

PURPOSE OF THE CITIZENS PARTICIPATION

On behalf of Marwest Enterprises LLC, Ray 39A LLLP, and Ray39C LLLP (Owner), Gilmore Planning & Landscape Architecture (Applicant) in association with Ware Malcomb Architects (WMA), respectfully submits for consideration this Citizen Participation Plan in support of a joint application for Design Review and Site Plan Approval. The project site includes 18.8 net acres situated on the south side of Ray Road one-quarter mile west of the Hawes Road intersection in Mesa, Arizona. The south side of this project site shares a common property boundary with the north side of the Phoenix Mesa Gateway Airport. The property was previously zoned as part of the Marwest PAD (Case No. Z14-060 – Ordinance 5263) permitting light industrial development. The Owner is intending to develop a light industrial project that is similar to the existing structures.

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, and other registered groups in the vicinity of the Property of this proposed project. This CPP is intended to notify the surrounding property owners and encourage them to participate in the process by providing an opportunity to learn about, comment, and share concerns.

Applicant for the Owner:

Jack Gilmore

Gilmore Planning & Landscape Architecture

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Phoenix, Arizona 85006

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Pre-application Meeting: Although there has not been a formal pre-application meeting, this project is part of the larger Landing 202 project that has already been developed along the south side of Ray Road. This parcel is situated at the east end relative to the existing Landing 202 structures and will reflect similar architectural character, site improvements and landscape as the previous projects. Staff did provide a list of the HOA's and registered neighborhood groups requesting notification. In accordance with the CCP process, notification letters will be sent to residents within 1,000', as well as to the registered HOA's and neighborhood interest groups encouragement to call and send e-mails with questions.

Action Plan: In order 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 of the development that members of the community may have including:

1. A contact list will be developed for citizens and agencies in this area including all property owners within 1,000' of the Property. A surrounding ownership map with the 1,000-foot boundary with corresponding mailing labels will also be prepared and attached with this Plan. Because of Covid 19, the Applicant will issue the letters of notification with related exhibits seeking public comment for consideration prior to any public hearings. Public comments and questions may be directed to the applicant, Jack Gilmore, or to the designated Staff Planner for the City of Mesa, Cassidy Welch. Contacts will be recorded and notes prepared for consideration and inclusion within the Citizen Participation Report.

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PLANNING & LANDSCAPE ARCHITECTURE

2. All persons listed on the contact list will receive a letter describing the project, site plan, typical building elevations, and an invitation to call or contact our office to answer any questions regarding the proposed project. As the Applicant, GPLA will prepare a record of calls and correspondence from the surrounding property owners, neighbors and any of the registered interest groups. This record will be included with the Citizen Participation Report.
3. Depending on the character of responses to the letters of notification, GPLA will review the comments with our clients and determine their appropriate impact. GPLA will include copies of requests and our responses and include those in the Citizens Participation Report.
4. Presentations will be made to groups of citizens or neighborhood associations upon request by virtual meetings. All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa and included in the Citizen Participation Report.

Schedule to Complete the Citizen Participation Plan Date

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| 1. Design Review & Site Plan Application Submittal: | February 8, 2021 |
| 2. Submit Citizen Participation Plan: | February 8, 2021 |
| 3. First Review Comments | February 15, 2021 |
| 4. Post Application Virtual Meeting: | TBD |
| 5. Issue Notification Letter: | February 22, 2021 |
| 6. Follow-up Submittal Deadline: | February 22, 2021 |
| 7. Post Property: | February 22, 2021 |
| 8. Submit Citizen Participation Report: | March 1, 2021 |
| 9. Design Review Board Presentation | March 9, 2021 |

Communication and Feedback with the Neighbors: With the distribution of the initial Notification Letter, neighbors, registered groups, and any other interested groups or individuals will be encouraged to call, e-mail, or schedule an appointment to meet with the Applicant, Jack Gilmore. Our experience has taught us that open communication that responds quickly to these types of inquiries can be very effective in resolving issues and well as exposing legitimate site planning issues that warrant further consideration within the application. Recording these inquiries and responses is an effective check and balance when these same respondents appear at the public hearings. The first notification letter will include notification that the Project has been scheduled for a Design Review Board presentation. There will also be an explanation regarding the subsequent process for administrative review and approval

Communication with the Mesa Planning Staff: As the Applicant, our office will record all incoming correspondence including: telephone calls (dates, names, and issues), e-mails, and letters received from neighbors and interested groups. Copies will be scanned and forwarded to Cassidy Welch, our designated Staff Planner assigned as the City's liaison for Application.