

## Citizen Participation Plan

August 16, 2021

Hawes Commerce Center: Site Plan Amendment, Special Use Permits, & Design Review

8400 block of East Germann Road (north side) and the 7300 to 7500 blocks of South Hawes Road (east side)

(Parcel Number: 304-62-008L)

---

### Ref. Number: PRS21-00610

**Overview:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor/homeowners associations, etc. within the vicinity of a site proposed for Hawes Commerce Center development. This site is located at the 8400 block of East Germann Road (north side) and the 7300 to 7500 blocks of South Hawes Road (east side) (i.e., Parcel Number: 304-62-008L), which our client (StarPoint Properties) is requesting approvals of the following: a site plan amendment, special use permits for building height/parking reduction, and design review in order to develop a five (5) building light industrial park. The proposed buildings will provide a range of building footprints from 90,000 sq. ft. to 150,000 sq. ft. to accommodate a host of potential users from e-commerce/high-tech logistics companies, warehousing, assembly, manufacturing, and research & development companies. This participation plan will ensure that those affected by or interested in these applications and will have an adequate opportunity to learn about and comment on the proposal(s).

**Contact:** Dennis M. Newcombe, Senior Land Use Planner  
Gammage & Burnham, P.L.C.  
40 North Central Avenue, 20<sup>th</sup> Floor  
Phoenix, Arizona 85004  
Direct: 602-256-4446 Fax: 602-256-4475  
[dnewcombe@gblaw.com](mailto:dnewcombe@gblaw.com)

**Pre-Application Meeting:** A pre-submittal meeting was held with the city of Mesa regarding the proposal on July 8, 2021.

**Action Plan:** As we progress through this public process and in order to provide effective citizen participation in conjunction with the applications, the following actions will be taken to provide opportunities to understand and address any perceived impacts that members of the community may have towards the proposal.

1. Early outreach via emails/letters to the following individuals below within the abutting Queens Park subdivision to the east, as provided by the city of Mesa. We are hoping to have a meeting or meetings in August to discuss the proposal, if not, we will discuss during the formal neighborhood meeting(s).

Doug Chapman	8715	East Woodland Avenue, Mesa, Arizona 85212
Ladell Call	8660	East Waterford Circle, Mesa, Arizona 85212
Steve Vaughn	8744	East Waterford Circle, Mesa, Arizona 85212

2. A contact list will be developed for citizens and agencies within this area including:
  - All property owners within 1,000 feet of the site as determined by the Maricopa County Assessor.
  - Registered Neighborhoods within one-mile and Homeowners Associations within ½-mile of the project.
  - Interested parties list provided from the city of Mesa.
  - Compiling an ongoing list (i.e., email, personal contact, and telephone calls) of any concerns expressed and responses, as needed, to those concerns.

3. All persons/associations listed on the contact lists will receive a letter describing the project, site plan, and building elevation along with an invitation to a neighborhood meeting.
  - The neighborhood meeting will be an introduction to the project, and opportunity to ask questions, and to state concerns. A sign-in sheet will be used to document attendance and to add individuals, as needed, to the public notice list. Copies of the sign-in sheet and any comments, along with responses, will be given to the city of Mesa Planner assigned to this project.
  - The neighborhood meeting(s) will be well in advance of any formal City hearings.
4. Additional meetings or presentations will be made to groups of citizens or neighborhood associations upon request.

**Tentative Schedule:**

Pre-Submittal Meeting: July 8, 2021

Applications Submittals:

- (1) Site Plan Amendment Submittal – August 16, 2021
- (2) Special Use Permits Submittals – September 20, 2021
- (3) Design Review Board Submittal – September 20, 2021

Informational Meeting(s) with Interested Property Owners from the Queens Park Subdivision: TBD

Neighborhood Meeting: TBD

Submittal Citizen Participation Report: TBD

Planning & Zoning Board Hearing: TBD

City Council Hearings: TBD

