

## Citizen Participation Report for Mekong 88

Date: January 13, 2021

Purpose: The purpose of this Citizen Participation Report is to provide results of our implementation of the Notifying citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Mekong 88 Project. The site is located at 88 S. Dobson Road, south of Main St. This report will provide evidence that those in proximity to our property have had an opportunity to comment on and learn about our proposed project. Included in this report are lists of those contacted, the letters that were sent out, illustrations/drawings provided, and summary of our meeting. Due to the current Covid-19 pandemic, we were not able to hold an in-person meeting. Instead we set up a virtual Zoom meeting, plus encouraged phone calls and emails as well.

### Contact:

Rick Daugherty

16074 N. 78<sup>th</sup> St D204

Scottsdale, AZ 85260

480-607-3337

Rick@3rdstory.com

Pre-application meeting: The pre-application meeting with the city of Mesa planning staff was held on February 4, 2020. Staff reviewed the application and recommended that adjacent resident and registered neighborhoods be contacted.

### Correspondences:

- 1<sup>st</sup> wave of letters mailed to neighboring property owners October 19<sup>th</sup> (list previously provided)
- 2<sup>nd</sup> wave of letters mailed to list of registered neighborhoods within proximity to our site (list was provided by City of Mesa – this list is also attached)
- 3<sup>rd</sup> wave of letters mailed again to neighboring property owners to provide update on virtual access to DRB on December 9<sup>th</sup>.
- Post on RAILMesa community website (see attached)
- Virtual Zoom meeting held on November 24, 2020. Tim Swanson represented 3<sup>rd</sup> Story. We had 2 others in attendance:
- Next wave of letters sent to neighboring property owners and neighborhood associations on January 12, 2021.

## Results:

### Diane Olson, Esquire Estates Neighborhood Association

- She asked about the exact location and if we are using the entire empty lot. Clarified that we are
- Explained that we are the same owners of Mekong Plaza, with our project an extension of it.
- Explained that we are pushing as much parking to the rear, as desired by the City of Mesa. She asked about the amount of parking in front for customers versus parking in the rear, and the possible travel distance for a customer if forced to park in the rear.
- Clarified the amount of Handicapped parking stalls and their location
- She liked the idea of a restaurant in the front suite, seeing it as a 'draw'
- Diane thinks the project 'looks good', and we answered all of her questions.

### Ryan Wozniak

- Saw add on the RAILmesa community website
- Ryan asked about connection to existing light rail station. We explained we will be connecting to existing ADA sidewalk that will lead to light rail station, just under ¼ mile away
- He asked about the types of tenants, and explained that it will be similar to what is found at Mekong Plaza
- Ryan asked if we've had any issues with what Mesa codes ask for, or what City is requesting. I mentioned that we've struggled with bring as much of the building forward along Dobson Road, with all parking behind the building. With the size and shape of the lot, he understood the challenges, but appreciates the efforts made to bring the building forward and parking to the back.
- He ended his time by saying that he thinks project looks pretty straight forward and thanked us for answering all of his questions.

Dear Neighbor,

We have applied for Rezone from GC to GC-BIZ; and Site Plan Review for the property located at 88 S Dobson Road. This request is for development of 32,670 sf Commercial Retail project. The case number assigned to this project is **ZON20-00815**.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. You have previously been sent copies of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 480-607-3337 or e-mail me at [tswanson@3rdstory.com](mailto:tswanson@3rdstory.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on January 27, 2021 in the City Council Chambers. The meeting will begin at 4:00 p.m.

Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning Meetings. However, 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](https://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.

Public participation will be available electronically. 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 Cassidy Welch of their Planning Division staff. She can be reached at 480-644-2591 or [Cassidy.Welch@MesaAZ.gov](mailto: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,

Tim Swanson



MEKONG 88

MAP OF PROPERTY OWNERS WITHIN 500'

1

134-33-0015

134-33-970

5

2

DOBSON PLAZA

DOBSON PLAZA

PROJECT LOCATION

134-33-0023

134-33-0021

134-33-970

6

3

S DOBSON RD

S DOBSON RD

S DOBSON RD

S DOBSON RD

S DOBSON RD

S DOBSON RD

4

134-32-022

4

134-32-027

134-32-027

9

134-32-020

10

8

134-32-021

7

134-32-01



Registered Neighborhoods and City of Mesa										
Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip
Adams Estate Neighborhood	Sarvia	Ortiz	506	S	Sycamore			Mesa	AZ	85202
Mesa Grande Community Alliance	Stephanie	Wright	660	N	Date			Mesa	AZ	85201
Adams Estate Neighborhood	Jan	Neely	1729	W	Crescent	Ave		Mesa	AZ	85202
Esquire Estates Neighborhood Association	Linda	Hufnagel	665	S	Esquire	Way		Mesa	AZ	85202
Mesa Grande Community Alliance	Dave	Richins	833	W	11th	Pl		Mesa	AZ	85201
Casa Mesa II	Mischel	Whipple	1637	W	Alcott	St		Mesa	AZ	85201
Pepper Place	Caroline	Lamoreaux	1317	W	Pepper	Pl		Mesa	AZ	
Pepper Place	Cathy	Shepherd	1558	W	1st	St		Mesa	AZ	85201
Mesa Grande Community Alliance	Tanya	Collins	864	W	10th	St		Mesa	AZ	85201
Pepper Place	Rex	Pettingill	1326	W	Pepper	Pl		Mesa	AZ	85201
Adams Estate Neighborhood	Rick	Jackson	1645	W	Carol	Ave		Mesa	AZ	85202
Esquire Estates Neighborhood Association	Diane	Olson	730	S	El Dorado			Mesa	AZ	85202
RAILmesa (Retail, Arts, Innovation & Livability)	David	Crummey	658	W	1st	St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Jen	Duff	146	W	2nd	St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Marco	Meraz						Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livability)	Ryan	Winkle	911	W	Jacinto	Cir		Mesa	AZ	85210
Roosevelt Neighborhood	Kelly	Vorseth	2343	W	De Palma	Cir		Mesa	AZ	85202
Roosevelt Neighborhood	Patricia	Attridge	2341	W	Del Campo	Cir		Mesa	AZ	85202
Sunset Manor	Sharron	Rowe						PHX	AZ	
Holiday Village Mobile Home Resort	Cheryl	Bell	701	S	Dobson	Rd		Mesa	AZ	
Sunset Manor	Jack	Isaacson	2111	W	2nd	St		Mesa	AZ	85201
Esquire Estates Neighborhood Association	David	Smith	646	S	Esquire			Mesa	AZ	
Mesa Grande Community Alliance	Daniel	Jarvis	1104	W	9th Place			Mesa	AZ	85201

HOA Name	Corp Comm Link
Mesa Shadows	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01029391">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01029391</a>
Skyview Mesa Unit One Townhouses	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00859892">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00859892</a>
Skyview Mesa Unit Two Condominiums	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00864101">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00864101</a>
Sycamore Square Townhouses	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01596041">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=01596041</a>
Village Park II Condominiums	<a href="https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00938558">https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=00938558</a>

Mekong 88 - Property Owners Within 500'				
Property Owners		Mailing Address	Parcel #	Prop Address
1	Midtown LL LLC	280 PARK AVE 36TH FL NEW YORK NY 10017	134-33-001E	2121 W Main St Mesa 85201
2	Mekong Property	66 S Dobson Rd Ste 117 Mesa 85202	134-33-972A	66 S Dobson Rd Mesa 85202
3	28 Partners LLC	PO Box 1530 Beverly Hills, CA 90213	134-33-971	52 S Dobson Rd Mesa 85202
4	Mesa Main Investment LLC	2710 E CAMELBACK RD STE 210 PHOENIX AZ 85016	134-32-032	1955 W MAIN ST MESA 85201
5	CCF IND BROADWAY llc	2000 AVENUE OF THE STARS FL 11 LOS ANGELES CA 90067	134-37-013	2160 W BROADWAY RD MESA 85202
6	PRA/LB LLC	17 N VISTA DE CATALINA LAGUNA BEACH CA 92651	134-37-017C	232 S DOBSON RD MESA 85202
7	WIDERA JOHN W/LESLIE MARIA LIVING TRUSTS	6601 S PALO VERDE RD TUCSON AZ 85730	134-32-001L	225 S DOBSON RD MESA 85202
8	5C CAPITAL LLC	2398 E CAMELBACK RD STE 615 PHOENIX AZ 85016	134-32-022A	1921 W 1ST AVE MESA 85202
9	EHM LLC	P O BOX 925 TEMPE AZ 85280	134-32-020	111 S DOBSON RD MESA 85202
10	NICOLE HOWIE PROPERTIES LLC	10632 N SCOTTSDALE RD SCOTTSDALE AZ 85254	134-32-021	147 S DOBSON RD MESA 85202
11	SOUTHERN PACIFIC CO /OPERATIVE/	1400 DOUGLAS ST STOP 1640 OMAHA NE 68179	134-33-970	
12	PAPCO PROPERTIES LLC	236 S MALBERRY 107 MESA AZ 85202	134-33-002J	150 S DOBSON RD MESA 85202