

PROJECT BOREALIS

Citizen Participation Plan

Initial Site Plan Review with Special Use Permit
and Design Review Application for the
Hawes Crossing PAD: Village 8 Specific Plan
For a Data Center Industrial Complex

Located at the Northwest Corner of
South Ellsworth Road and East Warner Road

Parcel No. 304-31-141

Prepared By:

The logo for Quarles & Brady LLP, featuring the word "Quarles" in a bold, sans-serif font. The letter "Q" is stylized with a red checkmark-like shape integrated into its lower-left curve.

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Submittal Date: April 1, 2024
Resubmittal Date, July 11, 2024

Citizen Participation Plan – Project Borealis

Introduction & Purpose:

Quarles & Brady LLP submits this Citizen Participation Plan on behalf of NOVVA Holdings, LLC (“NOVVA” or the “Developer”) in regard to Project Borealis, which will consist of a data center industrial complex comprised of an office building, a warehouse, multiple data hall buildings, and a retail tenant building (the “Development”).

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 the application for the Project Borealis development. The Development will be located on the Northwest Corner of East Warner Road and South Ellsworth Road on Parcel Nos. 304-31-141 (the "Property").

The Developer proposes a Specific Plan that implements the key components of the approved Conceptual Plan and is requesting: **(1)** site plan approval, **(2)** design review approval, and **(3)** a Special Use Permit (“SUP”).

By providing opportunities for citizen participation, the Applicant will ensure that those interested in this application will have an opportunity to learn about and comment on the proposed plan.

Development Team

Owner / Developer

NOVVA Holdings, LLC
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Pre-submittal Outreach:

It is important to note that prior to any submittals to the City of Mesa, including the Pre-Submittal application, our goal was to obtain initial feedback from the City to ensure our proposed development was consistent with the future planning and goals within the General Plan for this area. This is only the beginning of our outreach efforts, and we plan to engage with the community throughout the process. Our team met with Mesa Staff on the following dates:

- August 23, 2023: Telephone and email correspondence with Sean Pesek.
- October 4, 2023: Virtual meeting with Mary Kopaskie-Brown, Evan Balmer, and Sean Pesek from Planning and Development Department.

Pre-submittal Meeting:

The pre-submittal meeting (PRS23-00969) was held with City of Mesa planning staff on December 19, 2023. Staff reviewed the application and recommended notifying adjacent residents within 1000-ft, and all registered neighborhoods and HOAs within one (1) mile of the Development when proceeding with the formal submittal.

Action Plan:

In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address any questions or concerns from the community:

1. A contact list will be developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project (list provided by Staff)
 - Homeowners Associations within one mile of the project (list provided by Staff)
 - Property owners within 1,000 feet from the Property
2. All persons listed on the contact list will receive a letter describing the project.
3. The Council Member and Council Coordinator as a part of any neighborhood outreach or public hearing notification.
4. The Applicant will hold a formal and noticed neighborhood meeting on July 11, 2024 as required by the City of Mesa.
 - a. Additional neighborhood meetings will be provided as deemed necessary.
 - b. Presentations will be made to individuals, groups of citizens, or neighborhood associations upon request.
5. The Applicant will submit a Citizen Participation Report with all materials such as sign-in lists, comments, and petitions to the City of Mesa.

Schedule:

Pre-submittal Application Filed – November 28, 2023

Pre-submittal meeting – December 19, 2023

Application Submittal – April 1, 2024

Neighborhood meeting – July 11, 2024

Submittal of Citizen Participation Report and Notification materials – TBD

Planning and Zoning Board Hearing – TBD