

Citizen Participation Report

Eastmark 202 Commerce Park

Date: August 30, 2022

Overview: This report provides results of the implementation of the Citizen Participation Plan for Eastmark 202 Commerce Park. The site is located at the SWC Elliot Road and Everton Terrace. We have filed an application for site plan approval for 39 acres for Class-A distribution and warehouse uses. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

Contact:

Kaelee Wilson – Planner
6750 E Camelback Road, Suite 100
Scottsdale, Arizona 85251
505-328-6606
kmw@berryriddell.com

Pre-Submittal Meeting: The pre-submittal meeting with the City of Mesa planning staff was held on March 8, 2022.

Neighborhood Meeting: The neighborhood meeting was held virtually via Zoom on June 28, 2022.

Correspondence and Telephone Calls:

1. 1st letters for neighborhood meetings were mailed to property owners within 1,000 feet and registered neighborhood associations and HOAs on June 16, 2022. See attached list and example of materials mailed.
2. The neighborhood meeting was held virtually on June 28, 2022. **No one from the public attended.**
3. Meeting notices were mailed on August 30, 2022, to property owners within 1,000 feet and registered neighborhood associations and HOAs. A total of 12 persons were notified.
4. Two public hearing signs were posted on the property on August 30, 2022.

Results:

There were 12 persons on the contact list as of the date of this Citizen Participation Report (see attached). No one from the public attend our neighborhood meeting. At the time of writing this report, we have not been contacted by anyone from the public.

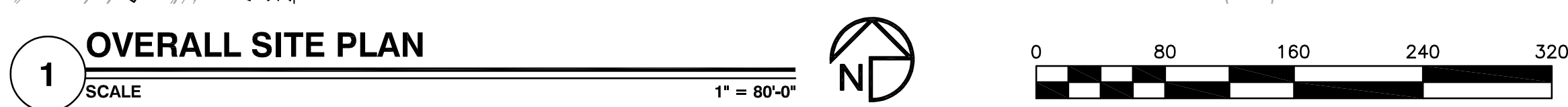
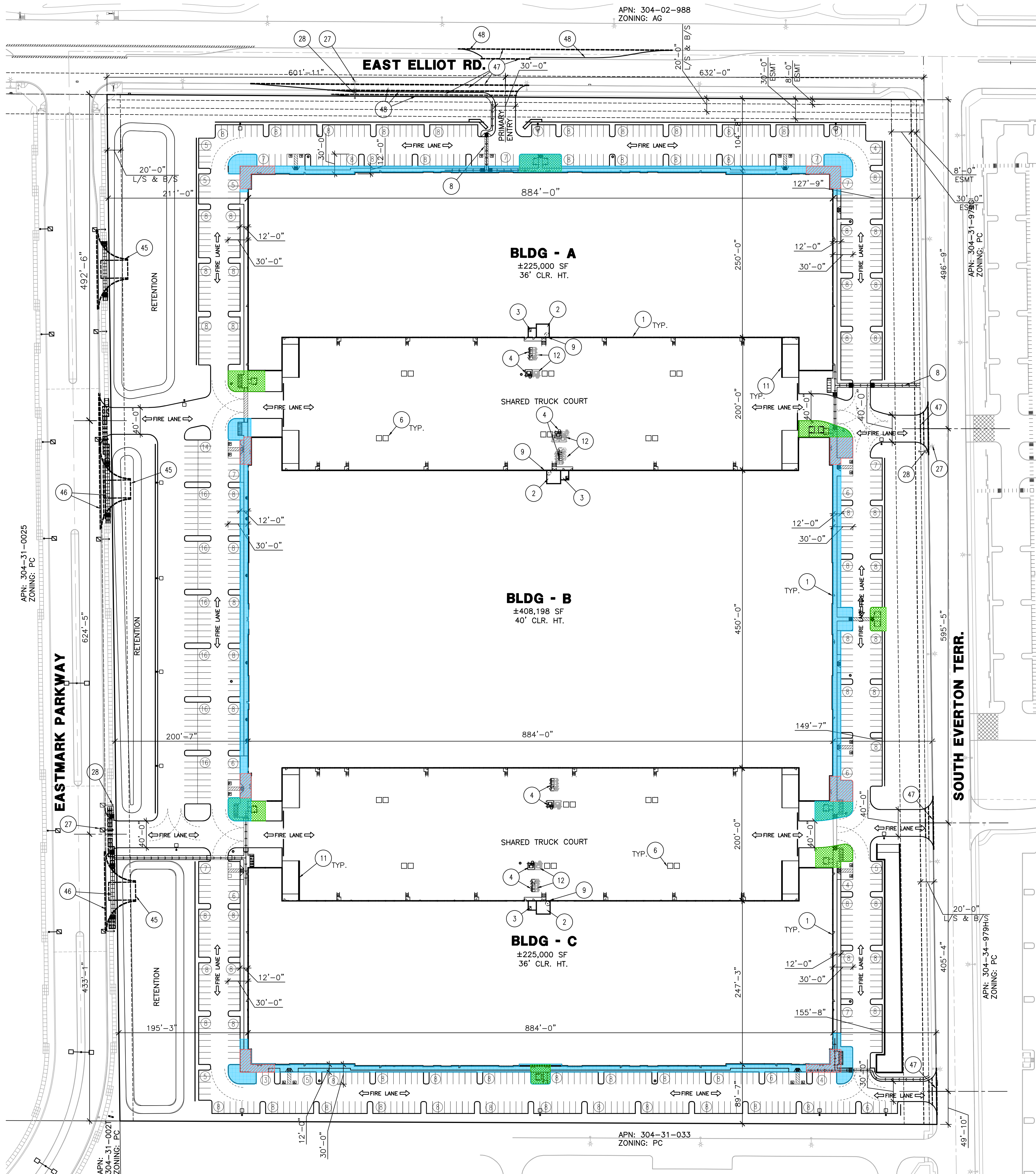
Eastmark 202 Commerce Park ZON22-00603

1. The following individuals are included in the notice area for this request:
 - Property owners within 1,000 feet of the site
 - All registered neighborhood and homeowner associations within one mile of the project
2. All persons included in the notice area will receive a letter describing the project and inviting them to attend a neighborhood meeting to be held virtually through Zoom.
 - The applicant will document the names of all attendees, if possible.

- A presentation will be made at the neighborhood meeting and attendees will be invited to ask questions and provide comments. Notes will be taken throughout to ensure any comments and questions are documented.
3. Throughout the process, the applicant will be available to interested parties to answer any questions. Any correspondence or telephone calls will be documented.

Schedule: Pre-submittal meeting – March 8, 2022
1st Submittal – May 31, 2022
Neighborhood Meeting – June 28, 2022
Submittal of Citizen Participation Report – TBD
Planning and Zoning Board Hearing – TBD

Attachment: Site Plan



KEYNOTES

1. PROPOSED CONCRETE TILT PANEL BUILDING WITH STEEL COLUMNS.
2. FIRE PUMP / RISER ROOM.
3. HOUSE ELECTRICAL ROOM WITH ROOF ACCESS.
4. SES LOCATION WITH UTILITY TRANSFORMER.
5. TYPICAL REFUSE AND RECYCLE AREA FOR PROSPECTIVE TENANTS LOCATED IN THE ENCLOSED DOCK YARD BEHIND 8' HIGH WALL WITH 50' CLEAR SPACE IN FRONT OF BINS.
6. ACCESSIBLE PATH TO PUBLIC WAY
7. FIRE DEPARTMENT CONNECTION
11. CONCRETE DRIVE UP RAMP TO THE BUILDING WITH CONCRETE GUARD RAILS
12. FUTURE SES LOCATION WITH UTILITY TRANSFORMER
27. EXISTING STREET LIGHT TO BE RELOCATED
28. PROPOSED LOCATION FOR STREET LIGHT
45. EXISTING DRIVEWAY TO BE REMOVED
46. CONCRETE CURB AND SIDEWALK TO MATCH EXISTING. REFER TO CIVIL DRAWINGS
47. EXISTING CURB, SIDEWALK AND LANDSCAPING TO BE REMOVED
48. CONCRETE CURB, SIDEWALK, AND PAVING. REFER TO CIVIL DRAWINGS

SITE NOTES

A. OVERNIGHT STORAGE OF VEHICLES IN THE REAR YARD IS CONSIDERED OUTDOOR STORAGE AND, PER EXHIBIT 7.38 (OF SECTION 7) OF THE CP, OUTDOOR STORAGE REQUIRES AN ADMINISTRATIVE USE PERMIT. AN ADMINISTRATIVE USE PERMIT APPLICATION IS REQUIRED IF THERE WILL BE ANY OVERNIGHT STORAGE OF FLEET OR OTHER VEHICLES IN THE GATED YARDS.

B. ALL EXTERIOR LIGHTING FINISH FREE STANDING OR BUILDING MOUNTED SHALL HAVE A BLACK FINISH.

C. POLE MOUNTED AND WALL MOUNTED LIGHT FIXTURES ACROSS FROM RESIDENTIAL PARCELS SHOULD DIRECT LIGHT AWAY FROM THESE AREAS AND BE FULLY SHIELDED.

D. ALL MONUMENT SIGNAGE AND BUILDING SIGNAGE WILL BE A DIFFERED SUBMITTAL.

ADA ACCESSIBLE / PEDESTRIAN WALKWAYS

ADA ACCESSIBLE WALK WAYS

NOTE: WALK WAYS ARE MIN 5' WIDE 6" RAISED CONCRETE SIDEWALKS OUT OF THE LINE OF TRAFFIC. SIDEWALK WALK LOCATIONS THAT CROSS A DRIVE LANE, ARE RAISE 3" AND ARE BUILT OUT OF STAMPED CONCRETE.

LANDSCAPE LEGEND

- COMMON AREA
- ENTRY AREA
- FOUNDATION AREA

SITE DATA

COMMON, ENTRY AND FOUNDATION AREAS			
BUILDING A			
* COMMON AREA	REQUIRED: 2,250 SF	PROVIDED: 3,466 SF	
* ENTRY AREA	REQUIRED: 900 SF	PROVIDED: 1,985 SF	
* FOUNDATION AREA	REQUIRED: 13,260 SF	PROVIDED: 13,264 SF	
BUILDING B			
* COMMON AREA	REQUIRED: 4,081 SF	PROVIDED: 4,342 SF	
* ENTRY AREA	REQUIRED: 900 SF	PROVIDED: 3,762 SF	
* FOUNDATION AREA	REQUIRED: 15,000 SF	PROVIDED: 20,075 SF	
BUILDING C			
* COMMON AREA	REQUIRED: 2,250 SF	PROVIDED: 2,561 SF	
* ENTRY AREA	REQUIRED: 900 SF	PROVIDED: 2,014 SF	
* FOUNDATION AREA	REQUIRED: 13,260 SF	PROVIDED: 13,264 SF	

SITE DATA

PROJECT DESCRIPTION:
DEVELOPMENT OF EXISTING VACANT LAND INTO AN INDUSTRIAL BUSINESS PARK WITH MIXTURE OF BUILDING SIZES AND HEIGHTS, ALL BUILDINGS WILL HAVE COMPLEMENTARY ARCHITECTURAL STYLES.

PARCEL NUMBER:
APN: 304-31-002Q

ZONING: PC LUG-C

PROPOSED OCCUPANCIES:
B, F-1

SITE AREA:
1,911,177 SF / ±39.28 ACRES

CONSTRUCTION TYPE: III-B W/ FIRE SPRINKLER

BUILDING AREA PRELIMINARY OCCUPANCY
PHASE 1
BUILDING A: 225,000 SF (B 22,500 SF)
BUILDING B: 408,198 SF (B 40,800 SF)
BUILDING C: 225,000 SF (B 22,500 SF)
TOTAL: 858,198 SF

BUILDING HEIGHT RESTRICTION:
ALLOWED MAX HEIGHT 150'
PROVIDED 45'-55'

BUILDING SETBACKS: PER MZO
FRONT - 20'
REAR - 0'
SIDE - 0'

LANDSCAPE SETBACKS:
FRONT - 20'
REAR - 0'
SIDE - 0'

PARKING CALCULATIONS

COMMUNITY PLAN SECTION 14.3 GENERAL PARKING STANDARDS (SHELL BUILDING)

PARKING CALCULATION:	REQ.	PROV.	BIKE
BUILDING A: 225,000 SF / 1000 =	225	298	23
BUILDING B: 408,198 SF / 1000 =	409	254	41
BUILDING C: 225,000 SF / 1000 =	225	307	23

PARKING REQUIRED: 859 PROVIDED: 859
BIKE PARKING REQUIRED: 87 PROVIDED: 90

ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL) = 18
ACCESSIBLE PARKING PROVIDED = 22

VICINITY MAP

CITY STAMP

PRS21-00146

OVERALL SITE PLAN

1

PROJECT NO: 22108
DRAWN BY: ET
CHK'D BY: KO
COPYRIGHT 2022: DEUTSCH ARCHITECTURE GROUP

OVERALL SITE PLAN

AS-100

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DEUTSCH

ARCHITECTURE GROUP

PROGRESS PRINT

NOT FOR CONSTRUCTION OR RECORDING

EASTMARK 202 LOGISTICS CENTER

SWC OF ELLIOT RD. AND EVERTON TERR.
MESA, AZ

1ST ISSUED:

Revisions

PROJECT NO: 22108
DRAWN BY: ET
CHK'D BY: KO
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OVERALL SITE PLAN

AS-100

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVIDED: THIS CONTRACT ALLOWS THE OWNER TO CERRY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR

MESA CITY OF
20 E MAIN ST STE 650
MESA AZ 85211

MET202 LLC
2710 E CAMELBACK RD SUITE 210
PHOENIX AZ 85016

MESA CITY OF
PO BOX 1466
MESA AZ 85211

MESA TECHNOLOGY PROPERTIES LLC
2560 E PHILADELPHIA ST
ONTARIO CA 91761

SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO CA 92111

DMB MESA PROVING GROUNDS LLC
14646 N KIERLAND BLVD
SCOTTSDALE AZ 85254

MECP1 MESA 1 LLC
1415 LARIMER ST STE 200
DENVER CO 80202

SALT RIVER PROJECT AGRICULTURAL
IMPROVEMENT A
PO BOX 52025
PHOENIX AZ 85072-2025

DMB MESA PROVING GROUNDS LLC
14646 N KIERLAND BLVD STE 165
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EASTMARK COMMUNITY ALLIANCE, INC.
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10100 EAST RAY ROAD
MESA AZ 85212

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ASSOCIATION
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PHOENIX AZ 85040

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CITY OF MESA
LESLIE DAVIS
20 E MAIN ST STE 650
MESA AZ 85211

CITY OF MESA
LESLIE DAVIS
PO BOX 1466
MESA AZ 85211



Feature Information

GETTING STARTED



Select Feature(s) in the map to view information

The **Layers** tool allows you to turn layers on and off. Each layer has a check box that allows you to easily control its visibility.

Hint: Data from checked "Selectable Layers" in the Layers tool will appear in the this Panel

The **Bookmark** tool allows you to store a collection of spatial bookmarks

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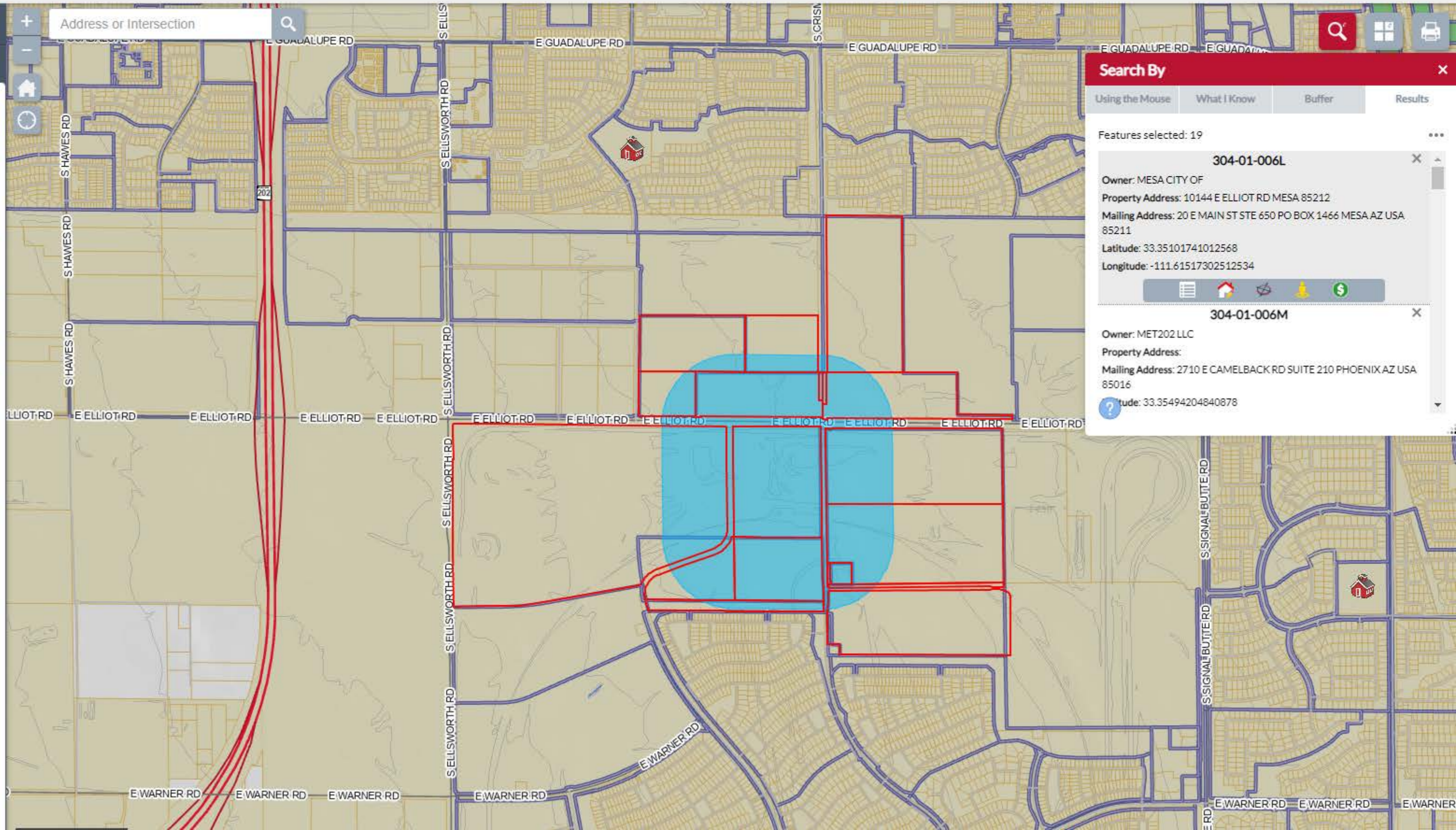
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Hint: The **Clear** button in the results tab of the Search By tool removes the search results layer from the map, the selected features listed in the results tab and sets "What I Know" as the active tab

The **Basemaps** tool allows you to select different backgrounds for this website

The **Print** tool allows you to print the current map



Search By

[Using the Mouse](#) [What I Know](#) [Buffer](#) [Results](#)

Features selected: 19

304-01-006L

Owner: MESA CITY OF
Property Address: 10144 E ELLIOT RD MESA 85212
Mailing Address: 20 E MAIN ST STE 650 PO BOX 1466 MESA AZ USA 85211
Latitude: 33.35101741012568
Longitude: -111.61517302512534

304-01-006M

Owner: MET202 LLC
Property Address:
Mailing Address: 2710 E CAMELBACK RD SUITE 210 PHOENIX AZ USA 85016
Latitude: 33.35494204840878

From: [wendy.peterson](#)
To: [Wendy Peterson](#)
Subject: Brookfield
Date: Thursday, June 16, 2022 8:56:10 PM



August 30, 2022

Dear Neighbor,

We have applied for Site Plan Review for the property located at within the 9800 to 10000 blocks of East Elliot Road (south side), within the 3600 to 3900 blocks of South Everton Terrace (west side), and within the 3600 to 3900 blocks of South Eastmark Parkway (east side). This request is for development of an industrial development. The case number assigned to this project is ZON22-00603.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (505) 328-6606 or e-mail me at KMW@berryriddell.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 14, 2022, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. 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, 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/government/advisory-boards-committees/planning-zoning-board/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, and 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.

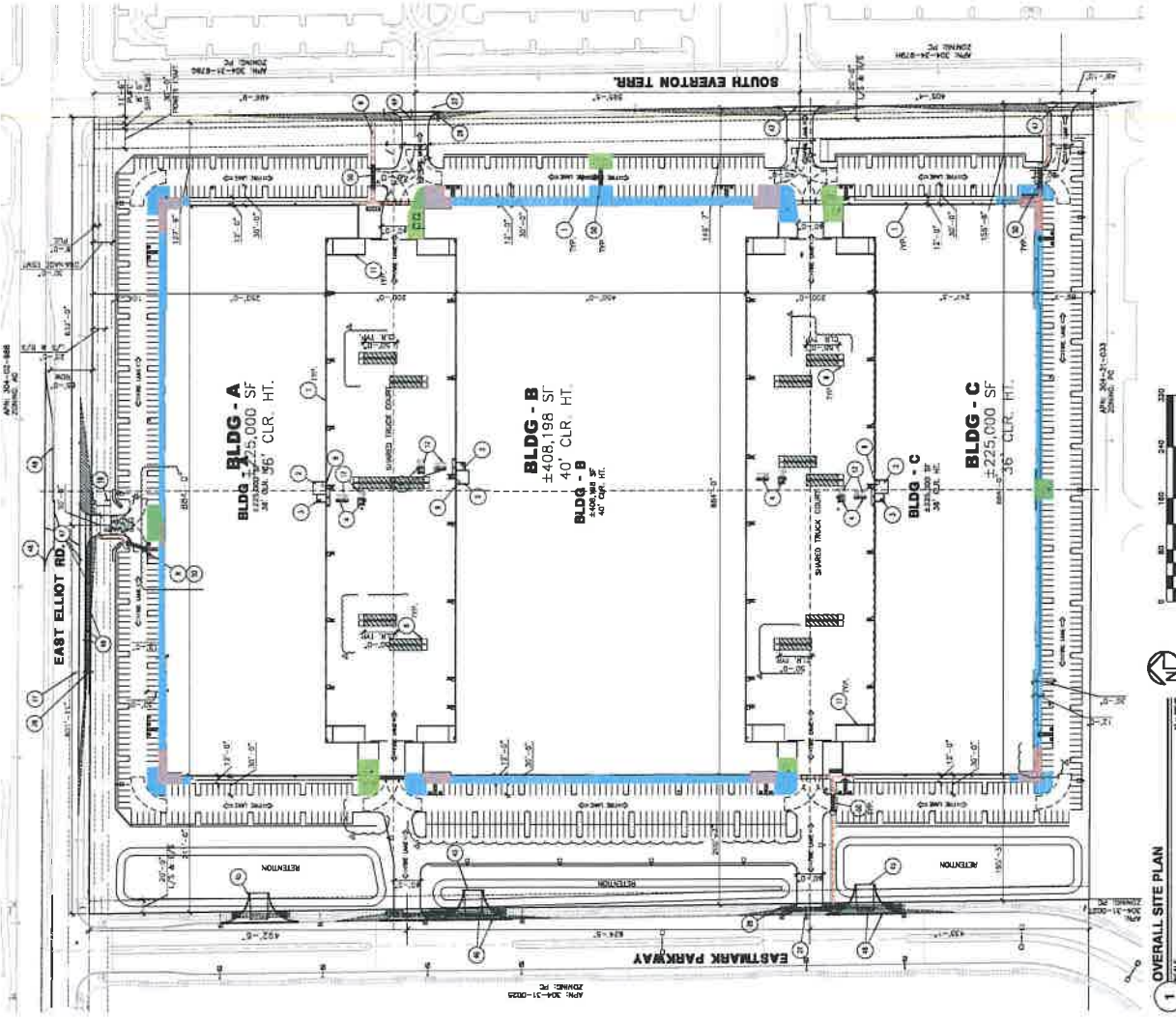
For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Lesley Davis of their Planning Division staff. She can be reached at 480-644-4934 or lesley.davis@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,

Kaelee Wilson
Berry Riddell LLC

COMMON, ENTRY AND FOUNDATION AREA			
BUILDING A	ENTRANCE AREA	REQUIRED: 2,250 SF	PROVIDED: 2,251 SF
	COMMON AREA	REQUIRED: 1,386 SF	PROVIDED: 1,387 SF
	FOUNDATION AREA	REQUIRED: 1,386 SF	PROVIDED: 1,387 SF
BUILDING B	ENTRANCE AREA	REQUIRED: 4,081 SF	PROVIDED: 4,342 SF
	COMMON AREA	REQUIRED: 15,000 SF	PROVIDED: 17,733 SF
	FOUNDATION AREA	REQUIRED: 15,000 SF	PROVIDED: 16,733 SF
BUILDING C	ENTRANCE AREA	REQUIRED: 2,250 SF	PROVIDED: 2,251 SF
	COMMON AREA	REQUIRED: 1,386 SF	PROVIDED: 1,387 SF
	FOUNDATION AREA	REQUIRED: 1,386 SF	PROVIDED: 1,387 SF





EASTMARK AT 202 LOGISTICS CENTER
MESA, AZ

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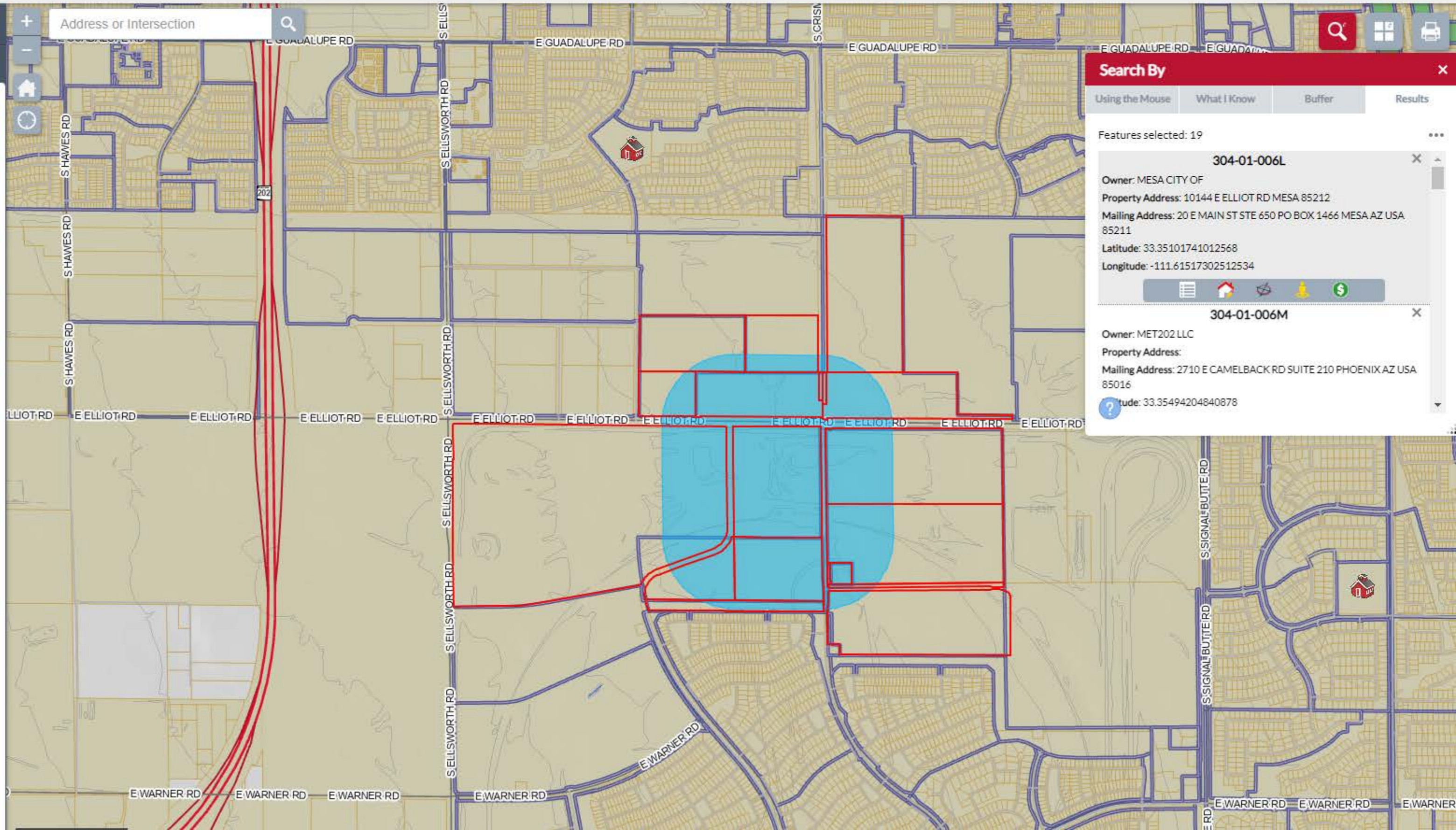
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Scottsdale, AZ 85251

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SCOTTSDALE AZ 85254

6750 E. Camelback Rd., Suite 100
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MESA AZ 85211

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DENVER CO 80202

MESA CITY OF
PO BOX 1466
MESA AZ 85211

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MESA AZ 85211

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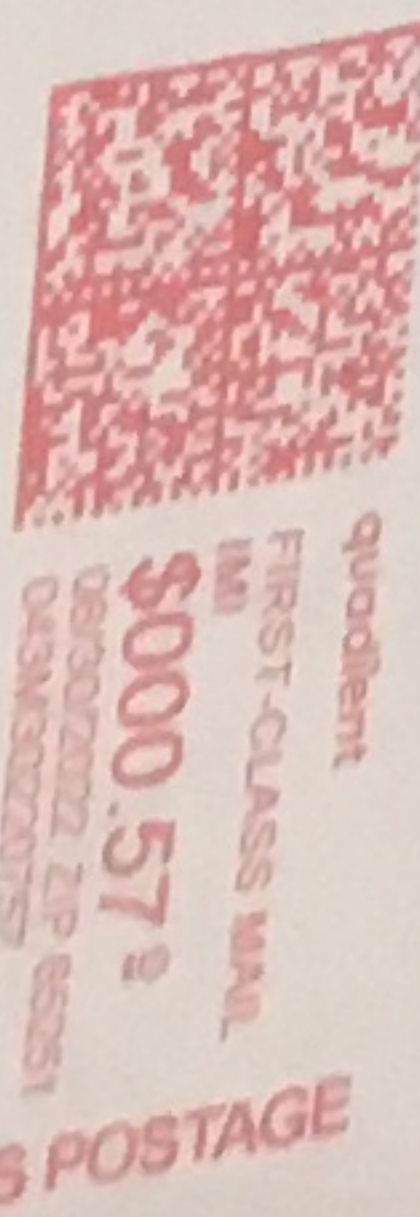
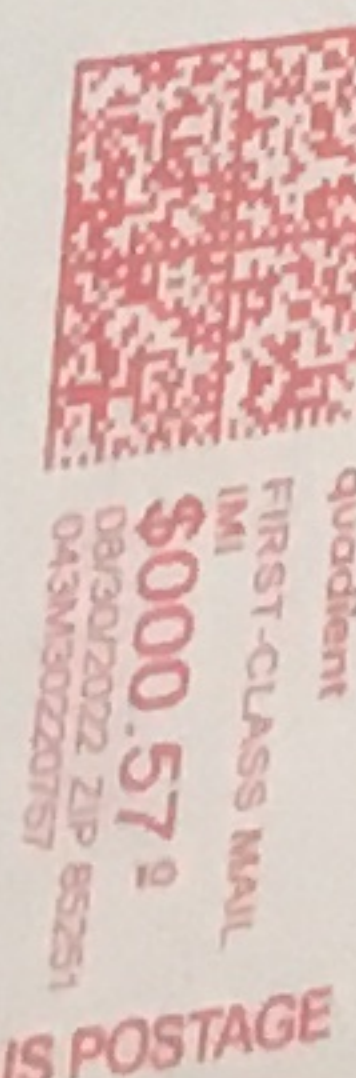
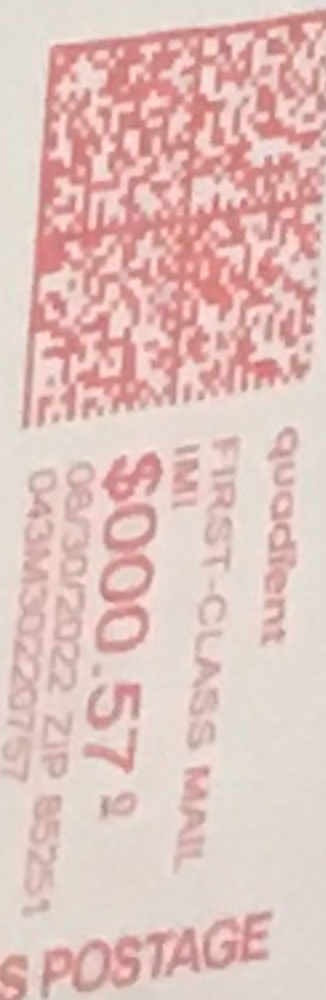
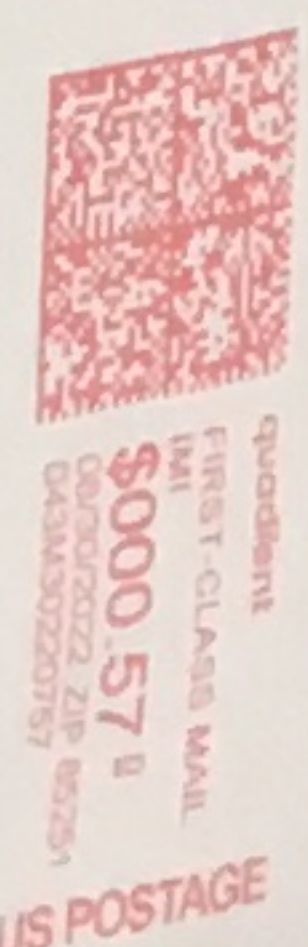
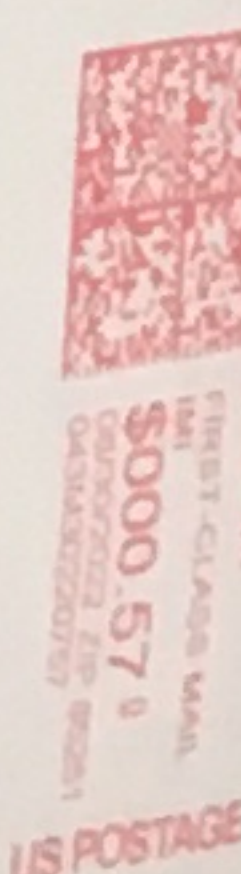
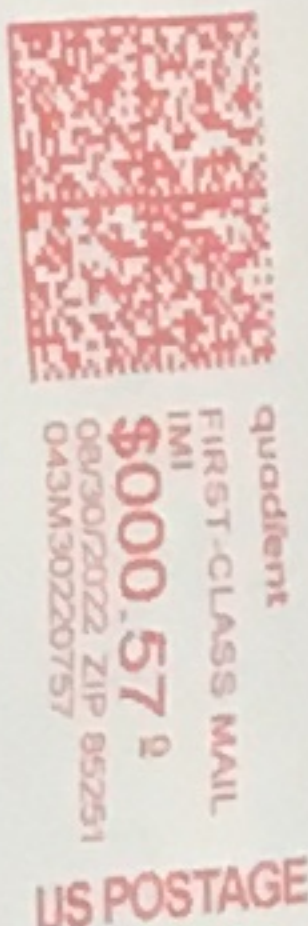
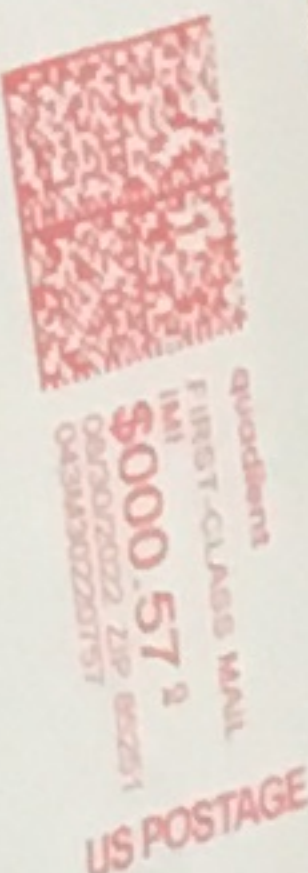
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PHOENIX AZ 85016

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8095 OTHELLO AVE
SAN DIEGO CA 92111



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 08/30/22

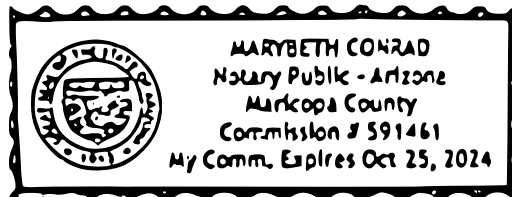
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON22-00603, on W of SWC Elliot Rd & Signal Butte. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way 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 08/30/22

Marybeth Conrad
Notary Public



CITY OF MESA PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD

57 EAST FIRST STREET MESA, ARIZONA

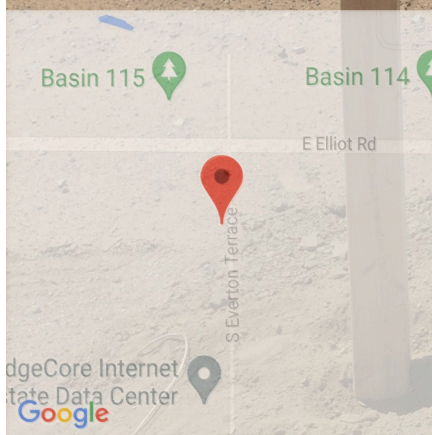
TIME: 4:00 PM DATE: September 14, 2022

CASE: ZON22-00603

REQUEST: Site Plan Review.
This request will allow for an industrial
development.

APPLICANT: Cassandra Ayres
PHONE: (505) 328-6606
Planning Division: (480) 644-2385

Posting date: 8/30/2022



Aug 30, 2022 1:16:47 PM
3856 South Everton Terrace
Mesa
Maricopa County
Arizona

CITY OF MESA PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD

57 EAST FIRST STREET MESA, ARIZONA

TIME: 4:00 PM DATE: September 14, 2022

CASE: ZON22-00603

REQUEST: Site Plan Review.
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development.

APPLICANT: Cassandra Ayres

PHONE: (505) 328-6606

Planning Division: (480) 644-2385

Posting date: 8/30/2022



Aug 30, 2022 1:50:30 PM
9850 East Elliot Road
Mesa
Maricopa County
Arizona