 NEW TOTAL PER ICM: 26,023 SF

EXISTING PARKING:
 57 PARKING SPACES
 3 PARKING SPACES
 8 BICYCLE SPACES
 8 BICYCLE SPACES

FOUNDATIONAL BASE:
 CONCRETE FOUNDATION
 WITH ELEVATION/DOCKED PROVIDED
 NORTH ELEVATION/DOCKED PROVIDED

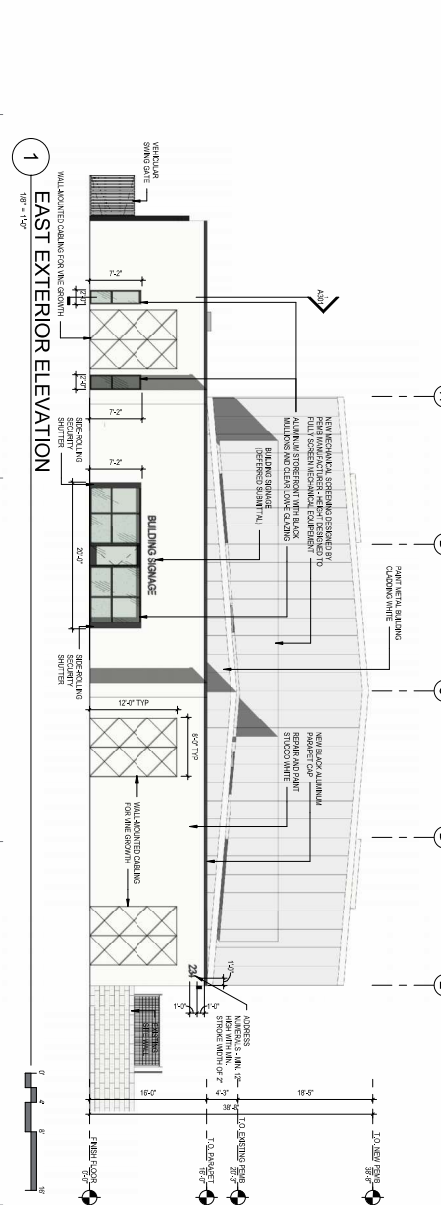
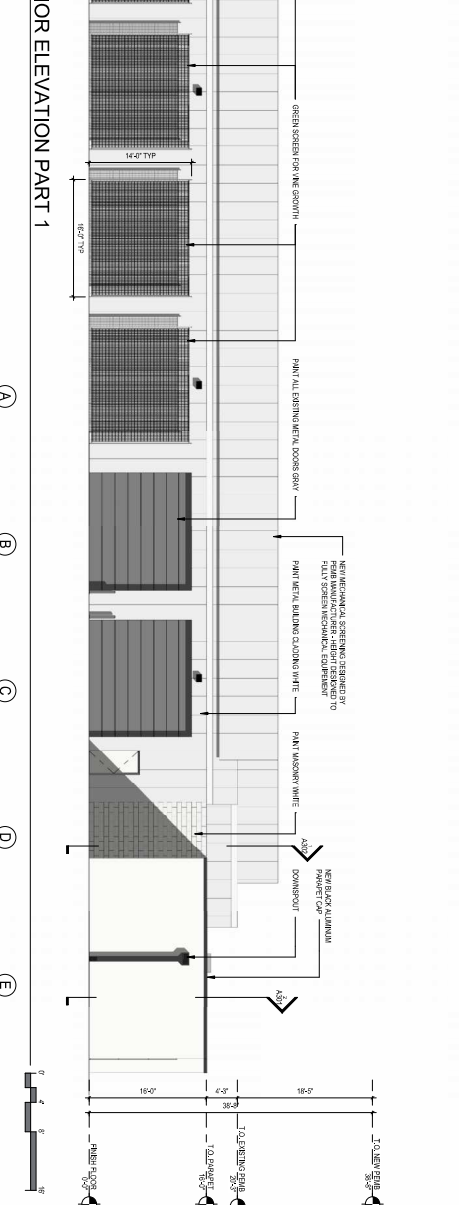
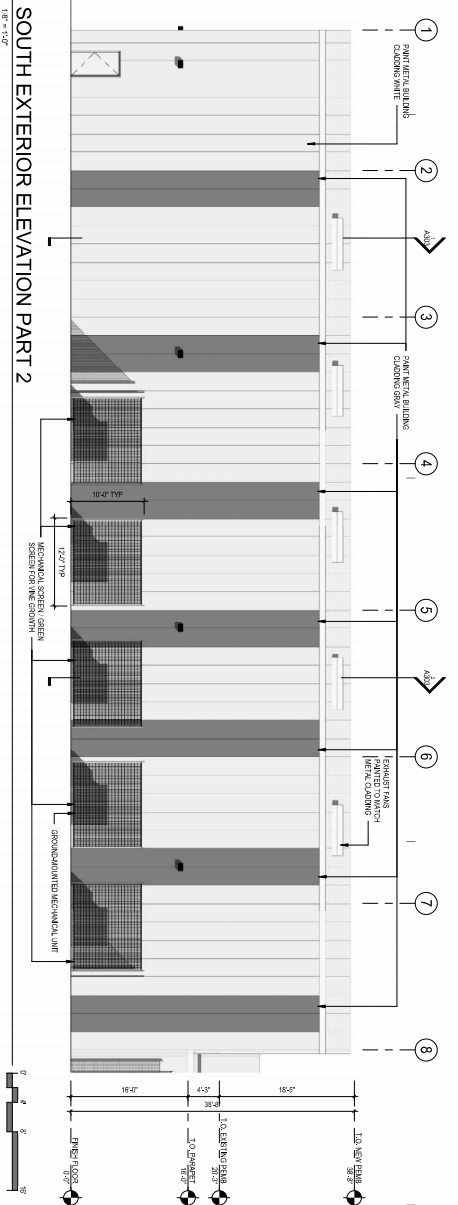


NOT FOR CONSTRUCTION
A001
 ARCHITECTURAL SITE PLAN

DAVE DOWNING AND ASSOCIATES
 224 SOUTH HIBBERT
 MESA, AZ 85202



8180 EAST BOUTHERS DRIVE
 SUITE 200, MESA, ARIZONA 85206
 P: 602.203.0792
 WWW.KENZYARCHITECTS.COM



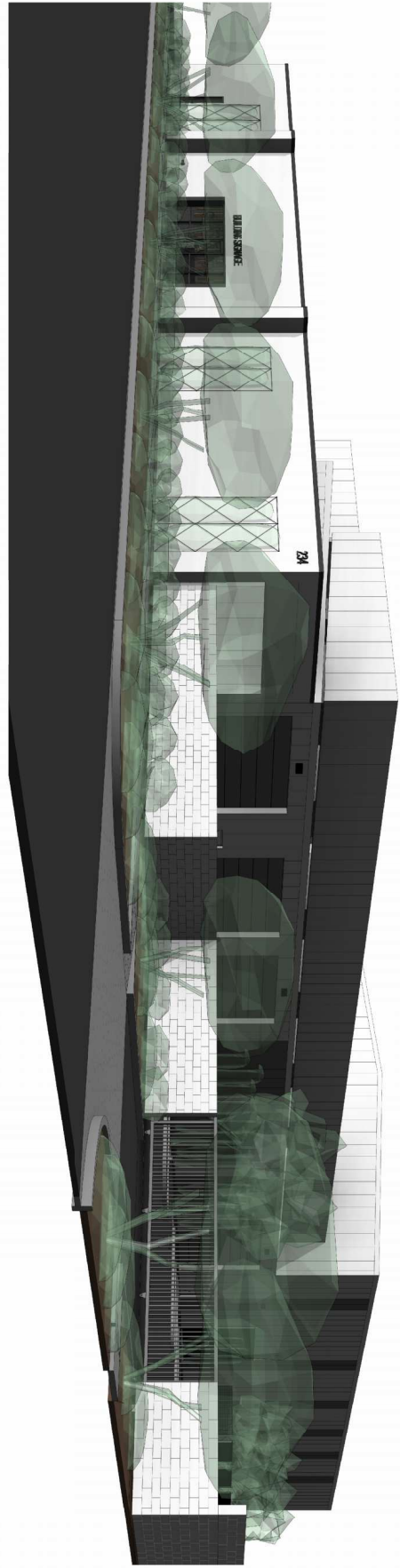
MATERIAL SCHEDULE

- PAVEMENT CAP SECTION WITH: NEW BLACK ALUMINUM
- STUCCO: LIGHT TAUPE AND PAINTED WHITE
- TROPICANA: BLACK ALUMINUM MULTIGLASSING GLASS CURTAIN WALL SYSTEM
- NEW METAL BUILDING CLADDING: PAINTED AND PAINTED WHITE
- NEW METAL BUILDING CLADDING: PAINTED GREY
- WOODWORK: PAINTED WHITE
- METAL SPOKework: GALVANEED STEEL
- GREEN SCREENING: GREEN SCREEN WITH GROWTH
- WALL-MOUNTED CHAIRING WITH LINE GROWTH

DAVE DOWNING AND ASSOCIATES
 ARCHITECTS
 224 SOUTH HIBBERT
 MESA, AZ 85209

NOT FOR CONSTRUCTION

DATE: 08/12/2020
 PROJECT: A201 EXTERIOR ELEVATIONS



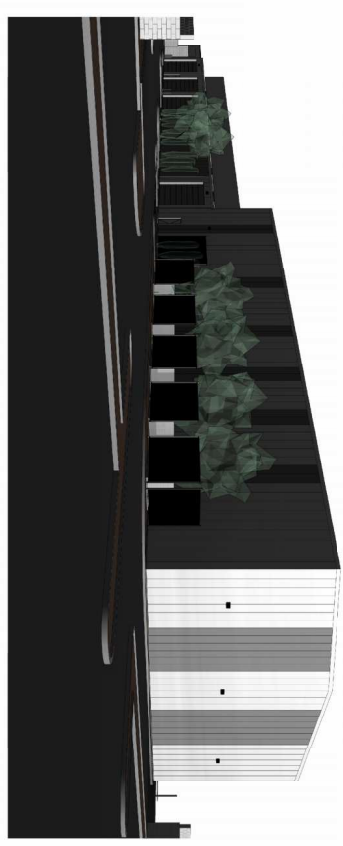
3 NORTHEAST PERSPECTIVE

**DAVE DOWNING
 AND ASSOCIATES
 WAREHOUSE**
 DAVE DOWNING AND ASSOCIATES
 224 SOUTH HIBBERT
 MESA, AZ 85210

DELTA REVISIONS
 SECTION
 DATE

**NOT FOR
 CONSTRUCTION**

PROJECT # 2101
 10000 S. MESA BLVD., SUITE 100
 MESA, AZ 85204
A251
 EXTERIOR PERSPECTIVES



2 NORTHWEST PERSPECTIVE



1 SOUTHEAST PERSPECTIVE