

Citizen Participation Report

for Trammell Crow Company - Elliot Gateway
Northeast corner of Loop 202 and Elliot Road
(APNs: 304-03-847A, 304-03-041B, and a portion of 304-03-846J)
Rezoning (PAD), Site Plan Review and Design Review Board Applications
Case numbers: ZON21-00224/DRB21-00227

The Citizen Participation Final Report was prepared in accordance with the City of Mesa Citizen Participation process. As prepared, the Citizen Participation Final Report meets the City's Citizen Participation requirements and the recommended notification area as identified by the Planning Department.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

- A Project Notification Letter was deemed to be the most appropriate notification technique to inform the adjacent property owners and/or interested parties of the requests.
- On April 22, 2021, Earl & Curley, P.C., mailed the required Project Notification letters. There were a total of 30 letters mailed to: property owners (within 1,000 feet of the subject site), the Mayor's office, Councilmember Thompson's office, and the Planner handling the case, to advise them of the proposed applications. According to the City there are 7 HOAs or registered neighborhoods within a mile of this site. A copy of the list of property owners within 1,000-feet of the subject site, the Mayor's and Council office, along with an assessor's map showing which property owners were notified, is provided in the Appendix.
- The letter informed property owners and interested parties of the recent Zoning, Site Plan and Design Review submittals. The letter also provided a brief explanation of the proposed applications and explained the proposed requests and included an aerial photograph showing the site's location, a conceptual site plan, conceptual elevations, and a conceptual rendering of the proposed Elliot Gateway development.
- The notification letter also included the applicant's contact information, such as address, phone number, and e-mail address, so if anyone wanted to express concerns, issues, or problems, they could also do so by calling, writing, or emailing the applicant. The letter also provided the City of Mesa's Planning Division address, the City's project manager's name, phone number and email so anyone could reach out to the City of Mesa for additional information.

- On May 25, 2021, Earl & Curley, P.C. mailed the required Design Review Board Hearing Notification letters. There were a total of 30 letters mailed to: property owners (within 1,000 feet of the subject site), the Mayor's office, Councilmember Thompson's office, and the Planner handling the case, to advise them of the proposed application and to inform them of the Design Review Board hearing. A copy of the list of property owners within 1,000-feet of the subject site, the Mayor's office, Councilmember Thompson's office, and the Planner handling the case, along with an assessor's map showing which property owners were notified, is provided in the Appendix.
- The letter informed the property owners and interested parties of the Design Review Board hearing on June 15, 2021. The letter also provided a brief explanation of the proposed applications and explained the proposed requests and included an aerial photograph showing the site's location, a conceptual site plan, conceptual elevations, and a conceptual rendering of the proposed Elliot Gateway development. The notification letter also included the applicant's contact information and the City Planner handling the case contact information, such as address, phone number, and e-mail address. The letter also provided the City of Mesa's Planning Division address, the City's project manager's name, phone number and email so anyone could reach out to the City of Mesa for additional information.
- On June 8, 2021, Earl & Curley, P.C. mailed the required Planning and Zoning Board Hearing Notification letters. There were a total of 30 letters mailed to: property owners (within 1,000 feet of the subject site), the Mayor's office, Councilmember Thompson's office, and the Planner handling the case, to advise them of the proposed application and to inform them of the Planning and Zoning Board hearing. A copy of the list of property owners within 1,000-feet of the subject site, the Mayor's office, Councilmember Thompson's office, and the Planner handling the case, along with an assessor's map showing which property owners were notified, is provided in the Appendix.
- The letter informed the property owners and interested parties of the Planning and Zoning Board hearing on June 23, 2021. The letter also provided a brief explanation of the proposed applications and explained the proposed requests and included an aerial photograph showing the site's location, a conceptual site plan, conceptual elevations, and a conceptual rendering of the proposed Elliot Gateway development. The notification letter also included the applicant's contact information and the City Planner handling the case contact information, such as address, phone number, and e-mail address. The letter also provided the City of Mesa's Planning Division address, the City's project manager's name, phone number and email so anyone could reach out to the City of Mesa for additional information.

Summary of Input from Outreach

- Between April 22, 2021, and today's date, June 8, 2021, there have been no phone calls or inquiries. There have been no concerns, issues or problems expressed by any of the participating individuals mentioned above. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a meeting to address public concerns.

Should any adjacent property owners and/or other interested individuals raise any concerns between now and the date of the hearings, the Project Team will make every effort to address those concern in the appropriate manner, such as, but not limited, to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Mesa, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed Elliot Gateway project located at the northeast corner of Elliot Road and Loop 202 Freeway.

O:\INDEX\Trammell Crow\202 and Elliot Road\Docs\Citizen Participation REPORT (w.o APPENDIX)_6.8.2021.docx

APPENDIX

1. Notification Letter dated April 22, 2021, Map and Mailing List.
2. Design Review Board Hearing Notification Letter dated May 25, 2021, Map and Mailing List.
3. Planning and Zoning Board Hearing Notification Letter dated June 8, 2021, Map and Mailing List.
4. Sign Posting Affidavit and Photo.

1. Notification Letter dated April 22, 2021, Map and Mailing List.

April 22, 2021

RE: *Elliot Gateway*
Northeast corner of Elliot Road and Loop 202 Freeway
Application Numbers: ZON21-00224 and DRB21-00227

Dear ***Property Owner or Neighborhood Organization***

The purpose of this letter is to inform you that on behalf of our client, Trammell Crow Arizona Development, Inc. (“Trammell Crow”), we have applied for a Rezoning, Site Plan, and Design Review Board approval for a +/- 40-acre site located at the northeast corner of Elliot Road and the Loop 202 Freeway. The case numbers assigned to this project are ZON21-00224 and DRB21-00227.

There are three companion requests being filed concurrently. The first request seeks to rezone the 40-acre subject site from LC-PAD (Limited Commercial with PAD overlay) and PEP-PAD (Planned Employment Park with PAD overlay) to LI PAD (Light Industrial with PAD overlay) with amended development standards. This rezoning request fulfills the City’s vision for employment in this area of the City.

The second request seeks Site Plan approval. As designed, the proposed request will provide an exceptional opportunity for light industrial and business users. We anticipate the site generating hundreds of quality jobs. We are also proposing three retail pads along Elliott Road to enhance the quality of the business park for the future employees as well as the employees of the surrounding area.

The third companion request seeks Design Review Board approval of the Project’s building design, landscape plans, parking layout and site layout. The project consists of well-designed industrial buildings ranging from approximately 55,000 sf to 186,000 sf with associated screened and enclosed truck court areas.

This letter is being sent to all neighboring property owners within 1,000 feet of the boundaries of the proposed development site, per the notice requirements of the City of Mesa. Enclosed for your review is a copy of the Site Plan and conceptual elevations of the proposed development. If you have any questions regarding this proposal, or if you want to learn more about the case and express your concerns, please call me at (602) 265-0094 or e-mail at tearl@earlcurley.com.

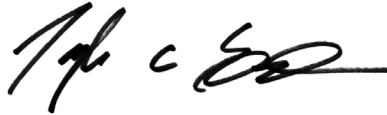
These applications will be scheduled for consideration by the Mesa Planning and Zoning Commission and the Mesa Design Review Board at a later date. You will receive another notice with those hearing dates and times.

The City of Mesa Planner assigned to this case is Cassidy Welch and can be reached at email: Cassidy.welch@mesaaz.gov or (480) 644-2591. This planner can answer your questions

regarding the City review and hearing processes as well as the staff position once their report is complete. For additional information concerning the zoning, site plan and design of the proposed development or the Planning and Zoning and Design Review process, please contact Cassidy Welch or the Mesa Planning Division at 55 N Center or call Mesa Planning Division office at 480-644-2385.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal.

Sincerely,



Taylor Earl

Partner

o (602) 265-0094

tearl@earlcurley.com

Attachments: Vicinity Map
Conceptual Site Plan
Conceptual elevations
Conceptual Rendering

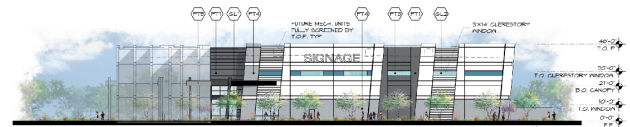




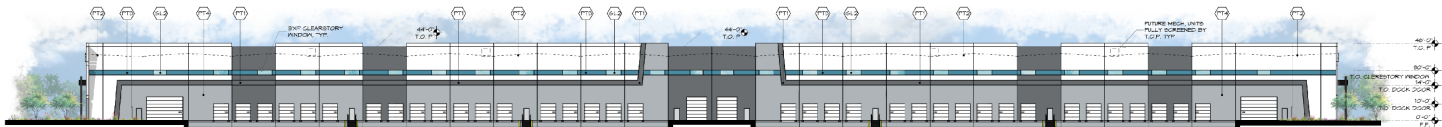
1 WEST ELEVATION - BUILDING A
SCALE: 1"=30'-0"



2 NORTH ELEVATION - BUILDING A
SCALE: 1"=30'-0"



3 SOUTH ELEVATION - BUILDING A
SCALE: 1"=30'-0"



4 EAST ELEVATION - BUILDING A
SCALE: 1"=30'-0"

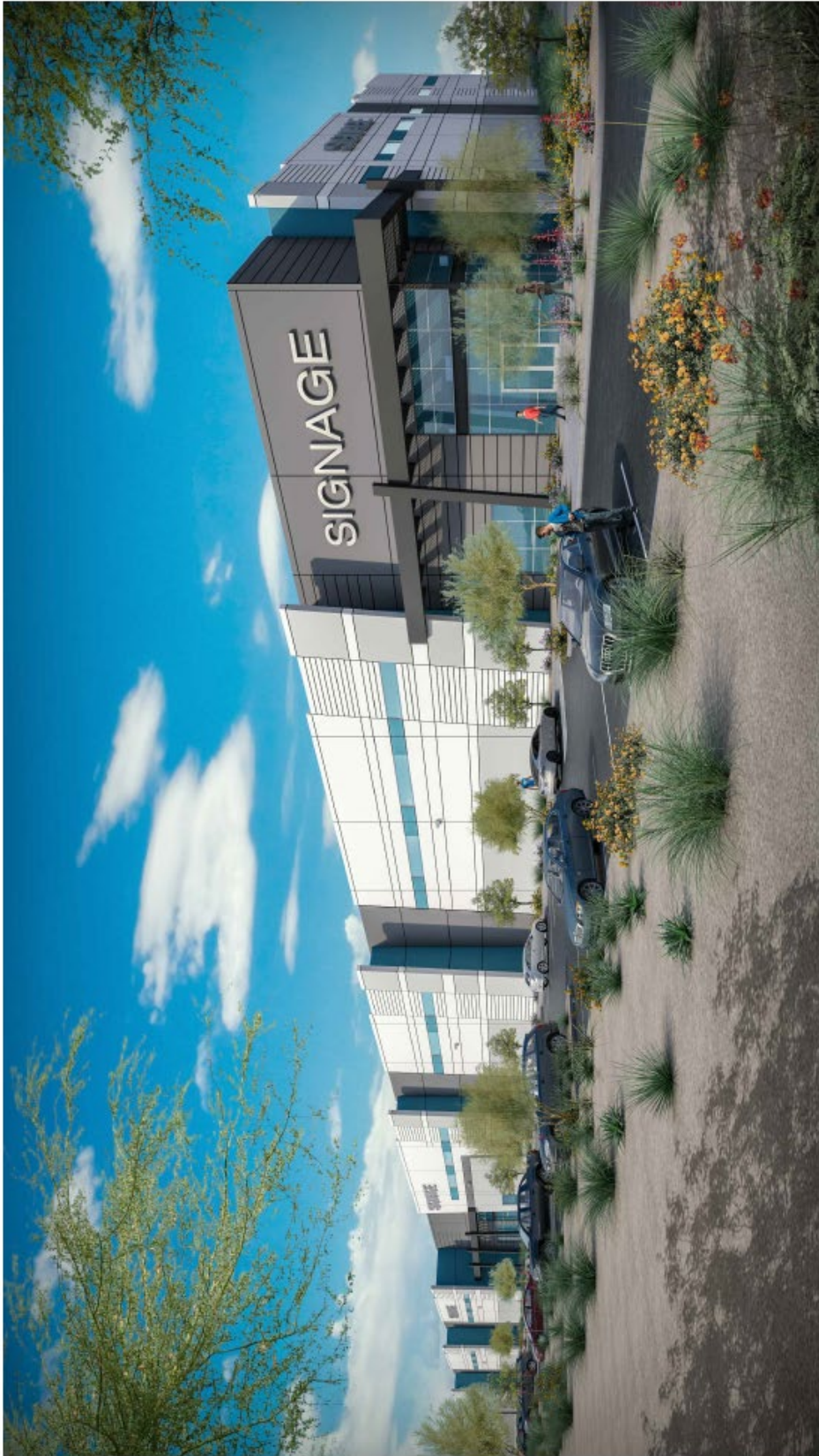
MATERIAL / COLOR SCHEDULE					
MARK DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS	
S-1 1" INSULATED GLAZING	CLEAR	VIE21-2M	VIRACON	GLASS	
S-2 DOUBLE INSULATED GLASS	CLEAR	ADURA	BOJARDAN	GLASS	
F-1 TILTUP CONCRETE PANEL, PAINTED	TAN/SHED SILVER	DE6385	DUNN EDWARDS	SOLARSHAN	
F-2 TILTUP CONCRETE PANEL, PAINTED	DECEMBER SKY	DE6382	DUNN EDWARDS		
F-3 TILTUP CONCRETE PANEL, PAINTED	ENIGMA RIVER	DE6384	DUNN EDWARDS		
F-4 TILTUP CONCRETE PANEL, PAINTED	BABY SEAL	DE6381	DUNN EDWARDS		
F-5 STEEL GANGBOLTS & COLLARS	BLACK T.F.	DE6387	DUNN EDWARDS		

BUILDING A - ELEVATIONS
Elliot Gateway
NEC Elliot Road & Loop 202
Mesa, Arizona

EL. 1



04-18-21 R1
03-15-21
20069



05-15-21
20095-AT07



Butler Design Group, Inc.
architects & planners



R-1
BUILDING RENDERING PERSPECTIVE
(BUILDING A - OTHERS SIMILAR)

Elliot Gateway
NEC Elliot Road & Loop 202
Mesa, Arizona

Tammell Crow Company

2. Design Review Board Hearing
Notification Letter dated May 25,
2021, Map and Mailing List.

May 25, 2021

**RE: *Design Review Board Hearing*
 Elliot Gateway
 Northeast corner of Loop 202 Freeway and Elliot Road
 Rezoning (PAD Amendment), Site Plan and Design Review Applications
 *(Case numbers ZON21-00224/DRB21-00227)***

Dear Neighbor,

We have applied for Design Review (and companion PAD Amendment and Site Plan applications) for the approximately 40-acre property located at the northeast corner of Loop 202 Freeway and Elliot Road. Trammell Crow Arizona Development, Inc. (“Trammell Crow”) will be the developer. Trammell Crow seeks Rezone/PAD, Site Plan, and Design Review approval to develop the subject site into a class-A industrial development. The case number assigned to this project is ***ZON21-00224/DRB21-00227***. The project will be known as *Elliot Gateway*.

There are three companion requests being filed concurrently. The first request seeks to add a PAD Overlay to the LI rezone request to incorporate many of the features from the Elliot Road Technology Corridor PAD (“Elliot Road PAD”) zoning that was approved by the City of Mesa back in 2014. The proposed rezoning request seeks to rezone the 40-acre subject site from LC PAD and PEP to LI PAD with amended development standards. The second request seeks Site Plan approval for the subject site and the third companion request seeks Design Review Board approval of the Project’s Site Plan, Landscaping, and Elevations.

The design for *Elliot Gateway* creates a true campus atmosphere with quality architecture streetscape, lush landscaping and walkable amenities. The intent is to attract a variety of light industrial and support retail users who seek freeway frontage, good freeway and good street network access. The project’s architecture and landscaping will raise the bar from a qualitative standpoint and will, in our view, exceed the current level of developments already in the surrounding area, resulting in a distinctive and recognizable presence within Mesa. The Project will allow such users as limited light industrial and support retail.

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 me at (602) 265-0094 or e-mail me at tearl@earlcurley.com.

This application will be scheduled for consideration by the **Mesa Design Review Board** at their meeting held on **June 15, 2021** in the Lower Level of the City Council Chambers. The meeting will begin at **4:30 p.m.**

Because of the current public health emergency, the Lower Level of the City Council Chambers is closed for Design Review Board Meetings. However, the live meeting may be listened to by

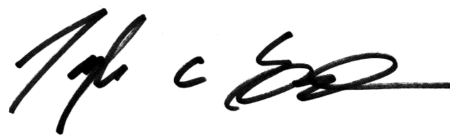
calling **888-788-0099 or 877-853-5247 (toll free)** using meeting **ID 530 123 2921** and following the prompts.

Public participation will be available electronically and telephonically. 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/board-of-adjustment/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 should you have any questions regarding the public hearing process. If you have sold your property in the interim, please forward this correspondence to the new owner.

Sincerely,



Taylor C. Earl
Partner

o (602) 265-0094
tearl@earlcurley.com

Attachments: Aerial
Conceptual Site/Landscape Plan
Conceptual Elevations
Conceptual Rendering

O:\INDEX\Trammell Crow\202 and Elliot Road\Notification\Notification Letter-DRB Hearing (FINAL)_5.25.2021.docx



Vicinity Map



Trammell Crow Company

Elliot Gateway NEC Elliot Road & Loop 202 Mesa, Arizona

COLOR SITE PLAN

CSP-1
COLOR SITE PLAN

03-15-21
20099-8107
Bd
Butler Design Group, Inc.
architects & planners



1 WEST ELEVATION - BUILDING A
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION - BUILDING A
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION - BUILDING A
SCALE: 1/8"=1'-0"



4 EAST ELEVATION - BUILDING A
SCALE: 1/8"=1'-0"

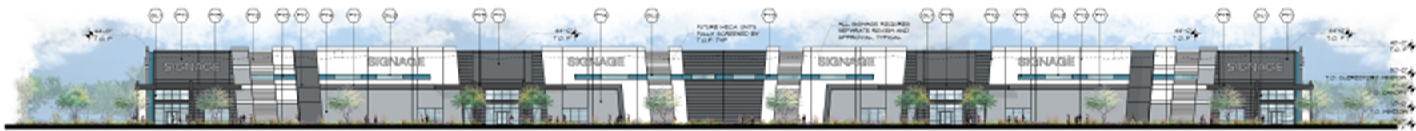
MATERIAL / COLOR SCHEDULE					
MARK DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS	
SUL 1" INSULATED BLANK	CLEAR	1000-104	VERALON	BLANK	
SUL2 DOUBLE INSULATED BLANK	CLEAR	1000-104	VERALON	BLANK	
PT1 TILTUP CONCRETE PANEL, PAINTED	TARNISHED SILVER	050085	DANN EDWARDS		
PT2 TILTUP CONCRETE PANEL, PAINTED	DRUMSHED BKT	050085	DANN EDWARDS		
PT3 TILTUP CONCRETE PANEL, PAINTED	SHALIM KLEIN	050104	DANN EDWARDS		
PT4 TILTUP CONCRETE PANEL, PAINTED	SHALIM KLEIN	050104	DANN EDWARDS		
PT5 TILTUP CONCRETE PANEL, PAINTED	SHALIM KLEIN	050104	DANN EDWARDS		
PT6 TILTUP CONCRETE PANEL, PAINTED	SHALIM KLEIN	050104	DANN EDWARDS		
PT7 TILTUP CONCRETE PANEL, PAINTED	SHALIM KLEIN	050104	DANN EDWARDS		
PT8 STEEL GLAZING & COLUMN	BLAZZ 10	050104	DANN EDWARDS		

BUILDING A - ELEVATIONS
Elliot Gateway
NEC Elliot Road & Loop 202
Mesa, Arizona

EL. 1



04-19-21 R1
05-15-21
20099



1 EAST ELEVATION - BUILDING B
SCALE: 1"=30'-0"



2 SOUTH ELEVATION - BUILDING B
SCALE: 1"=30'-0"



3 NORTH ELEVATION - BUILDING B
SCALE: 1"=30'-0"



4 WEST ELEVATION - BUILDING B
SCALE: 1"=30'-0"

MATERIAL / COLOR SCHEDULE					
MARK DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS	
S11 1" INSULATED GLASS	CLEAR	1/2" x 24"	WILSON	GLASS	
S12 DOUBLE INSULATED GLASS	CLEAR	1/2" x 24"	WILSON	GLASS	
P11 1/2" x 1/2" CONCRETE PANEL, PAINTED	TAN/WHITE SILVER	020000	JOHN EDWARDS		
P12 1/2" x 1/2" CONCRETE PANEL, PAINTED	DRUMMER BAY	020002	JOHN EDWARDS		
P13 1/2" x 1/2" CONCRETE PANEL, PAINTED	BRUSHY SILVER	020004	JOHN EDWARDS		
P14 1/2" x 1/2" CONCRETE PANEL, PAINTED	BRUSHY SILVER	020001	JOHN EDWARDS		
P15 STEEL CANTILEVER & COLUMN	BLACK STEEL	020007	JOHN EDWARDS		

BUILDING B - ELEVATIONS
Elliot Gateway
NEC Elliot Road & Loop 202
Mesa, Arizona

EL. 2





Trammell Crow Company

Elliot Gateway

NEC Elliot Road & Loop 202
Mesa, Arizona

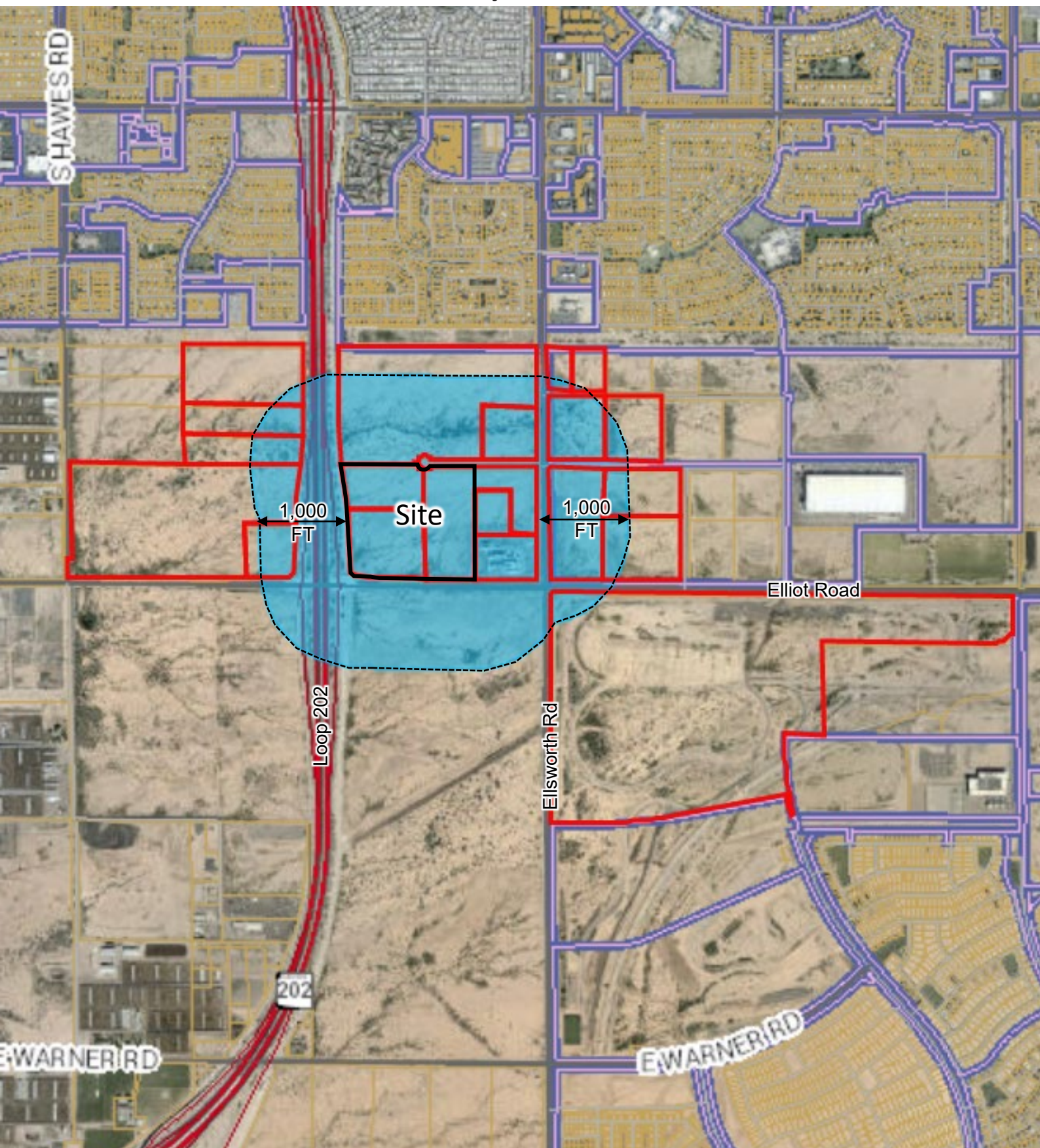
R-1
BUILDING RENDERING PERSPECTIVE
(BUILDING A - OTHERS SIMILAR)



Bd
Butler Design Group, Inc.
architects & planners

03-15-21
20065-15107

City of Mesa



Elliot Gateway

Northeast corner of Loop 202 & Elliot Road

APNs: 304-03-847A, 304-03-041B and a portion of 304-03-846J

1,000 ft Property ownership

PO's – 20
RNO's/Interested Parties – 10
Total – 30
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Parcel 304-03-011R
LOOP 202 & ELLIOT ROAD PARCEL #2
LLC
2201 COOPERATIVE WAY STE 400
HERNDON, VA 20171

Parcel 304-03-011S
LOOP 202 & ELLIOT ROAD PARCEL #2
LLC
2201 COOPERATIVE WAY STE 400
HERNDON, VA 20171

Parcel 304-03-016L
SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Parcel 304-03-016M
SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Parcel 304-03-041B
EL DORADO ELLIOT 128 LLC
8501 N SCOTTSDALE RD SUITE 120
SCOTTSDALE, AZ 85253

Parcel 304-03-042A
LOOP 202 & ELLIOT ROAD PARCEL #2
LLC
2201 COOPERATIVE WAY STE 400
HERNDON, VA 20171

Parcel 304-03-043A
LOOP 202 & ELLIOT ROAD PARCEL #2
LLC
2201 COOPERATIVE WAY STE 400
HERNDON, VA 20171

Parcel 304-03-846F
MPT OF MESA-ELLSWORTH AD LLC
1000 URBAN CENTER DR 501
BIRMINGHAM, AL 35242

Parcel 304-03-846G
DIGNITY HEALTH
1955 W FRYE RD
CHANDLER, AZ 85224

Parcel 304-03-846J
EL DORADO ELLIOT 128 LLC
8501 N SCOTTSDALE RD SUITE 120
SCOTTSDALE, AZ 85253

Parcel 304-03-847A
EL DORADO ELLIOT 128 LLC
8501 N SCOTTSDALE RD SUITE 120
SCOTTSDALE, AZ 85253

Parcel 304-04-914
SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Parcel 304-04-915
SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Parcel 304-04-918A
COMARCH INC
5600 N RIVER RD STE 640
ROSEMONT, IL 60018

Parcel 304-04-918B
SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Parcel 304-04-923
EL COYOTE LLC
PO BOX 4999
BREMERTON, WA 98312

Parcel 304-04-924
SOUTHWEST GAS CORPORATION
5241 SPRING MOUNTAIN RD
LAS VEGAS, NV 89150

Parcel 304-04-925
MESA GROWTH PROPERTIES LLC
9920 S RURAL RD SUITE 108-16
TEMPE, AZ 85284

Parcel 304-31-002L
DMB MESA PROVING GROUNDS LLC
14646 N KIERLAND BLVD
SCOTTSDALE, AZ 85254

Parcel 304-03-011P
LOOP 202 & ELLIOT ROAD PARCEL #2
LLC
2201 COOPERATIVE WAY STE 400
HERNDON, VA 20171

Eastridge HOA
Tom Pielach
8529 E Portobello Cir
Mesa, AZ 85212

Arizona Skyline Community Association
Michelle Hodges
9124 E Plata Ave
Mesa, AZ 85212

Eastridge HOA
Mike Nielson
8737 E Obispo
Mesa, AZ 85212

Village at Hawes HOA
Jennifer Keller
3132 S Eugene
Mesa, AZ 85212

Village at Hawes HOA
Diana Ebertshauser
1600 W Braodway Rd. #200
Tempe, AZ 85282

Boulder Creek
Janis Bullock
8064 E Olla
Mesa, AZ 85211

Eastmark
Suzanne Walden-Wells
10100 E Ray Rd
Mesa, AZ 85212

Cassidy Welch, Planner II
City of Mesa Development Services
55 North Center Street
Mesa, AZ 85201

Mayor John Giles
PO Box 1466
Mesa, AZ 85211

Councilmember Kevin Thompson
PO Box 1466
Mesa, AZ 85211

3. Planning and Zoning Board Hearing Notification Letter dated June 8, 2021, Map and Mailing List.

June 8, 2021

**RE: *Planning and Zoning Board Hearing
Elliot Gateway
Northeast corner of Loop 202 Freeway and Elliot Road
Rezoning (PAD), Site Plan and Design Review Applications
(Case numbers ZON21-00224/DRB21-00227)***

Dear Neighbor,

We have applied for ***Rezoning (PAD), Site Plan and Design Review Applications*** for the approximately 40-acre property located at the northeast corner of Loop 202 Freeway and Elliot Road. Trammell Crow Arizona Development, Inc. (“Trammell Crow”) will be the developer. Trammell Crow seeks rezoning to LI PAD, Site Plan approval, and Design Review approval to develop the subject site into a class-A industrial development. The case number assigned to this project is ***ZON21-00224/DRB21-00227***. The project will be known as *Elliot Gateway*.

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Our first request seeks to rezone the site to LI (Light Industrial) with a PAD Overlay. The Overlay will allow us to incorporate many of the features from the Elliot Road Technology Corridor PAD (“Elliot Road PAD”), which was approved by the City of Mesa back in 2014. The proposed rezoning would rezone the 40-acre subject site from LC PAD and PEP PAD to LI PAD with amended development standards. The second request seeks Site Plan approval for the subject site and the third companion request seeks Design Review Board approval of the Project’s Site Plan, Landscaping, and Elevations.

This application will be scheduled for consideration by the **Mesa Planning and Zoning Board** at their meeting held on **June 23, 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** 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.

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Sincerely,



Taylor C. Earl
Partner

o (602) 265-0094
tearl@earlcurley.com

Attachments: Aerial
Conceptual Site/Landscape Plan
Conceptual Elevations
Conceptual Rendering

O:\INDEX\Trammell Crow\202 and Elliot Road\Notification\Notification Letter-P&Z Hearing (FINAL)_6.8.2021.docx



Vicinity Map



Trammell Crow Company

Elliot Gateway NEC Elliot Road & Loop 202 Mesa, Arizona

COLOR SITE PLAN

CSP-1
COLOR SITE PLAN

03-15-21
20099-8107

Bd
Butler Design Group, Inc.
architects & planners



1 WEST ELEVATION - BUILDING A
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION - BUILDING A
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION - BUILDING A
SCALE: 1/8"=1'-0"



4 EAST ELEVATION - BUILDING A
SCALE: 1/8"=1'-0"

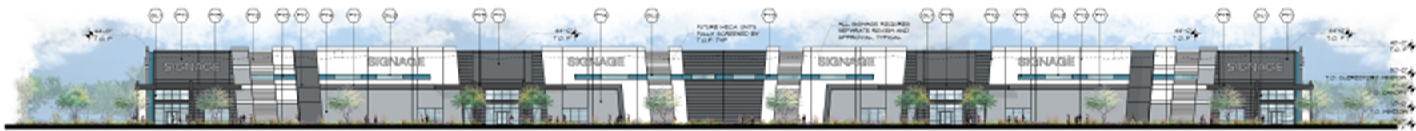
MATERIAL / COLOR SCHEDULE					
MARK DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS	
SK1 1" INSULATED BLANK	CLEAR	1000-001	SKANSKA	BLANK	
SK2 DOUBLE INSULATED BLANK	CLEAR	1000-001	SKANSKA	BLANK	
SK3 TILT-UP CONCRETE PANEL, PAINTED	TARNISHED SILVER	000000	DANN EDWARDS		
SK4 TILT-UP CONCRETE PANEL, PAINTED	DRUMMETT BLUE	000000	DANN EDWARDS		
SK5 TILT-UP CONCRETE PANEL, PAINTED	BRICKWORK	000000	DANN EDWARDS		
SK6 TILT-UP CONCRETE PANEL, PAINTED	BRICKWORK	000000	DANN EDWARDS		
SK7 TILT-UP CONCRETE PANEL, PAINTED	BRICKWORK	000000	DANN EDWARDS		
SK8 TILT-UP CONCRETE PANEL, PAINTED	BRICKWORK	000000	DANN EDWARDS		
SK9 STEEL CANOPES & COLUMNS	BLK/SLT GR	000000	DANN EDWARDS		

BUILDING A - ELEVATIONS
Elliot Gateway
NEC Elliot Road & Loop 202
Mesa, Arizona

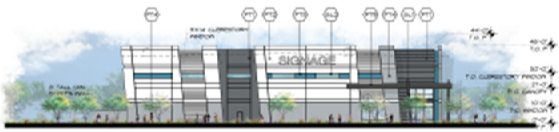
EL. 1



04-19-21 R1
05-15-21
20099



1 EAST ELEVATION - BUILDING B
SCALE: 1"=30'-0"



2 SOUTH ELEVATION - BUILDING B
SCALE: 1"=30'-0"



3 NORTH ELEVATION - BUILDING B
SCALE: 1"=30'-0"



4 WEST ELEVATION - BUILDING B
SCALE: 1"=30'-0"

MATERIAL / COLOR SCHEDULE					
MARK DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS	
S11 1" INSULATED GLASS	CLEAR	1/2" x 24"	WILSON	GLASS	
S12 DOUBLE INSULATED GLASS	CLEAR	1/2" x 24"	WILSON	GLASS	
P11 1/2" x 1/2" CONCRETE PANEL, PAINTED	TAN/WHITE SILVER	020000	JOHN EDWARDS		
P12 1/2" x 1/2" CONCRETE PANEL, PAINTED	DRUMMER BAY	020002	JOHN EDWARDS		
P13 1/2" x 1/2" CONCRETE PANEL, PAINTED	BRUSHY SILVER	020004	JOHN EDWARDS		
P14 1/2" x 1/2" CONCRETE PANEL, PAINTED	BRUSHY SILVER	020001	JOHN EDWARDS		
P15 STEEL CANTILEVER & COLUMN	BLACK STEEL	020007	JOHN EDWARDS		

BUILDING B - ELEVATIONS
Elliot Gateway
NEC Elliot Road & Loop 202
Mesa, Arizona

EL. 2



04-19-21 R1
05-15-21
2009



Trammell Crow Company

Elliot Gateway
 NEC Elliot Road & Loop 202
 Mesa, Arizona

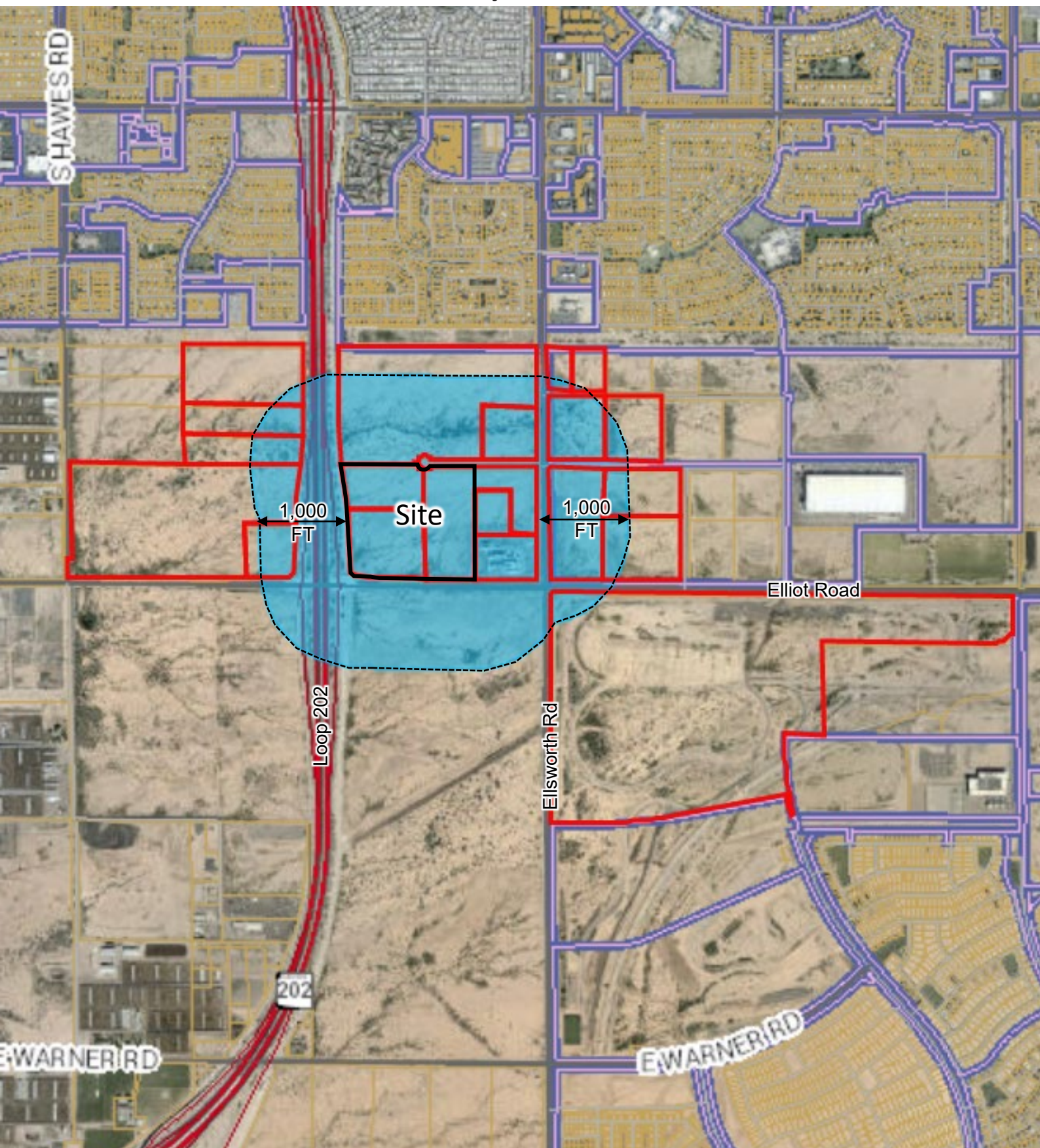
R-1
 BUILDING RENDERING PERSPECTIVE
 (BUILDING A - OTHERS SIMILAR)



Bd
 g
 Butler Design Group, Inc.
 architects & planners

03-15-21
 20065-5107

City of Mesa



Elliot Gateway

Northeast corner of Loop 202 & Elliot Road

APNs: 304-03-847A, 304-03-041B and a portion of 304-03-846J

1,000 ft Property ownership

PO's – 20
RNO's/Interested Parties – 10
Total – 30
O:\INDEX\Trammell Crow\202 and Elliot Road\Notification\Labels 3 15 21.docx

Parcel 304-03-011R
LOOP 202 & ELLIOT ROAD PARCEL #2
LLC
2201 COOPERATIVE WAY STE 400
HERNDON, VA 20171

Parcel 304-03-011S
LOOP 202 & ELLIOT ROAD PARCEL #2
LLC
2201 COOPERATIVE WAY STE 400
HERNDON, VA 20171

Parcel 304-03-016L
SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Parcel 304-03-016M
SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Parcel 304-03-041B
EL DORADO ELLIOT 128 LLC
8501 N SCOTTSDALE RD SUITE 120
SCOTTSDALE, AZ 85253

Parcel 304-03-042A
LOOP 202 & ELLIOT ROAD PARCEL #2
LLC
2201 COOPERATIVE WAY STE 400
HERNDON, VA 20171

Parcel 304-03-043A
LOOP 202 & ELLIOT ROAD PARCEL #2
LLC
2201 COOPERATIVE WAY STE 400
HERNDON, VA 20171

Parcel 304-03-846F
MPT OF MESA-ELLSWORTH AD LLC
1000 URBAN CENTER DR 501
BIRMINGHAM, AL 35242

Parcel 304-03-846G
DIGNITY HEALTH
1955 W FRYE RD
CHANDLER, AZ 85224

Parcel 304-03-846J
EL DORADO ELLIOT 128 LLC
8501 N SCOTTSDALE RD SUITE 120
SCOTTSDALE, AZ 85253

Parcel 304-03-847A
EL DORADO ELLIOT 128 LLC
8501 N SCOTTSDALE RD SUITE 120
SCOTTSDALE, AZ 85253

Parcel 304-04-914
SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Parcel 304-04-915
SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Parcel 304-04-918A
COMARCH INC
5600 N RIVER RD STE 640
ROSEMONT, IL 60018

Parcel 304-04-918B
SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Parcel 304-04-923
EL COYOTE LLC
PO BOX 4999
BREMERTON, WA 98312

Parcel 304-04-924
SOUTHWEST GAS CORPORATION
5241 SPRING MOUNTAIN RD
LAS VEGAS, NV 89150

Parcel 304-04-925
MESA GROWTH PROPERTIES LLC
9920 S RURAL RD SUITE 108-16
TEMPE, AZ 85284

Parcel 304-31-002L
DMB MESA PROVING GROUNDS LLC
14646 N KIERLAND BLVD
SCOTTSDALE, AZ 85254

Parcel 304-03-011P
LOOP 202 & ELLIOT ROAD PARCEL #2
LLC
2201 COOPERATIVE WAY STE 400
HERNDON, VA 20171

Eastridge HOA
Tom Pielach
8529 E Portobello Cir
Mesa, AZ 85212

Arizona Skyline Community Association
Michelle Hodges
9124 E Plata Ave
Mesa, AZ 85212

Eastridge HOA
Mike Nielson
8737 E Obispo
Mesa, AZ 85212

Village at Hawes HOA
Jennifer Keller
3132 S Eugene
Mesa, AZ 85212

Village at Hawes HOA
Diana Ebertshauser
1600 W Braodway Rd. #200
Tempe, AZ 85282

Boulder Creek
Janis Bullock
8064 E Olla
Mesa, AZ 85211

Eastmark
Suzanne Walden-Wells
10100 E Ray Rd
Mesa, AZ 85212

Cassidy Welch, Planner II
City of Mesa Development Services
55 North Center Street
Mesa, AZ 85201

Mayor John Giles
PO Box 1466
Mesa, AZ 85211

Councilmember Kevin Thompson
PO Box 1466
Mesa, AZ 85211

4. Sign Posting Affidavit and Photo.

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by June 9, 2021

Date: June 8th, 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 ZON21-00224(case number), on the 8th day of June, 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 8th day of June, 2021

Marybeth Conrad
Notary Public



Case Number: ZON21-00224

Project Name: Elliot Gateway

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: June 23, 2021

CASE: ZON21-00224

REQUEST: Rezone from Limited Commercial (LC) with a Planned Area Development Overlay (PAD) and Planned Employment Park (PEP)-PAD to Light Industrial (LI)-PAD; and Site Plan Review. This request will allow for an industrial development.

APPLICANT: Taylor C. Earl of Earl & Curley, P.C.

PHONE: 602-265-0094

Planning Division 480-644-2385

Posting date: 6/08/2021

6/8/21 05:44:04