

Citizen Participation Report

Gateway East

Date: March 7, 2023

Overview: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, public agencies, schools and interested persons of an upcoming application. The site is located at the SWC East Ray Road and South Ellsworth Road. We have filed an application for rezoning approval for 273-acres for a mixed-use development, including industrial, office, manufacturing, retail, and hospitality uses on the Site. This outreach plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

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

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

Neighborhood Meeting: The neighborhood meeting was held virtually via Zoom on October 24, 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 October 10, 2022. See attached list and example of materials mailed.
2. The neighborhood meeting was held virtually on October 24, 2022. One business owner neighbor attended the meeting to listen.
3. Meeting notices were brought to the City of Mesa on March 6, 2023, to property owners within 1,000 feet and registered neighborhood associations and HOAs. A total of 30 persons were notified.
4. Two public hearing signs were posted on the property on March 6, 2023.

Results:

There were 30 persons on the contact list as of the date of this Citizen Participation Report (see attached). One business neighbor attended our neighborhood meeting. At the time of writing this report, we have not been contacted by anyone else from the public.

Dear Neighbor,

We have applied for a rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay (LI-PAD), Council Use Permit; and Special Use Permit for the property located within the 5300 to 6200 blocks of South Ellsworth Road (west side) and within the 8200 to 8800 blocks of East Ray Road. This request is for development of commercial and industrial development. The case number assigned to this project is **ZON22-01008**.

This letter is being sent to all property owners within 1,000 feet and Neighborhood Associations and HOAs within ½ mile of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site aerial. If you have any questions regarding this proposal or would like a full copy of the PAD, please call me at (505) 328-6606 or e-mail me at kmp@berryriddell.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **March 22, 2023** 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 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 by scanning the QR code below or visiting <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 Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 or Cassidy.Welch@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,

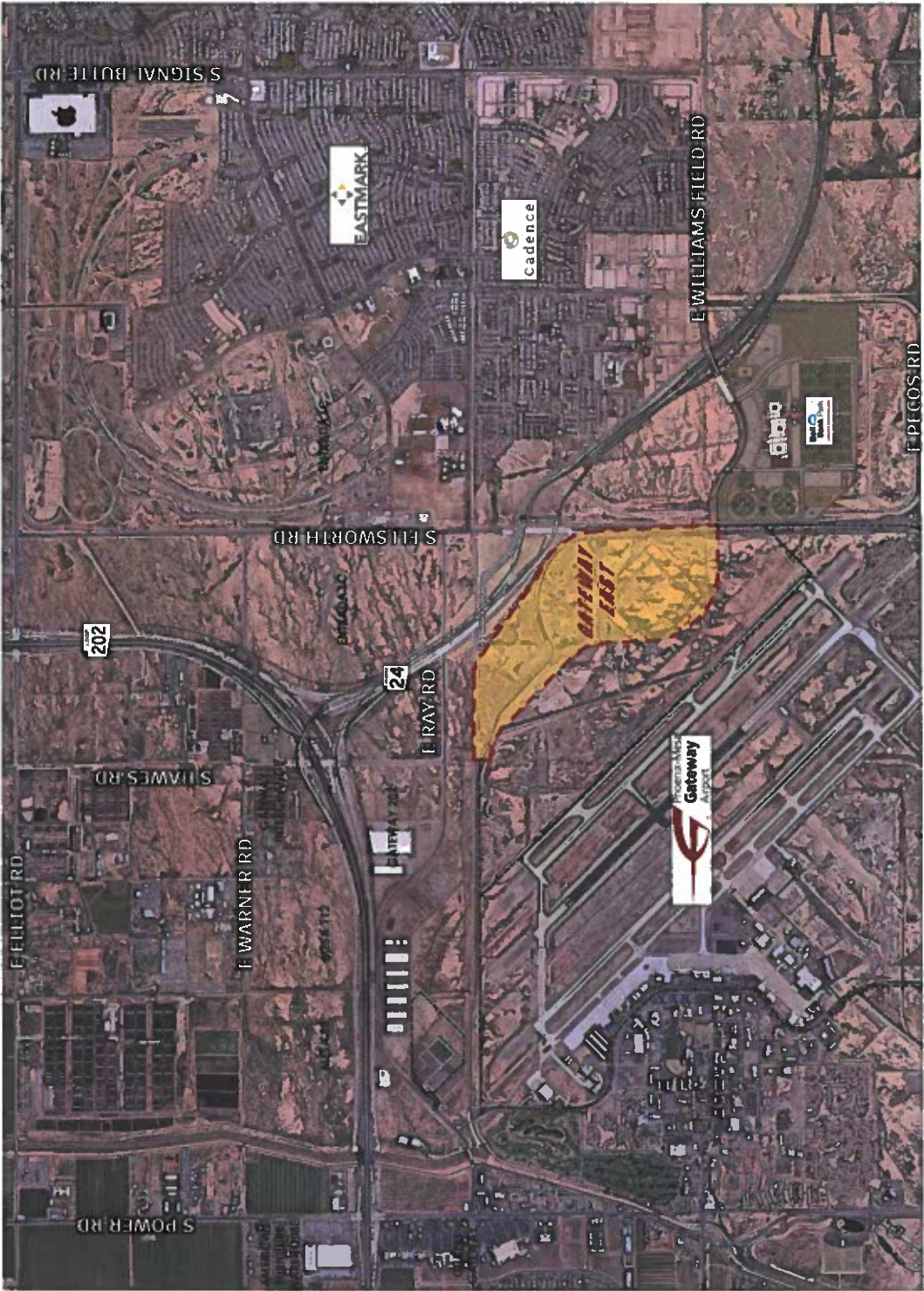
Wendy Riddell

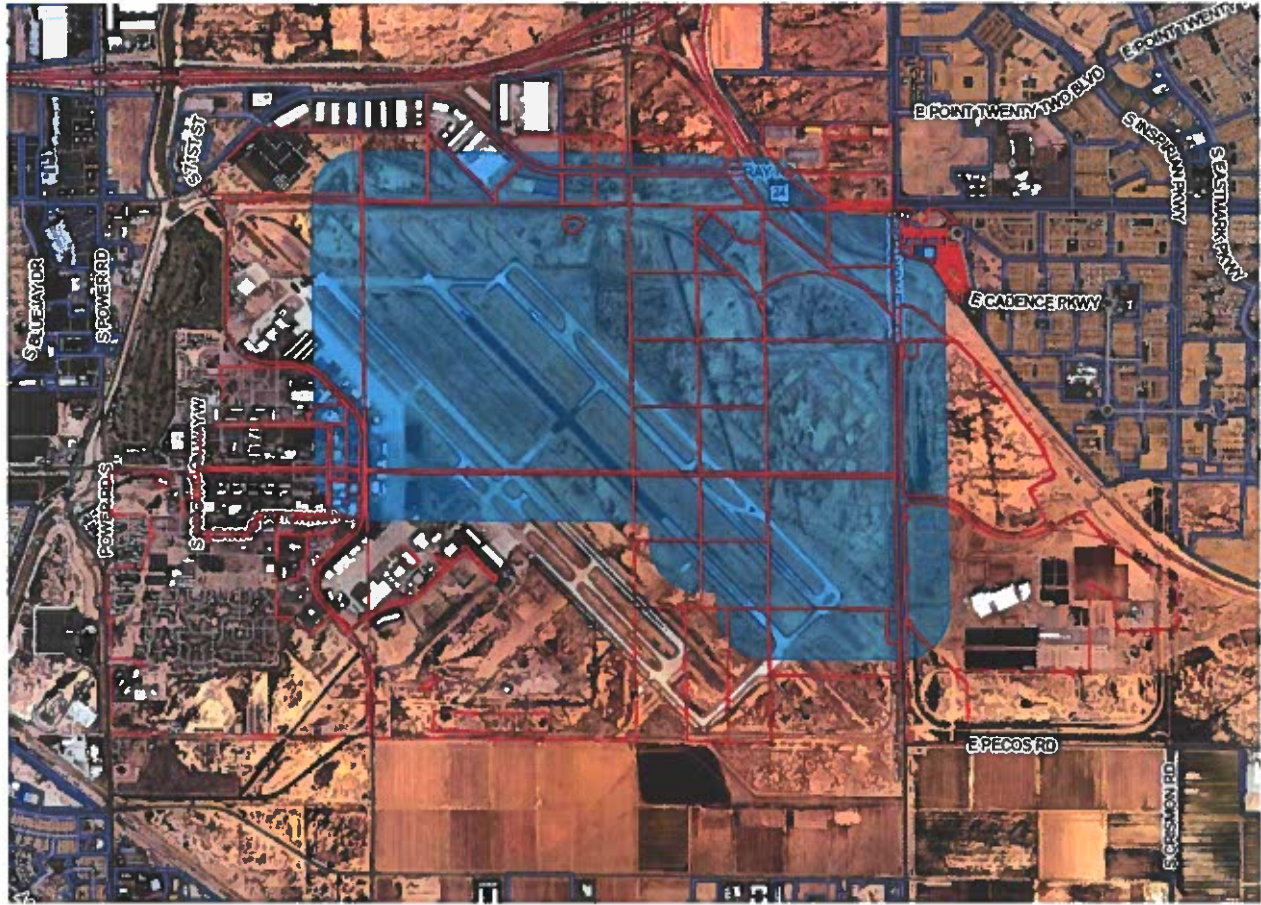
Berry Riddell, LLC



II. SITE PLAN DESIGN GUIDELINES

2.1 CONTEXT SITE AERIAL





PHOENIX-MESA GATEWAY AIRPORT
AUTHORITY
600 S POWER RD BLDG 41
MESA AZ 852065219

MESA AIRPORT GROWTH PROPERTIES
LLC
9920 S RURAL RD SUITE 108-16
TEMPE AZ 85284

C1418 LANDING 202 LLC/SHERMAN
STREET LANDING 202 LLC
1900 AVENUE OF THE STARS STE 320
LOS ANGELES CA 90067

LANDING 3 INDUSTRIAL LLC
7501 WISCONSIN AVE STE 1300W
BETHESDA MD 20814

LANDING 4 INDUSTRIAL LLC
7501 WISCONSIN AVE STE 1300 W
BETHESDA MD 20814

MESA CITY OF
PO BOX 1466
MESA AZ 85211

MESA HAWES LP
8095 OTHELLO AVE
SAN DIEGO CA 92111

GRUPO AZTEX LTD LTD
13215 BEE CAVE PARKS B-135
AUSTIN TX 78738

CITY OF MESA
PO BOX 1466
MESA AZ 852111466

MESA GATEWAY OWNER PH2 LLC
3900 E CAMELBACK RD UNIT 100
PHOENIX AZ 85018

SALT RIVER PROJECT AGRIC IMP &
POWER DIS
PO BOX 52025
PHOENIX AZ 85072

ARIZONA DEPARTMENT OF
TRANSPORTATION
205 S 17TH AVE MAIL DROP 612E
PHOENIX AZ 85007

PHOENIX MESA GATEWAY AIRPORT
AUTHORITY
5835 S SOSSAMAN RD
MESA AZ 85212

WILLIAMS GATEWAY AIRPORT
AUTHORITY
5835 S SOSSAMAN RD
MESA AZ 85212

ARIZONA BOARD OF REGENTS
1125 N VINE AVE STE 103
TUCSON AZ 85721

MARICOPA COUNTY COMMUNITY
COLLEGE DISTRICT
2411 W 14TH ST
TEMPE AZ 85281

CADENCE HOA
17700 N PACESETTER WAY STE 100
SCOTTSDALE AZ 85255

PACIFIC PROVING LLC
2801 E. CAMELBACK ROAD STE 450
PHOENIX AZ 85016

MESA BA LAND LLC
2801 E CAMELBACK RD STE 450
PHOENIX AZ 85016

QUIKTRIP CORPORATION
PO BOX 3475
TULSA OK 741013475

RIVER RIDGE LLC
1230 BENNETT LN
CALISTOGA CA 94515

TTRG MESA RAY ELLSWORTH AZ LLC
111 MONUMENT CIR STE 1600
INDIANAPOLIS IN 46204

ELLSWORTH KRATIMA LLC/CECA
HOLDINGS LLC
13811 N TATUM BLVD
PHOENIX AZ 85032

MCDONALDS REAL ESTATE COMPANY
PO BOX 182571
COLUMBUS OH 43218

STR FUND XXIV LLC
3600 BIRCH ST STE 130
NEWPORT BEACH CA 92660

STORE CAPITAL ACQUISITIONS LLC
8377 E HARTFORD DR SUITE 100
SCOTTSDALE AZ 85255

PHOENIX CHILDRENS HOSPITAL INC
1919 E THOMAS RD
PHOENIX AZ 85006

ELLSWORTH & CADENCE LLC
2350 S GILBERT RD
CHANDLER AZ 85286

CADENCE MFP135 LAND GROUP LLC
1242 E JACKSON ST
PHOENIX AZ 85034

EASTMARK COMMUNITY ALLIANCE INC.
SUZANNE WALDEN-WELLS
10100 E RAY ROAD
MESA AZ 85212