

CITIZEN PARTICIPATION REPORT

For



PROJECT EDISON at LANDING 202

On approximately 18.8 acres

**8100 Block of E. Ray Road – ¼ Mile West of Hawes Rd
Mesa, Arizona**

Submitted – April 15

Prepared By: GILMORE Planning & Landscape Architecture
2211 N. Seventh Street Phoenix, AZ 602-266-5622
www.GetGilmore.com

LANDING 202 – PROJECT EDISON

CITIZEN PARTICIPATION REPORT

Site Plan Approval ZON21-00133

April 14, 2021

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OVERVIEW

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), presents this Citizen Participation Report (CPR) in conjunction with joint applications for Design Review Board 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.

This report reviews our effort to communicate with our neighbors, with registered interest groups and HOA's.

Applicant for the Owner:

Jack Gilmore

Gilmore Planning & Landscape Architecture

2211 N. Seventh Street

Phoenix, Arizona 85006

(602) 266-5622

e-mail: jgilmore@getgilmore.com

Designated Staff Planner for the City of Mesa

Cassidy Welch

Planner II

City of Mesa Planning Dept.

(480) 644-2591

e-mail: Cassidy.Welch@mesaaz.gov

Action Plan:

In order to provide effective citizen participation in conjunction with this 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 including:

1. With so few adjacent property owners and no residential developments, a neighborhood meeting was not required. GPLA elected to use one contact list for citizens within 1,000' of the Subject Property. Copies have been included with this submittal along with an area maps for each illustrating the ownership, along with a list of registered groups. In accordance with the City's Rezoning process, three sets of notification letters and

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supporting exhibits have been sent to the adjacent property owners within 1,000' surrounding the Property inviting them to attend call and/or e-mail with any questions or concerns. Copies of the Notification letters are attached. Because of the lack of any proximate residential development with one-quarter mile, Staff did not require a Neighborhood Meeting.

Communication and Feedback with the Neighbors:

1. The first Notification Letter was issued on February 8, 2021 informing area property owners and registered groups that an application for Design Review and Site Plan Approval had been filed. A Site Plan and Building Elevations were included. This letter encouraged interested property owners and registered groups to attend and make their opinions known. We also requested that these recipients contact our office with any questions or concerns.
2. The second notification letter was issued on April 14, 2021 informing the same property owners within 1,000 feet and the registered groups of that the Site Plan would be presented to the Planning & Zoning Board on April 28, 2021. This letter also included an invitation to call our office for any questions and to attend the hearing on the City's website. This letter included the Site Plan and Building Elevations.
3. As the Co-Applicant with Ware Malcomb, GPLA is responsible to prepare a record of any calls and correspondence from the surrounding property owners, neighbors and any of the registered interest groups. As of this date, April 14, 2021, GPLA has not received any e-mails or phone calls from these neighbors.

February 8, 2021



Dear Property Owner / Neighbor

**RE: Landing 202 – Project Edison
East Ray Rd; Mesa, AZ
1st Notification - Citizen Participation
Design Review Board & Site Plan Approval
Application TBD**

Our Project Team has filed an application with the City of Mesa Planning Dept. for Design Review and Site Plan Approval for a 235,000sf light industrial project on 18.8 acres located on the south side of Ray Road approximately one-quarter mile west of Hawes Road in Mesa, Arizona. The south side of this project site shares a property boundary with the north side of the Phoenix Mesa Gateway Airport. The property is zoned as part of the Marwest PAD (Case No. Z14-060 – Ordinance 5263) permitting light industrial development. A copy of the Site Plan and Building Elevations have been enclosed with this letter.

This letter is being sent to all property owners within 1,000 feet of the property as well as any registered Homeowners Associations (HOA's) within one-half mile, and registered neighborhood groups within one-mile. In accordance with the Citizen Participation Process, we are now inviting you to share any questions or concerns about this project and to answer any questions you may have about the proposed light industrial use.

If you have any questions regarding this proposal, please call Jack Gilmore, Applicant Representative at (602)-266-5622, e-mail; jgilmore@getgilmore.com. The City of Mesa has assigned this case to Cassidy Welch of their Planning staff. She can be reached at 480-644-2591 or by e-mail 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,

A handwritten signature in black ink, appearing to read "Jack Gilmore", with a stylized flourish at the end.

Jack Gilmore, LA

cc: Cassidy Welch, Mesa Planning Dept.
Property Owner / Developer: Marwest Enterprises
File

attachments: Site Plan / Building Elevations

April 14, 2021



Notice of Public Meeting

Planning & Zoning Board –DRB21-00133

Project Edison

Meeting Date: April 28, 2021

Time: 4:00PM.

Location: Virtual

Dear Neighbor,

Our Project Team has filed an application with the City of Mesa Planning Dept. for Design Review and Site Plan Approval for a 235,000sf light industrial project on 18.8 acres located within the 8100 block of Ray Road approximately one-quarter mile west of Hawes Road in Mesa, Arizona. The south side of this project site shares a property boundary with the north side of the Phoenix Mesa Gateway Airport. The property is zoned as part of the Marwest PAD (Case No. Z14-060 – Ordinance 5263) permitting light industrial development. A copy of the Site Plan and Building Elevations have been enclosed with this letter.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call Jack Gilmore, at 602-266-5622 or e-mail me at jgilmore@getgilmore.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on April 28, 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, 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. He can be reached at 480-644-2591 or 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,
Jack Gilmore, LA

A handwritten signature in black ink, appearing to read "Jack Gilmore", is written over a large, stylized, light-colored mark that resembles a large "G" or a checkmark.

cc: Cassidy Welch, Mesa Planning Dept.
Owner / Developer: Marwest Enterprises
Eric Zitny, Ware Malcomb

attachments: Site Plan
Building Elevations

PROJECT EDISON
EAST RAY ROAD
MESA, ARIZONA 85212

SITE PLAN

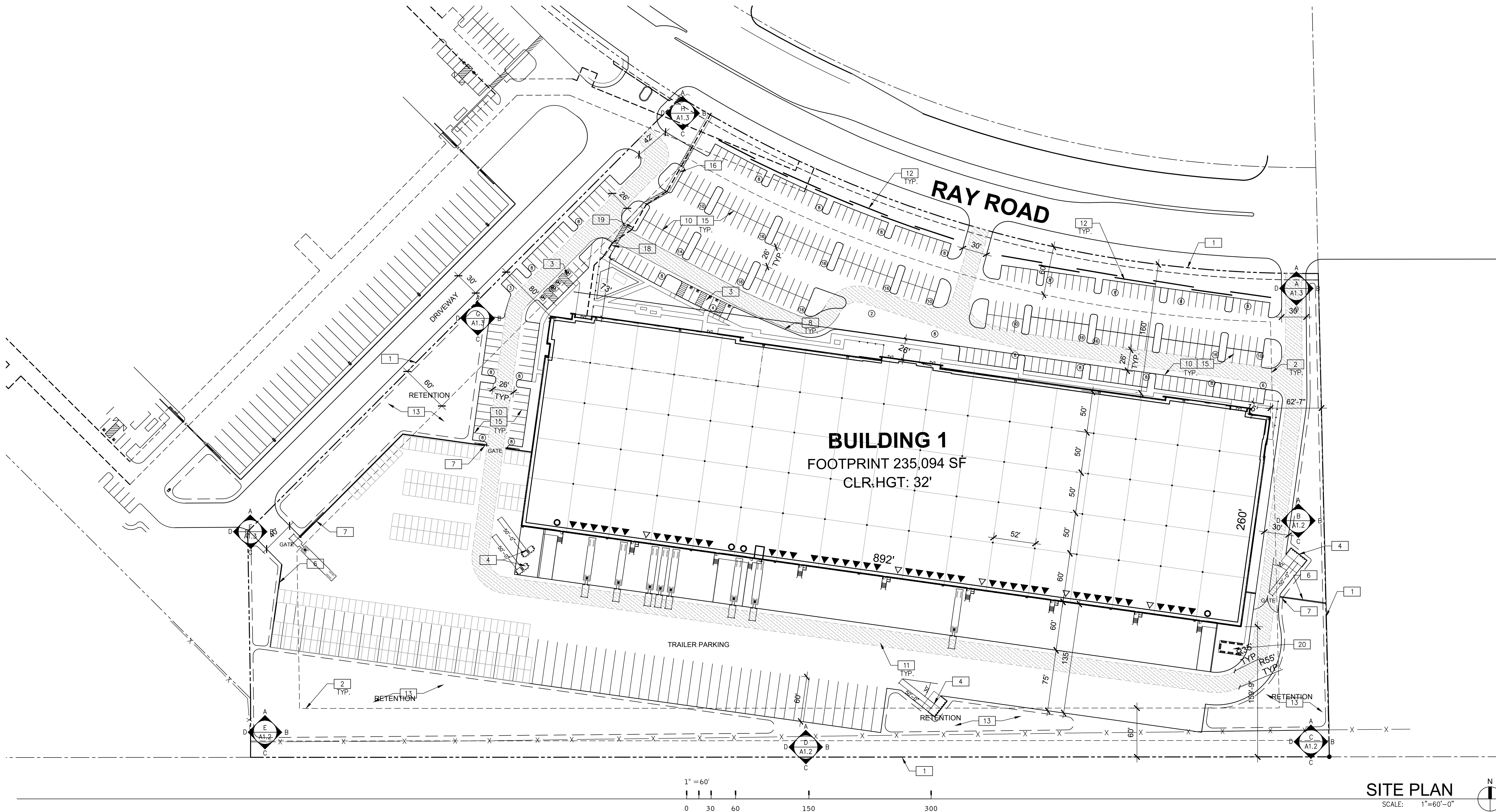
DATE	REMARKS
1 03.11.2021	DRB RESUBMITTAL

PA / PM:	E. ZITNY
DRAWN BY:	MM
JOB NO.:	PHX20-0081-00

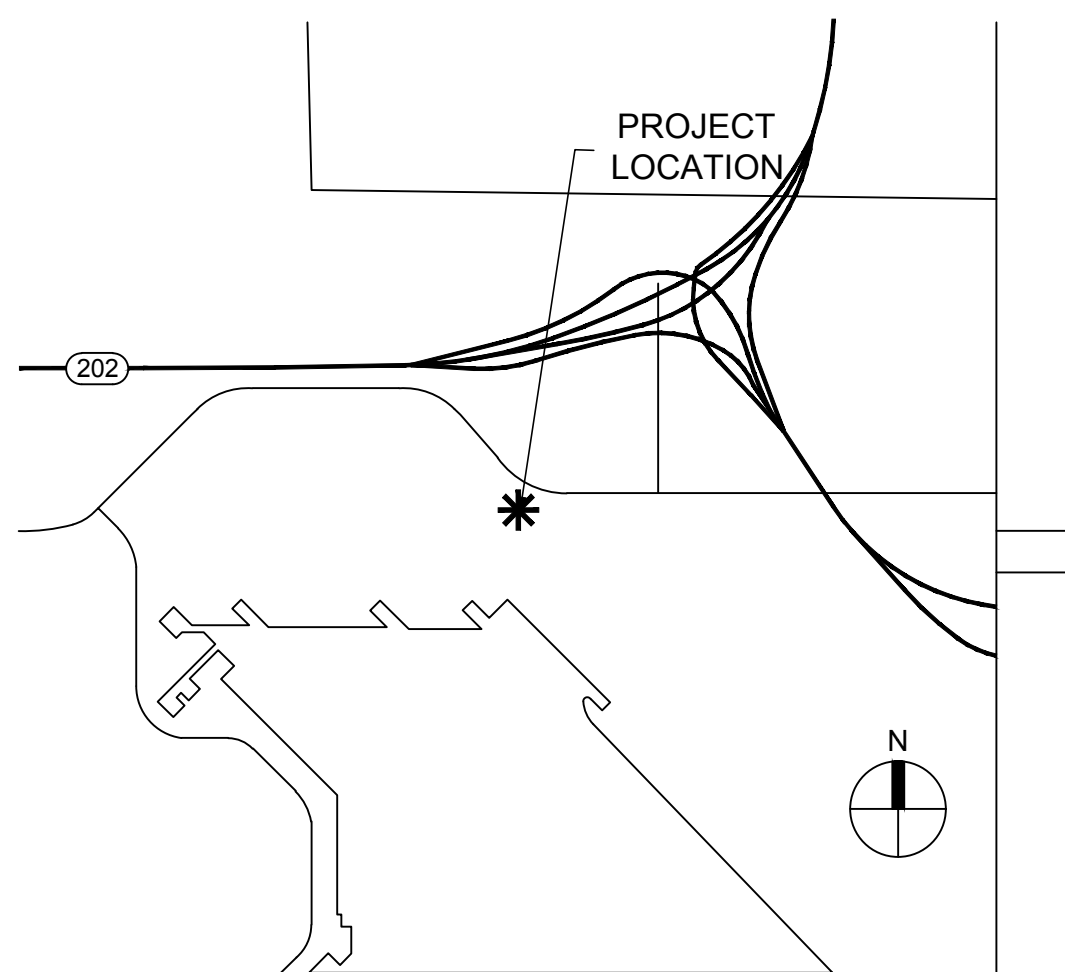
SHEET

A1.0

Thu, 11 Mar 2021



VICINITY MAP



SITE PLAN KEYNOTES

- | | |
|---|---|
| 1 PROPERTY LINE, (— — — — —) | 16 6'-0" WIDE SIDEWALK |
| 2 SET BACK (- - - - -) | 17 COMMON OPEN SPACE |
| 3 ADA PARKING STALL | 18 STRIPED CONCRETE WALKWAY ACROSS DRIVE AISLE, TYP. |
| 4 CITY STD. CMU TRASH ENCLOSURE, SEE DETAIL 8/A6.0 | 19 ACCESSIBLE PATH OF TRAVEL, 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS. (—————) |
| 5 EXISTING PROPERTY LINE TO BE REMOVED | 20 COMMON AREA |
| 6 8' CMU SCREEN WALL, SEE DETAIL 11/A6.0 | |
| 7 SOLD 8' B-DECK GATE, FOR SCREENING PURPOSES. GATES TYPICALLY TO BE OPERATIONAL DURING NORMAL BUSINESS OPERATING HOURS PENING FUTURE TENANT NEEDS, SEE DETAIL 12/A6.0, GATE PERMIT SUBMITTAL TO BE PROVIDED. | |
| 8 NEW 6" CURB, SEE CIVIL | |
| 9 NEW 12" CURB, SEE CIVIL | |
| 10 NEW PARKING STRIPING TO MATCH CITY STANDARDS | |
| 11 FIRE LANE, HATCHED (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.) | |
| 12 PARKING SCREEN WALL | |
| 13 RETENTION BASIN | |
| 14 PROPOSED FUTURE MONUMENT SIGN LOCATION | |
| 15 9'-0" x 18'-0" TYPICAL PARKING STALL | |

PROPERTY DATA

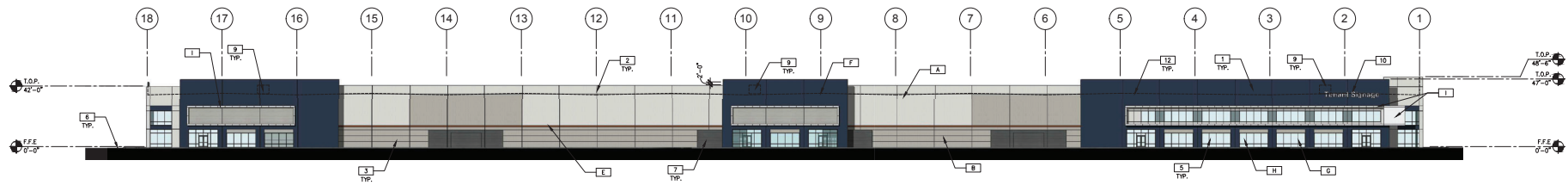
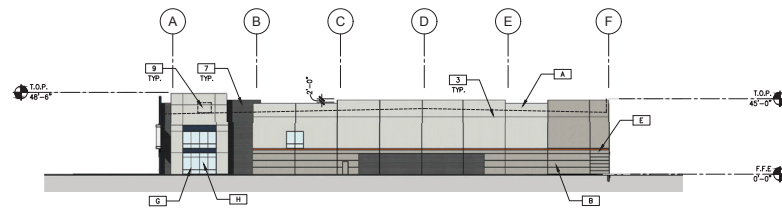
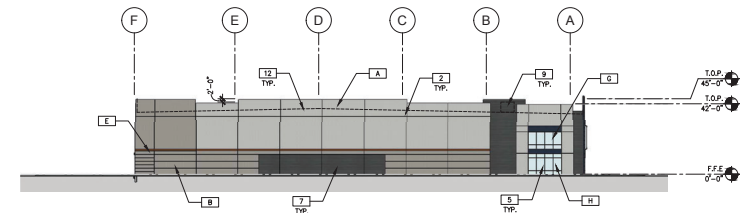
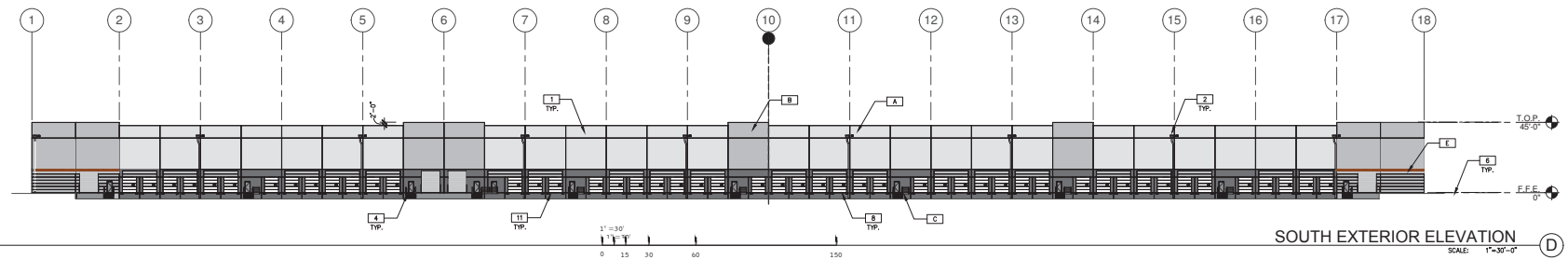
ADDRESS: TBD	
GROSS SITE AREA	818,353 SF (18.79 ACRES)
SLOPE:	0 SF
EASEMENTS:	0 SF
RETENTION AREA:	87,315 SF @ 11%
NET SITE AREA:	731,038 SF (16.78 ACRES)
EXISTING ZONING TO REMAIN:	PAD MM (LI)
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	
WAREHOUSE	209,234 SF
OFFICE	25,860 SF @ 11%
TOTAL FOOTPRINT:	235,094 SF
LOT COVERAGE:	
PROPOSED:	GROSS: 29% NET 32%
PARKING TOTALS:	
REQUIRED PER PAD	301 SPACES
WAREHOUSE	(1:900) 232 SPACES
OFFICE	(1:375) 69 SPACES
PROVIDED	355 SPACES @ 1.56/1000 SF
STANDARD	347 SPACES
REQ. ACCESSIBLE	8 SPACES
TRAILER	63 SPACES

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE ERECTION OF NEW INDUSTRIAL WAREHOUSE BUILDINGS, ROAD IMPROVEMENTS, AND PARKING ACCOMMODATION. FUTURE PHASED CONSTRUCTION HAS BEEN MASTER PLANNED INTO THE SITE.

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ▨ FIRE LANE HATCH (20' WIDE, TYP.)

NORTH EXTERIOR ELEVATION
SCALE: 1"=30'-0" (A)WEST EXTERIOR ELEVATION
SCALE: 1"=30'-0" (C)EAST EXTERIOR ELEVATION
SCALE: 1"=30'-0" (B)SOUTH EXTERIOR ELEVATION
SCALE: 1"=30'-0" (D)

FINISH NOTES

- [A] CONCRETE WALL, PAINTED CRYSTAL HAZE - DER219
- [B] CONCRETE WALL, PAINTED FLUORSTONE - DER211
- [C] CONCRETE WALL, PAINTED COAL MINER - DER213
- [D] CONCRETE WALL, PAINTED BLACK POOL - DER215
- [E] CONCRETE WALL, PAINTED SWEET POTATO - DER201
- [F] CONCRETE WALL, PAINTED YANKEES NAVY - SC-51
- [G] BLACK ANODIZED ALUMINUM STOREFRONT
- [H] VITRO AZURIA SOLAR GLAZING
- [I] OMEGA LITE PANELS - BONE WHITE

ELEVATION NOTES

- [1] CONCRETE WALL, PAINTED.
- [2] CONCRETE WALL JOINT.
- [3] 3/4" V-RECAL.
- [4] EXTERIOR STEEL STAIR.
- [5] ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
- [6] FINISH GRADE, VARIES.
- [7] CONCRETE FORM LINER.
- [8] DOCK BUMPER
- [9] FULLY SCREENED MECHANICAL UNITS BEYOND.
- [10] FUTURE TENANT SIGNAGE, UNDER SEPARATE PERMIT.
- [11] DOCK LEVELER.
- [12] LINE OF ROOF BEYOND.

WARE MALCOMB
ARCHITECTS
PLANNING
GRAPHICS
LANDSCAPE
ARCHITECTURE
P.O. BOX 1000
MESA, ARIZONA 85212
P: 480.792.1001
F: 480.792.1234

PROJECT EDISON
EAST RAY ROAD
MESA, ARIZONA 85212



EXTERIOR ELEVATIONS			
DATE	BY	CHK	APP
11.03.11.2021	DER	DER	DER
11.03.11.2021	DER	DER	DER
11.03.11.2021	DER	DER	DER
11.03.11.2021	DER	DER	DER
11.03.11.2021	DER	DER	DER
11.03.11.2021	DER	DER	DER
11.03.11.2021	DER	DER	DER
11.03.11.2021	DER	DER	DER
11.03.11.2021	DER	DER	DER

PA / PM: E. DINY
DRAWN BY: PHO20-008-00

SHEET
A4.1

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: April 28, 2021
CASE: ZON21-00133

REQUEST: Site Plan Review; and Special
Use Permit. This request will allow for an
industrial development.

APPLICANT: Jack Gilmore

PHONE: 602-266-5622

Planning Division 480-644-2385

Posting date: 4/14/2021

4/14/21 14:48:41

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by _____, 2021

Date: April 14th, 2021

I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON21-00133 (case number), on the 14th day of April, 2021. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

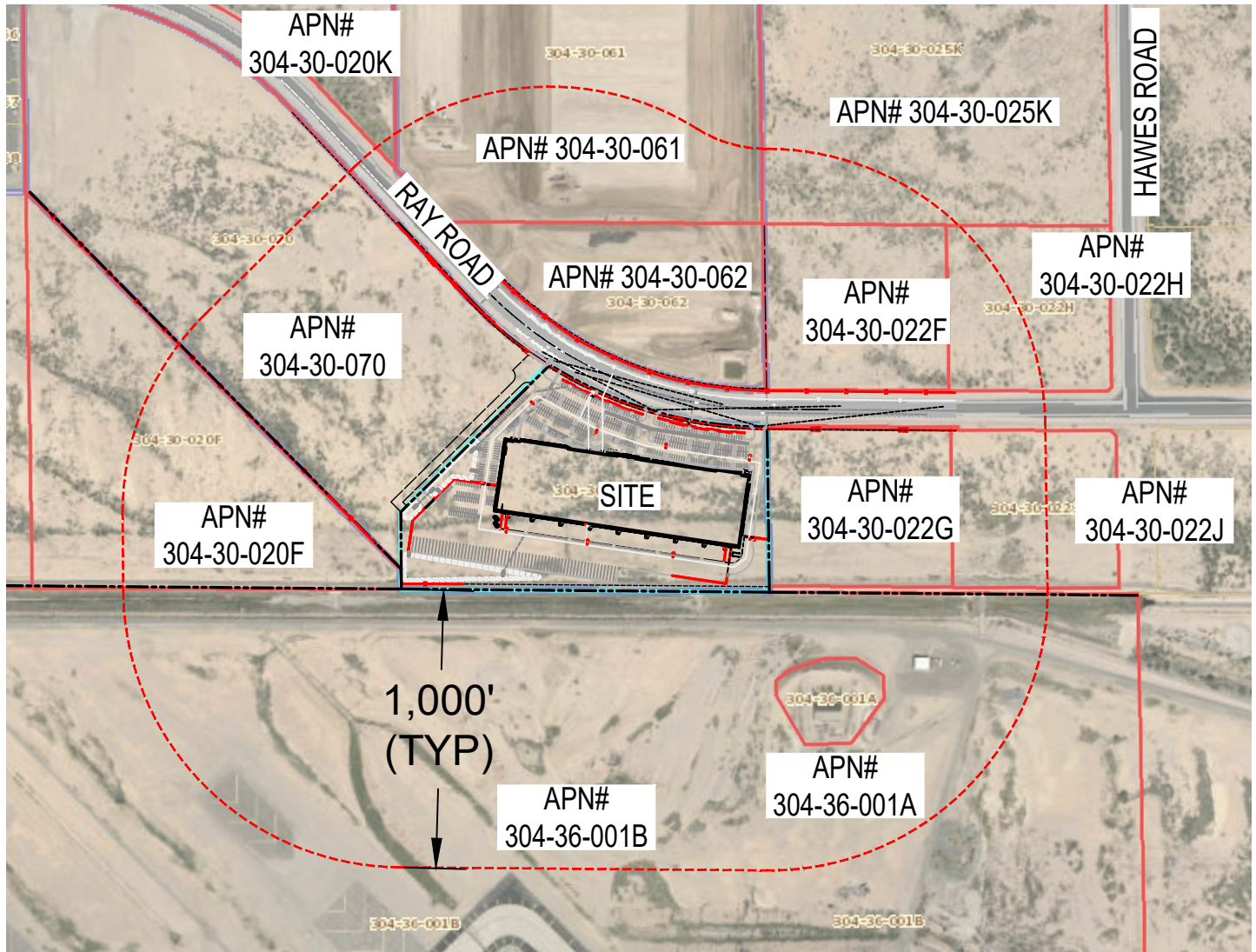
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: Maria Hitt

SUBSCRIBED AND SWORN before me this 14th day of April, 2021

Marybeth Conrad
Notary Public



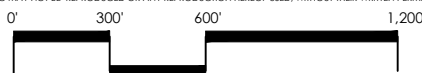


PROJECT EDISON

PROPERTIES WITHIN
1,000' MAP

MESA, AZ
PREPARED FOR:

SCALE: 1" = 600'
DATE: 2.07.21
GPLA JOB# 21---



PHOENIX-MESA GATEWAY AIRPORT
AUTHORITY
600 S POWER RD BLDG 41
MESA, AZ, 85206-5219
304-30-020F, 304-36-001B

SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA, 92111
304-30-025K

WILLIAMS GATEWAY AIRPORT AUTHORITY
5835 S SOSSAMAN RD
MESA, AZ, 85212
304-36-001A

MARWEST ENTERPRISES LLC/SANTAN 74
LLLP
6710 N SCOTTSDALE RD #140
SCOTTSDALE, AZ, 85253
304-30-020K

C1418 LANDING 202 LLC/SHERMAN STREET
LANDING 202 LLC
1900 AVENUE OF THE STARS STE 320
LOS ANGELES, CA, 90067
304-30-061, 304-30-062

MESA AIRPORT GROWTH PROPERTIES LLC
9920 S RURAL RD SUITE 108-16
TEMPE, AZ, 85284
304-30-022F, 304-30-022G, 304-30-022H,
304-30-022J

DM LANDING 3 SUB LLC
6710 N SCOTTSDALE RD STE 140
SCOTTSDALE, AZ, 85253
304-30-070