

# Citizen Participation Plan for The Learning Experience Early Childhood Facility



**Date:** October 24<sup>th</sup>, 2017

**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 site of an application for The Learning Experience. This site is located at 430 W. Guadalupe Road, Mesa, Arizona 85210. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

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**Pre-Application Meeting:** The pre-application meeting with City of Mesa planning staff was held on July 24, 2017. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

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

1. A contact list was 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 1,000 feet radius from site.
2. Initial Mailings: All persons listed on the contact list received an initial Letter describing the project, including a proposed site plan and exterior elevations. These mailings were sent out on August 14<sup>th</sup>, 2017. Only one local resident reached out noting concerns on traffic impact with the proposed development. An email response was provided further explaining the proposed traffic patterns and drop off / parking that is intended to address this concern. No further follow up response was received from the local resident. See attached email correspondence. A Neighborhood Meeting was not held since known public comments were minimal and were addressed.

3. Design Review Board – Work Session: A Work Session Hearing was held on October 10<sup>th</sup>, 2017 with the Design Review Board. Comments were received from the Board to provide a more modern design to the building. We are reviewing design alternates and will present to the Board at the November hearing. No one from the local community or neighborhood associations spoke at this hearing in response to this application.



[All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa]

**Schedule:** Pre-application meeting – July 24<sup>th</sup>, 2017

Initial Project Introduction Mailings – August 14<sup>th</sup>, 2017

Application Submittal – August 28<sup>th</sup>, 2017

Submittal of the initial Citizen Participation Report / Notification materials - August 28<sup>th</sup>, 2017

Design Review Board – Work Session – October 10<sup>th</sup>, 2017

Design Review Board – 2<sup>nd</sup> Hearing – November 14<sup>th</sup>, 2017

Planning and Zoning Board Hearing – November 15<sup>th</sup>, 2017

**sboduch@roguearchitecture.com**

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**From:** sboduch@roguearchitecture.com  
**Sent:** Saturday, September 9, 2017 11:58 AM  
**To:** 'Kylie Mack'  
**Cc:** 'David Steele -CAICAP'; 'Kent Barry'; 'silverstate.65@brokerbrain.net'  
**Subject:** RE: Concerns for the learning center early childhood facility

Good morning Ms. Mack and thank you for reaching out and we appreciate your feedback and concerns. I will share your concerns with the Owner and will get back with you any additional information.

However, just to provide you some insight into the proposed design. The proposed parking lot includes added parking spaces over and above the City Code to address this exact concern you have noted below on the traffic. I believe we are almost 50% over the City parking requirements. This design direction reflects the model that the proposed daycare company has used all over the country, with the intent to make sure there is not only enough parking for the daycare staff but also enough available parking for the parents so as to reduce the chance of backing up of traffic. Based on previous traffic studies of the previous TLE Daycares, the peak traffic times will be 6:30am to about 8:00 am in the morning, and 5:00pm to 6:30pm in the evening. It is anticipated average peak traffic counts will be about 60 to 65 vehicles within those time frames, so the impact should be minimal if any to the adjacent streets.

We will follow up with you further to address your concerns on the location and proximity to other daycares located in the area.

Have a great Saturday!

Thank you,

**SCOTT A. BODUCH, AIA**  
ARCHITECT, PRINCIPAL

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**From:** Kylie Mack [mailto:kmack440@gmail.com]  
**Sent:** Saturday, September 9, 2017 8:21 AM  
**To:** sboduch@roguearchitecture.com  
**Subject:** Concerns for the learning center early childhood facility

430 Guadalupe Rd Mesa AZ

The one concern we have is traffic backing up on the road it doesn't make for a pleasant time having to stop on the main road all because of parents going to go pick up and drop off their children especially when that road goes down to two

lanes. Make some sort of cut in for people turning right or something to not make traffic stop because you decide to put a preschool entrance on a main Street. There is a preschool on the north east corner of Alma School and Guadalupe i dont see why you need more preschools so close in proximity there is also one on the south east corner of baseline and Alma School. I hope you take this concern into consideration cause it's very nerve racking and frustrating to think of backed up traffic on the main road. thank you for reading this hope you have a wonderful day!

Sincerely,  
Kylie Mack