



**TECH CENTER @ ELLSWORTH
CITIZEN PARTICIPATION PLAN**

**CITIZEN
PARTICIPATION
PLAN
Tech Center @ Ellsworth**

PROPOSED RETAIL/RESTAURANT/SELF-STORAGE/INDUSTRIAL

MASTER DEVELOPMENT

Location: SEC Ellsworth and Pecos Rd

PRS Case#: 19-00759

Original Submittal Date: 3-2-20

Resubmittal Date: 7-6-21

PREPARED BY:

M3 DESIGN – JESSE MACIAS

February 27TH, 2020

Updated June 15th, 2021



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Citizen Participation Plan Purpose: The purpose of this Citizen Participation Plan is to inform Citizens, Property Owners, Neighbor Associations, Agencies, Schools and Businesses in the vicinity of the proposed Site Plan/Design Review of Proposed 70 Acre Master Planned Retail/Restaurant/Self-Storage/Industrial Development. The site is located at the SEC Ellsworth & Pecos Rd. This Plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on our proposal.

Contact:

Jesse Macias
M3 Design
2008 N 7th Avenue
Phoenix, AZ 85007
P: 480-528-3136
E: jmacias@m3designllc.com

Pre-Application Meeting: The Pre-Application meeting with City of Mesa planning staff was held on October 10th, 2019. Staff reviewed the application and recommended that adjacent residents and nearby registered neighbor associations be contacted.

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

A contact list will be developed for citizens and agencies in this area including:

- All registered neighborhood associations within one mile of the project.
- Homeowners Associations within one half mile of the project.
- Interested neighbors -focused on 1000 feet from site
- Public School District in writing, with copies to who may be affected by this application.
- Neighborhood meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

Our plan is to hold a Neighborhood meeting notifying all itemized in lists provided by Staff. Our goal is to :

Make Project Presentation of our proposed project to neighbors with detailed site plan/elevations/rendering boards



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Actively Listen to Neighborhood Comments/Concerns etc.. and be able to respond effectively at meeting and/or provide follow up clarifications to neighbors via letter/email/phone calls along with updating City Staff at all times during Process
If we feel it is appropriate along with responses to any neighbor concerns via letters and emails, we can meet individually or in group.

- Subsequent Meetings/Outreach will be done as applicable.

Schedule:

Pre-Submittal meeting -October 10th, 2019

First neighborhood Notification – August 25th, 2021 (Neighborhood Mtg if applicable)

Follow up Submittal – August 9th, 2021

Submittal of Citizen Participation Report and Notification materials – September 1st, 2020

Planning and Zoning Board Hearing – September 22nd, 2021

Proposed Project Description:

Our Proposed Request for Site Plan/Design Review to develop a Master Planned Retail/Restaurant/Self-Storage/Industrial Development with proposed Site Access, Site Parking and Cross Access Vehicular Circulation with Off-Site Improvements to Ellsworth and Willis Rd

Our Proposed Development has existing L1 Zoning with AF overlay which accommodates and encourages a diversified and broad range of Integrated and Freestanding Retail/Industrial/Commercial Uses with focus on serving both Neighborhood as well as Community Service Needs. Light Industrial District is characterized as focus on Employment District providing wide range by a wide range employment opportunities for City of Mesa Community such as Mixed-Use Commercial/Retail/Industrial Flex areas all in a well designed yet utilitarian approach providing appropriate context for successful business environment located with Orientation to Major Arterials with individual Access Points, Parking and Signage. Infill development remains as a Core Value especially in the areas that may not have been developed with Core Value in mind or prior to Plan being developed and are now older, dilapidated as well as eye-sore vacant parcels.

The Existing Parcel consists of overall 70 Net Acre Development, Zoned L1 currently vacant with Master Planned Retail/Restaurant/Self-Storage/Industrial Development. The surrounding parcels are currently also zoned L1 to the West, East, North and South. Proposed Industrial Campus is proposing approximately 854,564 sf of proposed Building Footprints.

As part of our proposed 70 Acre Development, Off-Site Improvements on both Ellsworth & Willis consisting of additional lane/bike lane/decel lanes on Ellsworth with Water/Sewer Main Extension with new Curbing/sidewalk. We will also be proposing to



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extend Pecos Rd with a 2-way Pavement Road that is planned to be improved in Phases as the proposed Industrial Development comes on line.

We will be proposing Quality Architectural Design with sustainable materials with a cohesive Color Palette and overall unparalleled Design for the Mesa Community. Master Planned Retail Center in accordance with 2020 Commercial and Industrial Design Guidelines

Proposed Master Retail/Restaurant/Self-Storage/Industrial Development achieves several of the Core Goals:

- Promote Infill development to Undeveloped and vacant parcels.
 - Our proposed development will fulfill Redevelopment of long-standing Vacant Land with Quality Building and Site Design providing retail services to local community being part of a Master Planned and flourishing Retail/Industrial Flex Center.
 - Our plan is to eliminate said Vacant Land with responsible Quality Redevelopment that will provide much needed Buffer from Arterials to future developments.
 - Our proposed Development will be improving Ellsworth Road to its ultimate City Design inclusive of additional Lanes, Curbing, Sidewalks and Pecos Rd will be planned to be extended as 2-Way Paved Road that will be planned to be phased as Development comes on line.
 - We will also be proposing to extend existing Main Public Water and Sewer Main Lines to not only serve our proposed Development, it will provide much needed Service to future Developments along Ellsworth and Pecos Rd.
- Traffic and Noise Mitigation
 - Our Proposed Master Planned Development takes advantage of existing and current Traffic Volumes and Patterns.

Reiterating we are excited to bring our proposed Master Retail Development providing much needed Services and Goods to local community and are very excited to hear from our Neighbors and future Valued Customers. It is highly important we obtain valuable feedback from Neighborhood and look forward to providing our input and responses at our forthcoming Neighborhood meeting and subsequent correspondence. Individuals will be free to call me at any time during the Application process – Mr. Jesse Macias at **(480) 528-3136**

Please let us know if you have any questions or need any additional information

Respectfully,



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A handwritten signature in blue ink, appearing to read 'JMacias'.

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