



**Amendment to Community Plan,  
Development Unit Plan for DU 1,  
Amendment to DUP for DU 2,  
Amendment to DU 5/6 South (DU 5/6 North)  
Citizen Participation Plan  
(12.9.20)**

**Project Description**

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company (“Owner” and “Master Developer”) is the owner and/or master developer of approximately 3,200 acres located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (the “Property” or “Eastmark”) as shown in **Figure A**. The Property is also commonly referred to as Eastmark (formerly the Mesa Proving Grounds). On November 3, 2008, the City of Mesa (the “City”) approved among other items, a rezoning of the Property to Planned Community. As part of that request, a Community Plan (the “CP”) was also approved that identified the vision for the development of the Property together with development standards and permitting processes.

**Figure A**



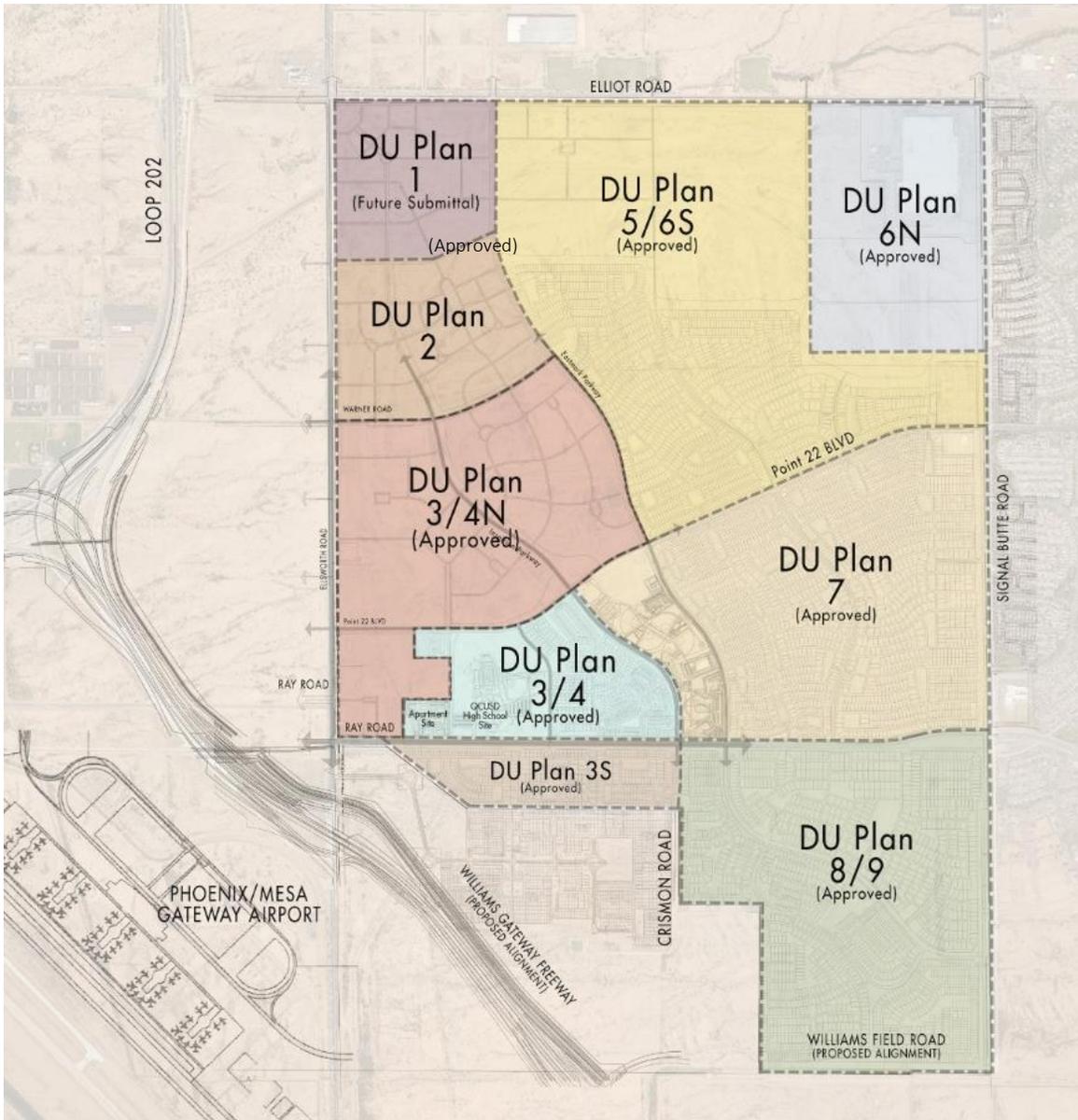
The purpose of this Citizen Participation Plan is to identify the process we plan to undertake to inform citizens of multiple requests involving Eastmark entitlements. The Master Developer is concurrently filing multiple requests that will be processed through the City simultaneously. As such, we are planning to combine all the requests as part of our notification process to avoid confusion on the part of residents. The applications that will be filed and which are included as part of this Citizen Participation Plan include the following:

1. Request for a Major Amendment to the CP
2. Request to approve a Development Unit Plan ("DUP") for Development Unit ("DU") 1
3. Request to amend the DUP for DU 2
4. Request to approve a DUP for DU 6 South (portion of DU 6N)
5. Request to approve a DUP for DU 5/6 N (portion of DU 5/6 S)

Overall, these applications will have the following impact: a) allow for single family residential north of the Mesquite Road alignment; b) modify the character area descriptions to allow for employment use on large portions of DU 1 and DU 2 as an alternative form in order to be able to respond to current market conditions for such development; c) modify existing DUP areas to allow for single family residential in areas that it is not currently allow in the DUP.

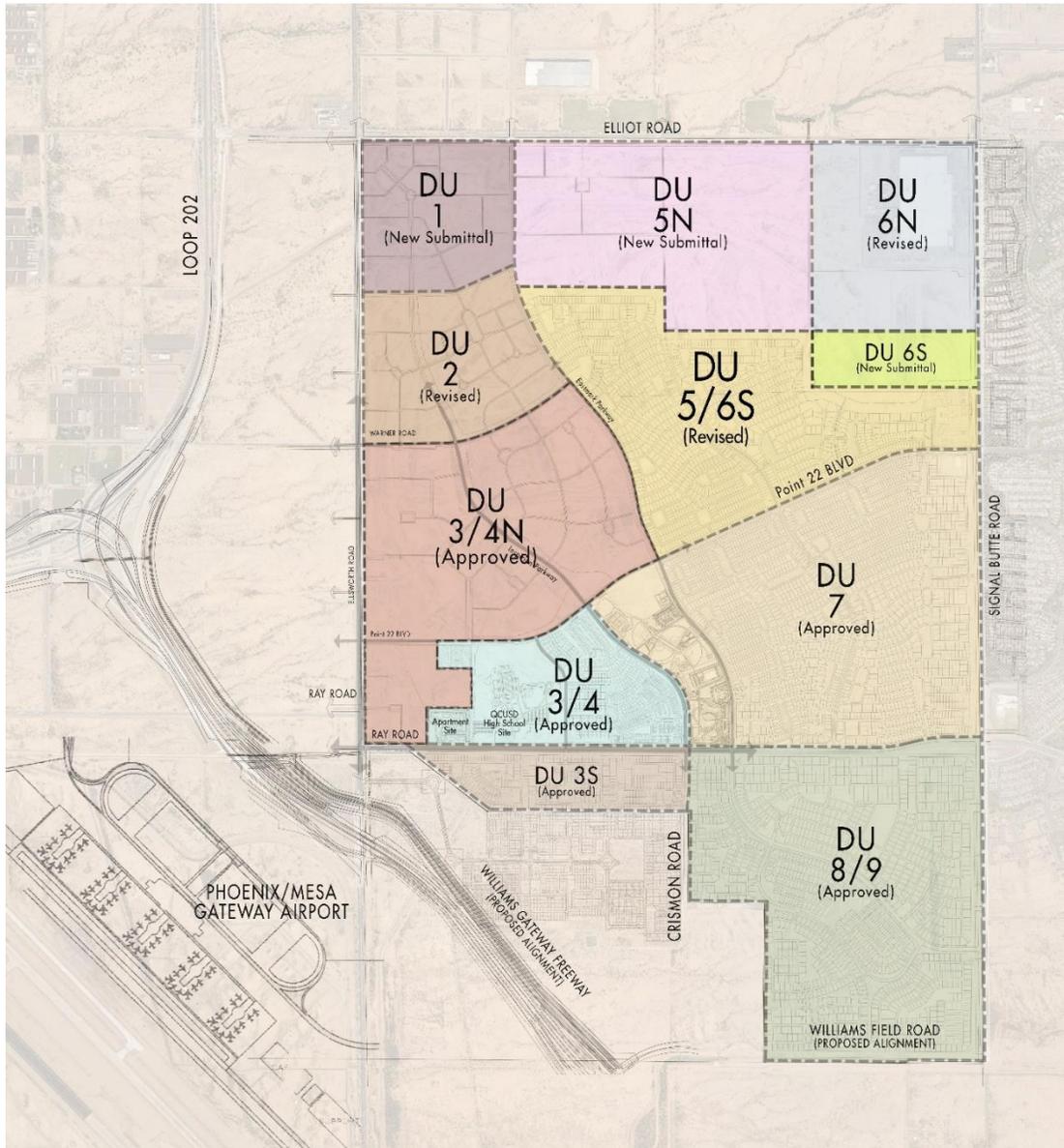
**Exhibit B** illustrates the locations of the approved DUPs and **Exhibit C** shows the location of proposed reformatting of DUPs.

## Exhibit B



Note: The areas, connections, shapes, quantities, sizes, and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes, and locations may differ.

## Exhibit B



## Purpose

The Mesa Proving Grounds CP specifies that as part of the DUP process, a Citizen Participation Plan must be prepared. The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, school districts, and other identified parties in the vicinity of the requests. This Citizen Participation Plan will ensure that those affected by the request will have an opportunity to learn about and comment on the proposal.

## Contacts

### **Jill Hegardt**

DMB Associates, Inc.  
6263 N. Scottsdale Road Suite 330  
Scottsdale, AZ 85250  
(480) 367-7322 (phone)  
(480) 367-7522 (fax)  
[jhegardt@dmbinc.com](mailto:jhegardt@dmbinc.com)

## Pre-Application Meeting

The pre-application meeting with the City of Mesa planning staff was held on November 24, 2020. In accordance with the CP and the City of Mesa Zoning Ordinance, notification varies depending on the specific request ranging from notice to owners within 750 feet in the case of an CP amendment to notice to owners within 300 feet of the boundaries of proposed DU. In addition to this notification, others to be notified include registered homeowner associations within ½ mile of the site, the Gilbert and Queen Creek School Districts, the Phoenix-Mesa Gateway Airport and Boeing Corporation.

## Action Plan

In order to provide effective citizen participation in conjunction with the Request, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts of the proposed DUP.

### 1. Contact List

#### a. A Contact List is attached that includes:

- i. All registered neighborhood associations within ½ mile of project
- ii. All property owners and residents within 300 feet of DU 1, DU 2, DU 5/6 North and DU 6 South as well as owners within 750 of the impacted area subject to the CP Amendment.
- iii. Interested parties who have requested that they be notified (none)
- iv. Gilbert School District
- v. Queen Creek School District
- vi. Phoenix-Mesa Gateway Airport
- vii. Boeing, Apple and Edgecorp
- viii. Other potentially affected entity as determined by the Planning Director and the applicant (none)

### 2. Written Notice of Project

- a. A letter will be mailed to all parties on the Contact List as noted above which provides general information on the Request together with contact information and notice of the approval process including dates for a

community zoom meeting, and hearing dates for the Planning Board and City Council.

3. Community Meeting
  - a. A community meeting will be held in a zoom format and notice shall be provided to the Contact list fifteen (15) days prior to the meeting by the Planning Board.
4. Posting of the Site a minimum of fifteen (15) days prior to hearing decision by the Planning Board and City Council hearings
  - a. Posting will occur in conformance with City of Mesa requirements.
5. Publication in a newspaper of general circulation a minimum of fifteen (15) days prior to hearing by the Planning Board
  - a. Publication will occur in conformance with CP and the City of Mesa requirements and will be completed by City of Mesa staff.
6. Additional Presentations
  - a. Presentations will be made to groups of citizens or neighborhood associations upon request.

## Schedule

Below is a summary overview of the proposed schedule. ***These dates are tentative and subject to change.***

Application Submittals*:	December 5 to 15, 2020
Notification Letter:	TBD
Community Meeting:	January 2021
Official Notice Letter/Post Site:	TBD
Submittal of Citizen Participation Report:	1.20.21
Planning Board Hearing (anticipated – CP):	1.27.21
City Council Hearings (anticipated - CP):	2.22.21 & 3.1.21
Planning Board Hearing (DUPs):	3.24.21

\*Submittals will come in at different time.

## Summary

Following implementation of the Citizen Participation Plan, a Final Citizen Participation Report will be submitted to the City of Mesa Planning Department. This report will identify comments that were heard during the process.