

CITIZEN PARTICIPATION PLAN

RESIDENCES AT DOBSON RD. & CUBS WAY

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made and actions that will be taken by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning and Site Plan Review. If approved, these applications will allow for the construction of a proposed urban, horizontal mixed use luxury residential development located on 6.6± acres at the north corner of Cubs Way and Dobson Road in Mesa. (APNs 135-33-584). (The "Property").

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for a neighborhood meetings and will also provide notice of future public hearings in accordance with City standards. The citizen participation and outreach format proposed are consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods, which is proposed in this Citizen Participation Plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project, including the Mesa Grande Community Alliance. (provided by the City).
2. An in-person meeting with the Mesa Grande Community Alliance was held on March 24, 2022 at 5:00 pm by the applicant at a local fire station (845 N. Alma School Road, Mesa 85201) to provide the opportunity for members of the community to review and comment on the preliminary plans. An attendance/participation list and a summary of the meeting are submitted with this request. The below list summarizes the main topics discussed during the meeting:
 - Businesses in Riverview need further support. Marshals is leaving. – The applicant noted that this proposal could help support local businesses.
 - Rental homes are not preferred except in cases like this where special high quality design can be demonstrated. – The applicant noted this and provided conceptual drawings that indicated the high level of quality and the Larry H. Miller company and Okland's commitment to enhanced design.
 - Consider views to the north and northeast from an architectural standpoint. – The applicant acknowledged this comment and will consider this when preparing the formal submittal. The design team pointed out that the project was designed with views to the park to the south and to the east. To the north, it is unknown what sorts of commercial activity is allowed and might occur on the car dealership sites.
 - Perimeter landscaping with lush trees is preferred. – This was noted that the plans are conceptual. There is room for trees and landscaping in the required 15 foot buffer and additional space between the property and the street. The goal is to achieve an urban character envisioned for the site.
 - Site security. – Gates and security measures are typically built into project plans of this nature.
3. A formal neighborhood meeting will be held to allow for additional opportunity for surrounding neighbors to review and comment on the case. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the meeting summary, notification letter, and contact list will be submitted to the city.

4. The notice letter and information provided on the neighborhood meeting presentation listed the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure has allowed and will continue to allow the surrounding neighbors to view the project details and contact the applicant regarding the project.
5. Presentations will be made to groups of citizens or neighborhood associations upon request.
6. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. The sign(s) will be placed on the property on or before two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

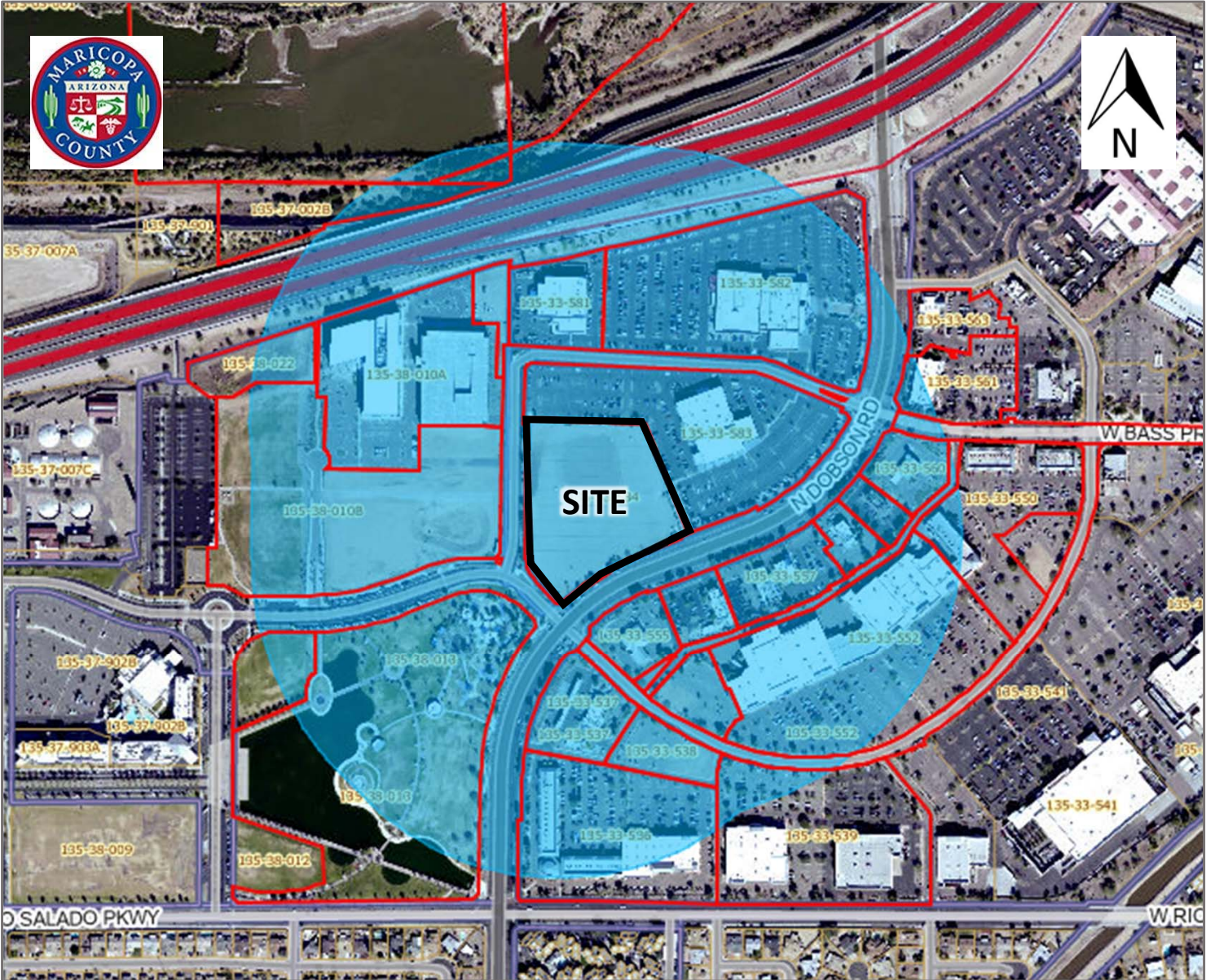
Tentative Schedule:

Pre-Submittal	March 18, 2022
Formal Submittal to City	December 26, 2022
<i>Follow-Up Submittal Estimated</i>	<i>January 30, 2023</i>
<i>Planning & Zoning Public Hearing</i>	<i>March-April, 2023</i>

Attached Exhibits:

- 1) Mesa Grande Community Alliance neighborhood outreach meeting summary and participant list
- 2) Notification map of surrounding property owners within 1,000 ft. of the Property
- 3) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records).
- 4) List from the City of Mesa of HOAs and Registered Neighborhoods

NWC Dobson Rd. & Cubs Way



**Property Owners, 1,000+ Feet
Residences at Dobson Rd. & Cubs Way
NWC Dobson Road and Cubs Way**

Owner	Addrses	City	State	Zip
BCB GROUP INVESTMENTS LLC	4255 W THUNDERBIRD RD	PHOENIX	AZ	85053
LHM MNI LLC	2905 PREMIERE PARKWAY STE 300	DULUTH	GA	30097
MESA CITY OF	PO BOX 1466	MESA	AZ	85211-1466
SACHS RANCH CO LLC/HURLEY LAND CO LLC	3333 NEW HYDE PARK RD	NEW HYDE PARK	NY	11042
UNION MESA 1 LLC	3800 N CENTRAL AVE STE 460	PHOENIX	AZ	85012
UNITED STATES OF AMERICA	3707 N 7TH ST	PHOENIX	AZ	85014
UNITED STATES OF AMERICA TR	2721 N CENTRAL	PHOENIX	AZ	85004

Source: Maricopa County Assessor, 2022

Summary of Community Outreach Meeting With the Mesa Grande Community Alliance (MGCA) NWC Dobson Road and Cubs Way

Date: March 24, 2022, 5:00 PM

Location: Fire Station 218, 845 N. Alma School, Mesa 85201

Topic: Preliminary outreach for Riverview

Citizens in Attendance: 7 estimated attendance: Stephanie Wright, Tyler Montague, H. Michael Wright, Tim Boyle, Adam Gunderson, Jared Huish, 1 other neighbor.

City Staff in Attendance: 3 estimated attendance: Michelle Dalke, Planning Division; Councilman Freeman and District Coordinator Katie Brown

Applicant Attendance: 4 estimated attendance: Brennan Shaffer (Okland); Scott Pieart (Todd+Associates, Design Group); Sean B. Lake and D.J. Stapley (Pew & Lake, PLC);

The community meeting began at approximately 5:00 p.m. The applicant's case was an item on the agenda of Mesa Grande Community Alliance's regular meeting, and it lasted for approximately 30 minutes. During the applicant's item, Sean Lake introduced the development team and made a presentation of the preliminary project plans, followed by a question-answer session. The citizen comments and the applicant's responses are summarized below.

Comments from Citizens and responses:

1. Rentals are out of balance in this area, which negatively impacts schools. If not a condo, then we will look for elements that make this of elevated quality and stability for the neighborhood.

Response: Proposed is a for-rent community. The level of quality in the recreational features and design create an attractive investment for those who will contribute to more stability in the neighborhood and surrounding businesses. We expect professional class, empty nesters, households that will benefit the area.

2. Businesses in the Riverview shopping center and need help. Marshals is relocating to Tempe Marketplace. If done right, this kind of development could support the businesses there.

Response: The location is ideal for this kind of project, and this will contribute businesses in Riverview.

3. Consider views to the mountains to the north/NE. Views to shopping center are less ideal.

Response: Views will be carefully considered. We don't know what will go on the auto dealership property, which is a heavy commercial zoning and use where we cannot control the outcome.

4. Please provide quality design and make it look nice, better than The Cameron.

Response: We have received instructions to provide for quality design and that is the intent. We invite ideas from the community. The property owner's intent is to propose a distinctive project with a plan for ongoing maintenance over time.

5. Consider capitalizing on the baseball theme.

Response: Noted. The intent is to provide architectural themes that are unique and creative, compatible with the surrounding area, not bland.

6. Preference is for sale condos/townhomes if possible.

Response: This was acknowledged.

7. What is the target market, households this is catering to? Bedrooms?

Response: We expect this will be at top of the market, average rents possibly being \$2,000/mo. The number of bedrooms are 1-3 beds.

8. Noted the quality appearance of the project's preliminary plans.

Response: The goal is a nice project, although it is noted the plans are in the preliminary phases. Suggestions are welcome.

9. Asked about the perimeter landscape buffer and asked for lots of trees for a landscape aesthetic and buffer.

Response: The setbacks are approximately 15 ft. The street usually ends at 48 ft., so there could be more landscaping around the perimeter. The goal is to achieve the urban character that the City envisions for this site.

10. Security – will this have security cameras and gates to the parking areas?

Response: We will know more when we get further into the design process. The intent is to provide security measures. Typically for this kind of project, access is gated, key access only. Gates will be provided in the parking areas as well. Security measures are necessary and will be state of the art.

11. Will there be elevators? **Response:** Yes, the building code requires elevators for 4-story buildings like this.

Applicant's Meeting Presentation

Larry H. Miller

Residences at Dobson and Cubs Way



Mesa Grande Community Alliance
March 24, 2022



Surrounding Area



Unrivalled Pedestrian Access to Live-Work-Play

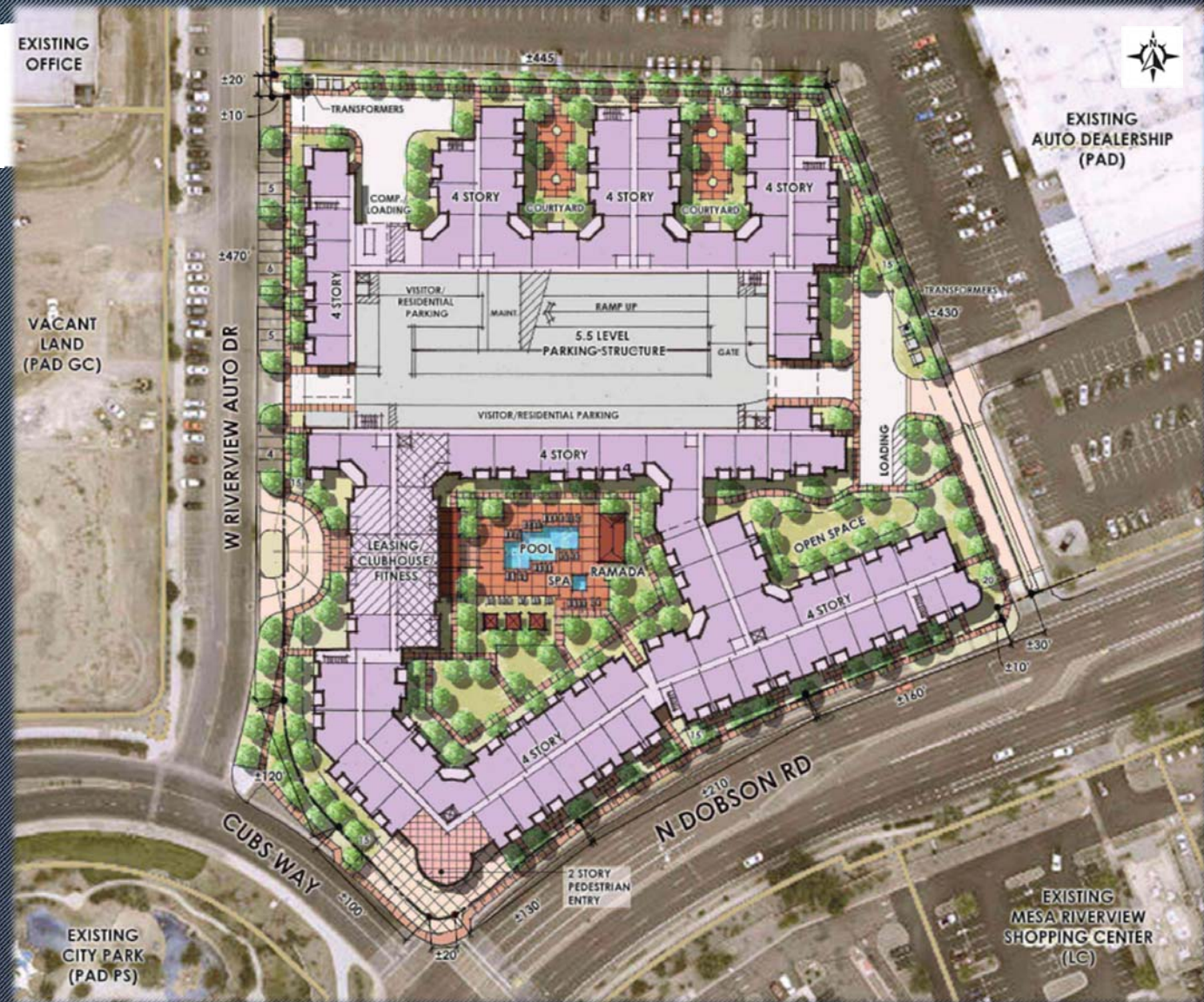


Nearby Bus Stops



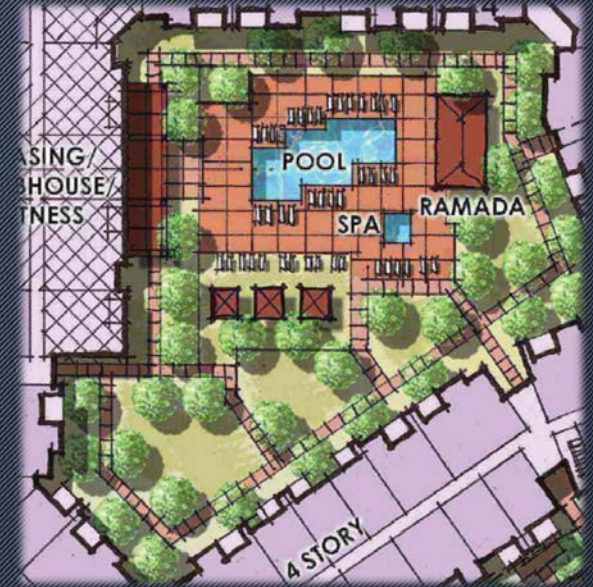
Conceptual Plan

- Residential luxury wrap-around product, 4-sided architecture
- Height: 4 stories residential, estimated 50'-60' max.
- Multiple open space areas, Urban architecture, building broken into smaller massings
- Housing units face open space or outward, natural lighting



Conceptual Open Space and Recreation Plan

- Large clubhouse
- Fitness center
- Grand portico entry
- Main resort lifestyle pool and open space area
- BBQ, shade, sitting areas
- Active and passive open space accessible to all units
- Perimeter pathways and connections



Conceptual Architectural Design



Conceptual Architectural Design



Conceptual Architectural Design



Drop off
Main Entrance



Sample Imagery- Design types in consideration



Sample Imagery- Design types in consideration



Sample Imagery- Design types in consideration

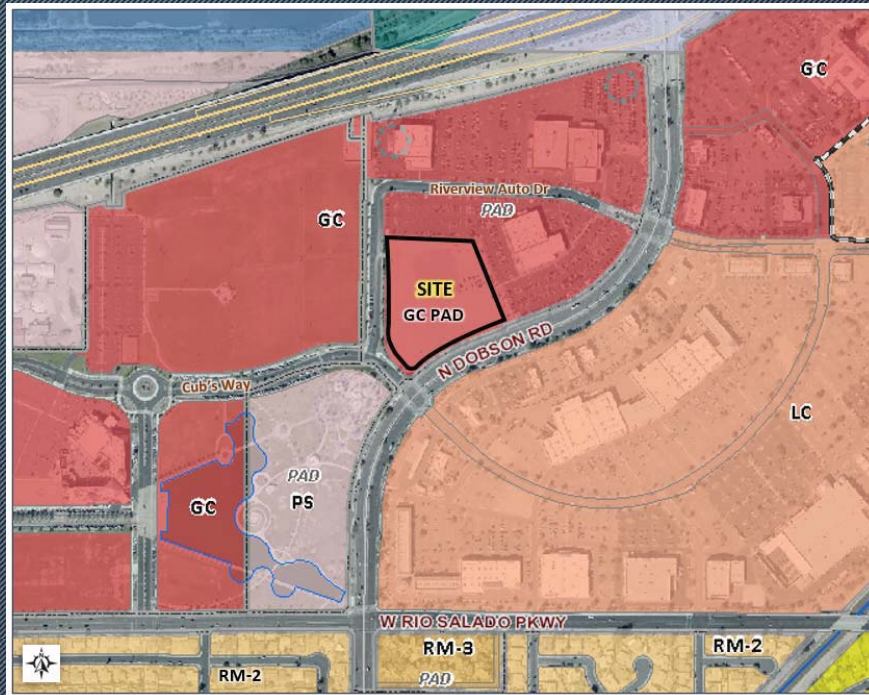


Sample Imagery- Design types in consideration

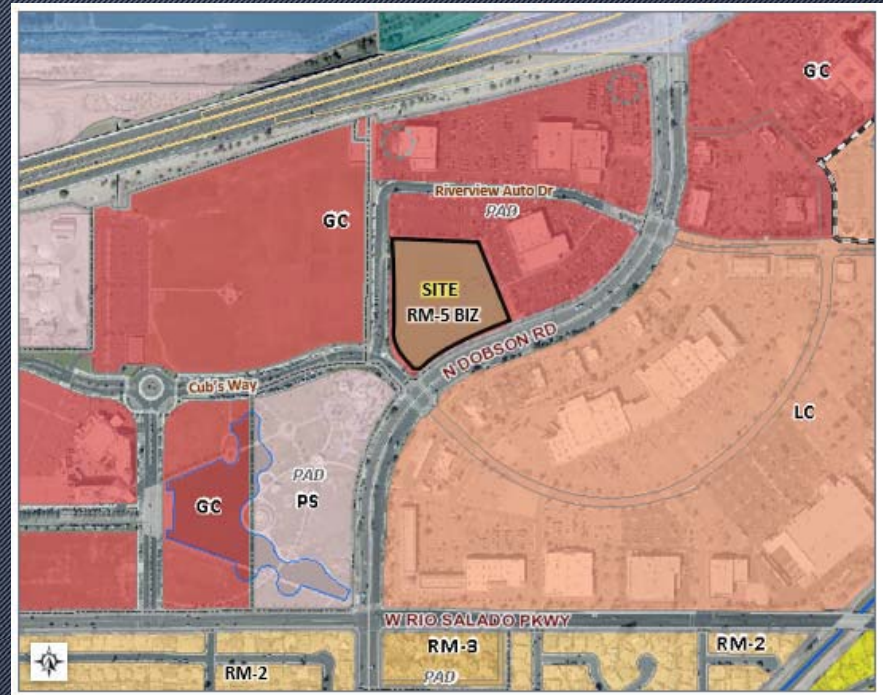


Zoning Map: Proposed RM-5 BIZ

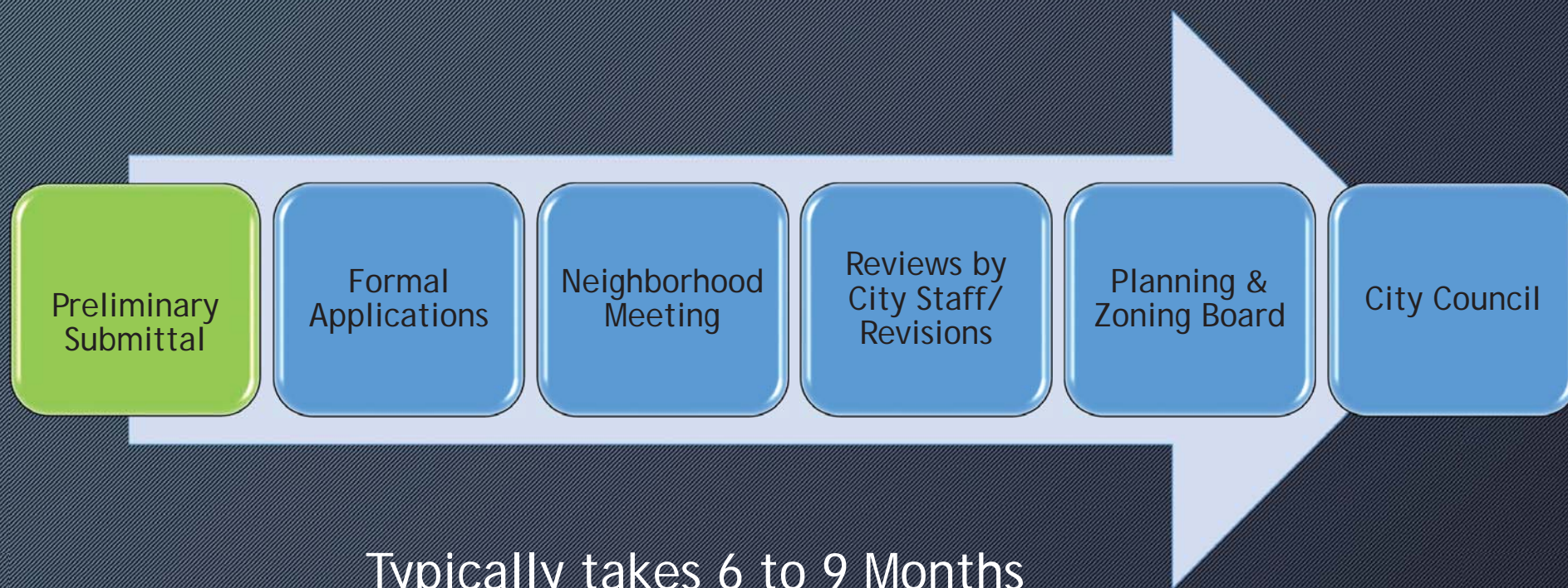
Existing Zoning



Proposed Zoning



Mesa Zoning Process



Typically takes 6 to 9 Months
Design and Construction Review follow this process

Questions?

Pew & Lake, PLC

1744 S. Val Vista, Suite 217

Mesa, AZ 85204

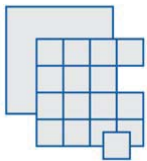
Ph: 480-461-4670

Sean B. Lake

Email: sean.lake@pewandlake.com

D.J. Stapley

Email: djstapley@pewandlake.com



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

