

Sycamore Station – Revised Preliminary Development Plan Request Narrative

Miravista Holdings

Background

The Sycamore Station Project is located a 20-acre assemblage of property at the northeast corner of Dobson and Main. The overall project site is currently home to an 800-space park-and-ride facility for Valley Metro which serves the Sycamore Light Rail Station as well as a bus transfer facility. The project site also includes a 6-acre surface parking lot which fronts Dobson and a 4-acre vacant parcel which faces Main Street adjacent to the Sycamore Light Rail Station; both of these properties are owned by Miravista Holdings. Sycamore Station is a Transit Oriented Design (TOD) Project that seeks to take full advantage of the adjoining light rail station, as well as, the walkable amenities including two (soon to be three) grocery stores, numerous dining and shopping options. The project is planned and entitled for 300 rental apartments, 200 units of rental housing, (which was originally intended to be marketed as senior housing), and 85 for-sale townhomes. All the project elements are expected to be “market- rate”, i.e. not utilizing tax credits or subsidies. The Sycamore Station Project represents one of the largest, entitled TOD sites on the entire Valley Metro Light Rail system.

In November 2016, the Mesa City Council unanimously approved the “Sycamore Station Smart Growth Community Plan” (SGCP). This plan encompasses the entire 20-acre assemblage of properties that comprise the Sycamore Station Project and replaced the underlying commercial zoning with Transect Zoning under Mesa’s Form Based Code. The SGCP format was required because this site is outside of Mesa’s Form Based Code mapped area which requires sites over 10 acres create a Smart Growth Community Plan to implement the change to Transect Zoning. The rezoning process included a comprehensive community outreach program that included two public meetings as well as numerous private and group meetings with local residents, stakeholders and businesses. The community feedback was largely positive and there was no written or in-person opposition to the zoning request at the City Council hearings.

A copy of the SCCP can be found at: [Sycamore Station Smart Growth Community Plan](#)

As a companion to the SGCP, a set of Design Guidelines were created to help guide development of this overall site to ensure quality and continuity across all project elements. These guidelines cover building massing, height and façade treatment while also encouraging flexibility and creative architectural expression. Also included are landscape and street standards which also cover all project elements. These guidelines were approved by the Mesa Planning Commission in April 2017 and became an adopted part of the SGCP.

A copy of the Design Guidelines can be found at: [Sycamore Station Design Guidelines](#)

Request

There are three components of this request:

1. Modify the Preliminary Development Plan
2. Modify certain aspects of the Smart Growth Community Plan.

3. Modify approved Conditions of Approval

Modification to the Approved SGCP: Attached is a redlined version of the SGCP with an accompanying key explaining the proposed changes. The overall scope and intent of the plan remain unchanged, however, certain aspects of the plan warrant revision from the form approved in 2016 that include components that are no longer valid based on the proposed site plan changes as well as assumptions regarding the use of the City's Park & Ride which have proven to be inaccurate. Several of the proposed modifications are also intended to provide a measure of overall flexibility into this document which would allow it to better facilitate quality development over time as this project area evolves.

Modify Approved Conditions of Approval: Much like the current SGCP, the approved Conditions of Approval were crafted in 2016 using a set of assumptions which have evolved over time due to better understanding of the development potential of the private and public portions of the overall site. These changes are not meant to dilute or recuse the project from the intent of the original conditions, rather they reflect the need to break the overall development into phases and, in doing so, defer the requirements to modify the existing transit improvements.

In closing, the Sycamore Station Project is now anticipated to be developed in at least ~~three~~ two phases with the privately-held parcels leading the way while the publicly-held park & ride and bus transit improvements remaining as-is for the foreseeable future but will eventually be developed in accordance with the approved SGCP and Design Guidelines. The actions associated with this request are meant to facilitate this phased development approach while maintaining the vision and quality standards included in the original SGCP. The Design Guidelines will be subsequently modified in a separate process to conform to the amended SGCP, such process will kick-off immediately following approval of the Preliminary Development Plan and SGCP modifications.

Citizen Participation Plan for Sycamore Station – Preliminary Site Plan Modification

REVISED

Date : December 9, 2019

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for an amendment for to the Preliminary Site Plan for the Sycamore Station Project. This request is to change the building forms and orientation depicted on the Sycamore Station Preliminary Site Plan on a 4-acre parcel located west of the northwest corner of Main Street and Sycamore Street. All other aspects of the Sycamore Station Preliminary Site Plan and associated Smart Growth Community Plan remain unchanged. This Citizen Participation Plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Neil Calfee, Miravista Holdings
502 South College Avenue, Suite 311
Tempe, Arizona 85281

Pre-application Meeting: There was no formal pre-application meeting held between City Staff and Miravista Holdings, rather on-going discussions between the parties have determined that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted regarding the Preliminary Site Plan modification request.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development may have on members of the community.

1. A contact list will be developed for citizens and agencies in this area including:
 - a. All registered neighborhood associations within one mile of project.
 - b. Homeowners Associations within one half mile of the project.
 - c. Interested neighbors – focused on 1,000 feet from site but may include more
 - d. Mesa Public School District in writing, with copies to the Webster Elementary School, who may be affected by this application.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a neighborhood meeting to be held at the Webster Recreation Center at a date to be determined prior to the Planning and Zoning Hearing Date.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

Preliminary Schedule:

Formal Submittal – October 10, 2019

Notifications Sent – on or about December 26, 2019

Neighborhood Meeting – on or about January 13, 2020

Submittal of Citizen Participation Report and Notification Materials – on or about January 20, 2020

Planning and Zoning Board Hearing – February 12, 2020

Date: April 13, 2021

To: Cassidy Welch, Planner II

From: Neil Calfee

Subject: Sycamore Station SGCP Update Citizen Participation Report

The process to revise the Sycamore Station Smart Growth Community Plan (the “SGCP”) has been underway nearly three years with a year-long hiatus in 2020 due to Covid. As the proposed revisions to the SGCP are largely technical it was determined that the community outreach would strive to inform the public about the changes but did not necessitate the level of engagement which occurred when the original SGCP was submitted for approval.

As part of the process to revise the SGCP, Miravista participated in numerous formal and informal meetings with individuals and groups who are interested in the progress of development on this site. Informal meetings include stakeholders within the Asian Business District, the Principal and Webster School and adjacent property owners. Formal meetings were held (pre-Covid) with the following groups:

- Mesa Grande Meeting – August 28, 2019
- RAIL Walking Tour - December 2019
- RAIL Meeting - January 22, 2020

The proposed updates to the SGCP were presented to these groups and it was emphasized that the changes were largely technical in nature and that the overall development would be happening in phases due to the inability to develop the City’s property in the foreseeable future. The feedback from all parties, informal and formal meeting, was overwhelmingly positive – it is fair to say that given the decades of inactivity at this site the community is supportive of development and wants to see something happen in the near term. The concerns shared involved the impression that residential density at this site would negatively impact the adjoining elementary school (a view not shared by the principal) and that the proposed projects would not include any affordable housing (affordable housing was not included in this overall plan at the direction of the City).

In summary, Miravista has continued to engage with the community and interested stakeholders throughout the SGCP revision process and has received strong community support for this effort and mandate to get something started sooner rather than later.

The outreach process and parameters included direct mailings to residents and property owners within 1,000 feet of the project site as well as to all registered Homeowners and Neighborhood Associations within 1-mile of the project site, a copy of the notification letter is included as **Attachment 1**. The mailing list for the residents/property owners was provided by Lawyers Title Company and the list for the Homeowners and Neighborhood Associations was provided by City of Mesa Neighborhood Outreach Office – a copy of both lists are included as **Attachment 2** to

this report for reference. Webster Elementary was also contacted in writing, whereby the school's principal requested further correspondence be directed to Mesa Public Schools' District Office.

Any additional comments or questions that are received as part of the public notification process prior to the Planning and Zoning hearing will be promptly addressed and forwarded to the City ahead of the hearing.

Feel free to reach out with any questions or if additional information is needed, I can be reached at (480) 296-3998 or ncalfee@miravistaholdings.com.

Attachment 1

Notification Letter

April 13, 2021

Dear Neighbor, Registered Neighborhood Association, or Homeowners Association

In 2016, the City of Mesa approved the Smart Growth Community Plan ("SGCP") to allow for a *Sycamore Station*, a mixed-use development located on an "L" shaped 20 acre property at the northeast corner of Dobson Road and Main Street. The *Sycamore Station* SGCP is intended to create and reinforce walkable urban environments with a mix of housing, commercial and retail, office, and/or other service uses within a walkable and transit-oriented environment. Miravista Holdings has submitted application no. #ZON19-00832 to modify the *Sycamore Station* SGCP, including technical "clean-ups" to allow for the development of this mixed-use transit-oriented development.

This letter is being sent to all property owners within 500-feet and Homeowners Associations within ½-mile of the subject property at the request of the City of Mesa Planning Division. You can view and download the proposed modifications to the *Sycamore Station* SGCP at <https://www.miravistaholdings.com/sycamore-station/>.

This application has been scheduled for consideration by the Mesa Planning & Zoning Board at a Virtual Meeting on April 28, 2021 at 4:00 p.m. Because of the current public health emergency, the City Council Chambers is closed for Planning & Zoning Board 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 Planning & Zoning 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 this property in the interim, please forward this correspondence to the new owner.

If you have any questions regarding this proposal, please call me at **(480) 378-2890** or e-mail me at **ncalfee@miravistaholdings.com**.

Sincerely,

Neil Calfee

Neil Calfee
Miravista Holdings

Attachment 2

Mailing List

Field1	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
Neighbor	1801 AVENUE OF THE STARS 935	LOS ANGELES	CA	90067
Neighbor	P O BOX 209221	AUSTIN	TX	78720
Neighbor	2120 E SIXTH ST STE 16	TEMPE	AZ	85281
Neighbor	1959 W NORTHWEST HWY	DALLAS	TX	75220
Neighbor	PO BOX 614	BEVERLY HILLS	CA	90213
Neighbor	300 CHUBB AVE	LYNDHURST	NJ	7071
Neighbor	3731 TIBBETS STREET STE 12	RIVERSIDE	CA	92506
Neighbor	20225 N SCOTTSDALE RD	SCOTTSDALE	AZ	85255
Neighbor	2165 E BROADMOR DR	TEMPE	AZ	85282
Neighbor	2112 W 2ND ST	MESA	AZ	85201
Neighbor	2104 W 2ND ST	MESA	AZ	85201
Neighbor	7609 E SANDS DR	SCOTTSDALE	AZ	85255
Neighbor	2056 W 2ND ST	MESA	AZ	85201
Neighbor	2050 W 2ND ST	MESA	AZ	85201
Neighbor	2042 W 2ND ST	MESA	AZ	85201
Neighbor	2028 W 2ND ST	MESA	AZ	85201
Neighbor	2022 W 2ND ST	MESA	AZ	85201
Neighbor	214 N DOBSON RD	MESA	AZ	85201
Neighbor	637 W KILAREA AVE	MESA	AZ	85210
Neighbor	2021 W 2ND ST	MESA	AZ	85201
Neighbor	2027 W 2ND ST	MESA	AZ	85203
Neighbor	2035 W 2ND ST	MESA	AZ	85201
Neighbor	2041 W 2ND ST	MESA	AZ	85201
Neighbor	2049 W 2ND ST	MESA	AZ	85201
Neighbor	2055 W 2ND ST	MESA	AZ	85201
Neighbor	2063 W 2ND ST	MESA	AZ	85201
Neighbor	2103 W 2ND ST	MESA	AZ	85201
Neighbor	PO BOX 5363	MESA	AZ	85211
Neighbor	2117 W 2ND ST	MESA	AZ	85201
Neighbor	1344 S NASSAU AVE	MESA	AZ	85206
Neighbor	1407 W 7TH PL	TEMPE	AZ	85281
Neighbor	2021 W 2ND PL	MESA	AZ	85201
Neighbor	2023 W 2ND PL	MESA	AZ	85201
Neighbor	2025 W 2ND PL	MESA	AZ	85201
Neighbor	2027 W 2ND PL	MESA	AZ	85201
Neighbor	2031 W 2ND PL	MESA	AZ	85201
Neighbor	2037 W 2ND PL	MESA	AZ	85201
Neighbor	2043 W 2ND PL	MESA	AZ	85201
Neighbor	2047 W 2ND PL	MESA	AZ	85201
Neighbor	2023 E UNIVERSITY 3	TEMPE	AZ	85281
Neighbor	2061 W 2ND PL	MESA	AZ	85210
Neighbor	2062 W 2ND PL	MESA	AZ	85201
Neighbor	2054 W 2ND PL	MESA	AZ	85201
Neighbor	2046 W 2ND PLACE	MESA	AZ	85201
Neighbor	2038 W 2ND PL	MESA	AZ	85201
Neighbor	2039 W 3RD ST	MESA	AZ	85201
Neighbor	2047 W 3RD STREET	MESA	AZ	85201
Neighbor	1000 OCEAN BLVD SUITE 416	E LONG BEACH	CA	90802

Neighbor	181 MOUNT BLUE ST	NORWELL	MA	02061
Neighbor	189 LONGMEADOW DR	LOS GATOS	CA	95032
Neighbor	673 E FLINT ST	CHANDLER	AZ	85225
Neighbor	45 N SANTA ANNA	MESA	AZ	85201
Neighbor	2601 E THOMAS RD SUITE 110	PHOENIX	AZ	85016
Neighbor	53 N SANTA ANNA ST	MESA	AZ	85201
Neighbor	55 N SANTA ANA	MESA	AZ	85201
Neighbor	2066 W MAIN ST	MESA	AZ	85201
Neighbor	33 N SANTA BARBARA	MESA	AZ	85201
Neighbor	39 N SANTA BARBARA	MESA	AZ	85201
Neighbor	23590 S 202ND ST	QUEEN CREEK	AZ	85142
Neighbor	49 N SANTA BARBARA	MESA	AZ	85201
Neighbor	2233 S SPRINGWOOD BLVD	MESA	AZ	85209
Neighbor	65 N SANTA BARBARA	MESA	AZ	85201
Neighbor	18 W PALMCROFT DR	TEMPE	AZ	85282
Neighbor	2013 W 1ST ST	MESA	AZ	85201
Neighbor	2021 W 1ST ST	MESA	AZ	85201
Neighbor	2027 W 1ST ST	MESA	AZ	85201
Neighbor	2035 W 1ST ST	MESA	AZ	85201
Neighbor	2041 W 1ST ST	MESA	AZ	85201
Neighbor	1858 E SOUTHERN AVE	TEMPE	AZ	85282
Neighbor	2057 W 1ST ST	MESA	AZ	85201
Neighbor	1730 W PEPPER PL	MESA	AZ	85201
Neighbor	2103 W 1ST ST	MESA	AZ	85201
Neighbor	2312 W LINDNER AVE	MESA	AZ	85202
Neighbor	2117 W 1ST ST	MESA	AZ	85201
Neighbor	2120 W 1ST ST	MESA	AZ	85201
Neighbor	2112 W 1ST ST	MESA	AZ	85201
Neighbor	2106 W 1ST ST	MESA	AZ	85201
Neighbor	2875 E CHERRY HILLS DR	CHANDLER	AZ	85249
Neighbor	2058 W 1ST ST	MESA	AZ	85201
Neighbor	2052 W 1ST ST	MESA	AZ	85201
Neighbor	2044 W 1ST ST	MESA	AZ	85201
Neighbor	8760 ARBOR ST	GILROY	CA	95020
Neighbor	2030 W 1ST ST	MESA	AZ	85201
Neighbor	2022 W 1ST ST	MESA	AZ	85201
Neighbor	2016 W 1ST ST	MESA	AZ	85201
Neighbor	19617 N 43RD AVE	GLENDALE	AZ	85308
Neighbor	2122 W 1ST PL	MESA	AZ	85201
Neighbor	2114 W FIRST PL	MESA	AZ	85201
Neighbor	2108 W 1ST PL	MESA	AZ	85201
Neighbor	2064 W 1ST PL	MESA	AZ	85201
Neighbor	2056 W 1ST PL	MESA	AZ	85201
Neighbor	2050 W 1ST PL	MESA	AZ	85201
Neighbor	2042 W 1ST PL	MESA	AZ	85201
Neighbor	2036 W 1ST PL	MESA	AZ	85201
Neighbor	PO BOX 2129	MESA	AZ	85214
Neighbor	2024 W 1ST PL	MESA	AZ	85201
Neighbor	2010 W 1ST PL	MESA	AZ	85201

Neighbor	2011 W 1ST PL	MESA	AZ	85201
Neighbor	2017 W 1ST PL	MESA	AZ	85201
Neighbor	2023 W 1ST PL	MESA	AZ	85201
Neighbor	2029 W 1ST PL	MESA	AZ	85201
Neighbor	2037 W 1ST PL	MESA	AZ	85201
Neighbor	2043 W 1ST PL	MESA	AZ	85201
Neighbor	2049 W 1ST PL	MESA	AZ	85201
Neighbor	2055 W 1ST PL	MESA	AZ	85201
Neighbor	2065 W 1ST PL	MESA	AZ	85201
Neighbor	2137 W 1ST PL	MESA	AZ	85201
Neighbor	2328 E LOCKWOOD ST	MESA	AZ	85201
Neighbor	2121 W 1ST PL	MESA	AZ	85201
Neighbor	938 W 10TH ST	MESA	AZ	85201
Neighbor	549 N STAPLEY DR	MESA	AZ	85203
Neighbor	1826 N SUNDIAL RD	MESA	AZ	85205
Neighbor	PO BOX 1466	MESA	AZ	85211
Neighbor	302 N SYCAMORE UNIT 1	MESA	AZ	85201
Neighbor	302 N SYCAMORE ST #2	MESA	AZ	85201
Neighbor	2942 E JASMINE ST	MESA	AZ	85213
Neighbor	302 N SYCAMORE UNIT 4	MESA	AZ	85201
Neighbor	302 N SYCAMORE UNIT 6	MESA	AZ	85201
Neighbor	302 N SYCAMORE 7	MESA	AZ	85201
Neighbor	302 N SYCAMORE UNIT 8	MESA	AZ	85201
Neighbor	302 N SYCAMORE ST UNIT 9	MESA	AZ	85201
Neighbor	302 N SYCAMORE UNIT 10	MESA	AZ	85201
Neighbor	302 N SYCAMORE UNIT 11	MESA	AZ	85201
Neighbor	302 N SYCAMORE UNIT 12	MESA	AZ	85201
Neighbor	302 N SYCAMORE UNIT 13	MESA	AZ	85201
Neighbor	302 N SYCAMORE UNIT 14	MESA	AZ	85201
Neighbor	302 N SYCAMORE UNIT 15	MESA	AZ	85201
Neighbor	302 N SYCAMORE UNIT 16	MESA	AZ	85201
Neighbor	1169 E GOLDCREST ST	GILBERT	AZ	85297
Neighbor	PO BOX 2185	PETRIFIED FOREST	AZ	86028
Neighbor	20165 RICKY LN	SPRINGDALE	AR	72764
Neighbor	302 N SYCAMORE NO 20	MESA	AZ	85201
Neighbor	302 N SYCAMORE DR NO 21	MESA	AZ	85201
Neighbor	302 N SYCAMORE UNIT 22	MESA	AZ	85201
Neighbor	302 N SYCAMORE ST #23	MESA	AZ	85201
Neighbor	302 N SYCAMORE APT 24	MESA	AZ	85201
Neighbor	5306 SEA GRAPE CIR	TAMARAC	FL	33319
Neighbor	3232 PINE LAKE RD	ORCHARD LAKE	MI	48324
Neighbor	302 N SYCAMORE UNIT 27	MESA	AZ	85201
Neighbor	302 N SYCAMORE UNIT 28	MESA	AZ	85201
Neighbor	1454 N ORLANDO	MESA	AZ	85205
Neighbor	4742 N 24TH ST STE 325	PHOENIX	AZ	85016
Neighbor	500 N 56TH ST STE 18	CHANDLER	AZ	85226
Neighbor	695 ROUTE 46 210	FAIRFIELD	NJ	7004
Neighbor	1591 WANDERING DR	MONTEREY PARK	CA	91754
Neighbor	2207 W MAIN ST LOT 29	MESA	AZ	85201

Neighbor	319 N DOBSON	MESA	AZ	85201
Neighbor	901 S GUNSMOKE DR	DEWEY	AZ	86327
Neighbor	1656 N TREVOR	MESA	AZ	85201
Neighbor	263 N DOBBSON RD	MESA	AZ	85201
Neighbor	1960 W 2ND PL	MESA	AZ	85201
Neighbor	1954 W 2ND PL	MESA	AZ	85201
Neighbor	1948 W 2ND PL	MESA	AZ	85201
Neighbor	302 N IRONWOOD	MESA	AZ	85201
Neighbor	304 N IRONWOOD ST	MESA	AZ	85201
Neighbor	308 N IRONWOOD	MESA	AZ	85201
Neighbor	316 N IRONWOOD	MESA	AZ	85201
Neighbor	324 N IRONWOOD ST	MESA	AZ	85201
Neighbor	328 N IRONWOOD	MESA	AZ	85201
Neighbor	316 N CHOLLA ST	MESA	AZ	85201
Neighbor	324 N CHOLLA ST	MESA	AZ	85201
Neighbor	1849 W 3RD PL	MESA	AZ	85201
Neighbor	1859 W 3RD PLACE	MESA	AZ	85201
Neighbor	1865 W 3RD PL	MESA	AZ	85201
Neighbor	1903 W 3RD PL	MESA	AZ	85201
Neighbor	1907 W 3RD PL	MESA	AZ	85201
Neighbor	1917 W 3RD PL	MESA	AZ	85201
Neighbor	PO BOX 971	GILBERT	MN	55741
Neighbor	3951 N CAMATION LN	AVONDALE	AZ	85392
Neighbor	317 N IRONWOOD DR	MESA	AZ	85201
Neighbor	1914 W 3RD ST	MESA	AZ	85201
Neighbor	1908 W 3RD ST	MESA	AZ	85201
Neighbor	1904 W 3RD ST	MESA	AZ	85201
Neighbor	1864 W 3RD ST	MESA	AZ	85201
Neighbor	1863 W 3RD ST	MESA	AZ	85201
Neighbor	1901 W 3RD ST	MESA	AZ	85201
Neighbor	1909 W 3RD ST	MESA	AZ	85201
Neighbor	1915 W 3RD ST	MESA	AZ	85201
Neighbor	1921 W 3RD ST	MESA	AZ	85201
Neighbor	1929 W 3RD ST	MESA	AZ	85201
Neighbor	2932 E FRIESS DR	PHOENIX	AZ	85032
Neighbor	16318 E EMERALD DR	FOUNTAIN HILLS	AZ	85268
Neighbor	1928 W 2ND PL	MESA	AZ	85201
Neighbor	1922 W 2ND PL	MESA	AZ	85201
Neighbor	1914 W 2ND PL	MESA	AZ	85201
Neighbor	1908 W 2ND PL	MESA	AZ	85201
Neighbor	1902 W 2ND PL	MESA	AZ	85201
Neighbor	1856 W 2ND PL	MESA	AZ	85201
Neighbor	2031 E NORCROFT ST	MESA	AZ	85213
Neighbor	3100 S RUAL RD	TEMPE	AZ	85282
Neighbor	255 N CHOLLA	MESA	AZ	85201
Neighbor	1409 N BEL AIR DR	MESA	AZ	85201
Neighbor	301 N CHOLLA	MESA	AZ	85201
Neighbor	307 N CHOLLA	MESA	AZ	85201
Neighbor	315 N CHOLLA	MESA	AZ	85201

Neighbor	1839 W 3RD PL	MESA	AZ	85201
Neighbor	1831 W 3RD PL	MESA	AZ	85201
Neighbor	1825 W 3RD PL	MESA	AZ	85201
Neighbor	1901 W 2ND ST	MESA	AZ	85201
Neighbor	10632 N SCOTTSDALE RD SUITE 504	SCOTTSDALE	AZ	85254
Neighbor	38 TUDOR RD	HICKSVILLE	NY	11801
Neighbor	704 N ALMA SCHOOL RD	MESA	AZ	85201
Neighbor	1913 W 2ND ST	MESA	AZ	85201
Neighbor	1917 W 2ND ST	MESA	AZ	85201
Neighbor	1925 W 2ND ST	MESA	AZ	85201
Neighbor	1746 E PRIMERA DR	CASA GRANDE	AZ	85122
Neighbor	1937 W 2ND ST	MESA	AZ	85201
Neighbor	1943 W 2ND ST	MESA	AZ	85201
Neighbor	1949 W 2ND ST	MESA	AZ	85201
Neighbor	1955 W 2ND ST	MESA	AZ	85201
Neighbor	20 E MAIN ST STE 650	MESA	AZ	85211
Neighbor	1950 W 2ND ST	MESA	AZ	85201
Neighbor	1342 E GRANDVIEW	MESA	AZ	85203
Neighbor	PO BOX 40216	MESA	AZ	85274
Neighbor	6932 E CONTINENTAL DR	SCOTTSDALE	AZ	85257
Neighbor	120 S RIVERSIDE PLAZA SUITE 2000	CHICAGO	IL	60606
Neighbor	PO BOX 41236	MESA	AZ	85274
Neighbor	1919 W 2N PL	MESA	AZ	85201
Neighbor	1925 W 2ND PL	MESA	AZ	85201
Neighbor	1931 W 2ND PL	MESA	AZ	85201
Neighbor	1937 W 2ND PL	MESA	AZ	85201
Neighbor	1943 W 2ND PL	MESA	AZ	85201
Neighbor	1949 W SECOND PL	MESA	AZ	85201
Neighbor	1762 W 2ND ST	MESA	AZ	85201
Neighbor	1746 W 2ND ST	MESA	AZ	85201
Neighbor	14022 S 131ST	GILBERT	AZ	85233
Neighbor	1732 W 2ND ST	MESA	AZ	85201
Neighbor	1724 W 2ND ST	MESA	AZ	85201
Neighbor	1718 W 2ND ST	MESA	AZ	85201
Neighbor	812 N JAMAICA WAY	GILBERT	AZ	85234
Neighbor	P O BOX 929	MESA	AZ	85211
Neighbor	1666 W 2ND ST	MESA	AZ	85201
Neighbor	1651 W 2ND ST	MESA	AZ	85201
Neighbor	1657 W 2ND ST	MESA	AZ	85201
Neighbor	1665 W 2ND ST	MESA	AZ	85201
Neighbor	1703 W 2ND ST	MESA	AZ	85201
Neighbor	1711 W 2ND ST	MESA	AZ	85201
Neighbor	1717 W 2ND ST	MESA	AZ	85201
Neighbor	926 W VAUGHN ST	TEMPE	AZ	85283
Neighbor	1733 W 2ND ST	MESA	AZ	85201
Neighbor	1739 W 2ND ST	MESA	AZ	85201
Neighbor	1747 W 2ND ST	MESA	AZ	85201
Neighbor	1753 W 2ND ST	MESA	AZ	85201
Neighbor	1763 W 2ND ST	MESA	AZ	85201

Neighbor	1756 W ARGON ST	MESA	AZ	85201
Neighbor	1746 W ARGON ST	MESA	AZ	85201
Neighbor	1742 W ARGON ST	MESA	AZ	85201
Neighbor	PO BOX 5006	SAN LUIS	AZ	85349
Neighbor	1728 W ARGON ST	MESA	AZ	85201
Neighbor	1720 W ARGON ST	MESA	AZ	85201
Neighbor	1710 W ARGON ST	MESA	AZ	85201
Neighbor	1706 W ARGON ST	MESA	AZ	85201
Neighbor	16074 N 78TH ST STE B104	SCOTTSDALE	AZ	85260
Neighbor	1658 W ARGON ST	MESA	AZ	85201
Neighbor	1650 W ARGON ST	MESA	AZ	85201
Neighbor	1747 W BELFAST ST	MESA	AZ	85201
Neighbor	1755 W BELFAST ST	MESA	AZ	85201
Neighbor	1759 W BELFAST ST	MESA	AZ	85201
Neighbor	1762 W BENTLEY ST	MESA	AZ	85201
Neighbor	2425 W CANYON ST	APACHE JUNCTION	AZ	85120
Neighbor	1746 W BENTLEY	MESA	AZ	85201
Neighbor	1740 W BENTLEY ST	MESA	AZ	85201
Neighbor	1734 W BENTLEY ST	MESA	AZ	85201
Neighbor	1728 W BENTLEY ST	MESA	AZ	85201
Neighbor	1724 W BENTLEY ST	MESA	AZ	85201
Neighbor	1701 W BENTLEY ST	MESA	AZ	85201
Neighbor	1707 W BENTLEY ST	MESA	AZ	85201
Neighbor	1713 W BENTLEY ST	MESA	AZ	85201
Neighbor	1723 W BENTLEY ST	MESA	AZ	85201
Neighbor	802 W REDFIELD RD	TEMPE	AZ	85282
Neighbor	1733 W BENTLEY ST	MESA	AZ	85201
Neighbor	2473 S HIGLEY RD STE 104	GILEBRT	AZ	85295
Neighbor	3046 E HALE ST	MESA	AZ	85213
Neighbor	1753 W BENTLEY ST	MESA	AZ	85201
Neighbor	1761 W BENTLEY	MESA	AZ	85201
Neighbor	1653 W ARGON ST	MESA	AZ	85201
Neighbor	1659 W ARGON ST	MESA	AZ	85201
Neighbor	7219 W MONTECITO AVE	PHOENIX	AZ	85033
Neighbor	2047 E MONONA DR	PHOENIX	AZ	85024
Neighbor	1713 W ARAGON ST	MESA	AZ	85201
Neighbor	1721 W ARGON ST	MESA	AZ	85201
Neighbor	447 W SUNSET CIR	MESA	AZ	85201
Neighbor	1735 W ARGON	MESA	AZ	85201
Neighbor	1743 W ARGON ST	MESA	AZ	85201
Neighbor	553 N ORANGE ST	MESA	AZ	85201
Neighbor	1757 W ARGON ST	MESA	AZ	85201
Neighbor	1763 W ARGON ST	MESA	AZ	85201
Neighbor	1760 W AUBURN ST	MESA	AZ	85201
Neighbor	PO BOX 20216	MESA	AZ	85277
Neighbor	1748 W AUBURN ST	MESA	AZ	85201
Neighbor	1740 W AUBURN ST	MESA	AZ	85201
Neighbor	1734 W AUBURN ST	MESA	AZ	85201
Neighbor	1726 W AUBURN ST	MESA	AZ	85201

Neighbor	8025 E MCDOWELL	MESA	AZ	85207
Neighbor	1712 W AUBURN	MESA	AZ	85201
Neighbor	1704 W AUBURN ST	MESA	AZ	85201
Neighbor	1660 W AUBURN	MESA	AZ	85201
Neighbor	1652 W AUBURN ST	MESA	AZ	85201
Neighbor	1646 W AUBURN	MESA	AZ	85201
Neighbor	1643 W AUBURN ST	MESA	AZ	85201
Neighbor	1651 W AUBURN	MESA	AZ	85201
Neighbor	1657 W AUBURN ST	MESA	AZ	85201
Neighbor	1665 W AUBURN ST	MESA	AZ	85201
Neighbor	1703 W AUBURN ST	MESA	AZ	85201
Neighbor	1511 N SINOVA	MESA	AZ	85205
Neighbor	1719 W AUBURN ST	MESA	AZ	85201
Neighbor	4505 S WASATCH BLVD STE 120	SALT LAKE CITY	UT	84124
Neighbor	1733 W AUBURN ST	MESA	AZ	85201
Neighbor	1741 W AUBURN ST	MESA	AZ	85201
Neighbor	1747 W AUBURN ST	MESA	AZ	85201
Neighbor	1755 W AUBURN ST	MESA	AZ	85201
Neighbor	1761 W AUBURN ST	MESA	AZ	85201
Neighbor	127 N SYCAMORE ST	MESA	AZ	85201
Neighbor	7000 N 16TH ST STE 120-308	PHOENIX	AZ	85020
Neighbor	113 N SYCAMORE	MESA	AZ	85201
Neighbor	1428 W ESCARPA ST	MESA	AZ	85201
Neighbor	106 N FLINT ST	MESA	AZ	85201
Neighbor	114 N FLINT CIR	MESA	AZ	85201
Neighbor	118 N FLINT CIR	MESA	AZ	85201
Neighbor	121 N FLINT CIR	MESA	AZ	85201
Neighbor	119 N FLINT CIR	MESA	AZ	85201
Neighbor	4242 E ELMWOOD ST	MESA	AZ	85205
Neighbor	105 N FLINT CIR	MESA	AZ	85201
Neighbor	1791 E DEL RIO ST	GILBERT	AZ	85295
Neighbor	110 N JADE CIR	MESA	AZ	85201
Neighbor	116 N JADE CIR	MESA	AZ	85201
Neighbor	7640 S POWER RD NO 1155	GILBERT	AZ	85297
Neighbor	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255
Neighbor	107 N JADE CIR	MESA	AZ	85201
Neighbor	49 COOLIDGE ST	EVERETT	MA	2149
Neighbor	1654 W ALCOTT	MESA	AZ	85201
Neighbor	1648 W ALCOTT ST	MESA	AZ	85201
Neighbor	1649 W ALCOTT ST	MESA	AZ	85201
Neighbor	6407 E CAMBRIDGE AVE	SCOTTSDALE	AZ	85257
Neighbor	1663 W ALCOTT ST	MESA	AZ	85201
Neighbor	PO BOX 97305	PHOENIX	AZ	85060
Neighbor	1707 W ALCOTT	MESA	AZ	85201
Neighbor	2345 W DIXON LN	QUEEN CREEK	AZ	85142
Neighbor	1721 W ALCOTT ST	MESA	AZ	85201
Neighbor	1729 W ALCOTT ST	MESA	AZ	85201
Neighbor	1735 W ALCOTT ST	MESA	AZ	85201
Neighbor	2150 E GERMANN RD STE 1	CHANDLER	AZ	85286

Neighbor	PO BOX 82132	PHOENIX	AZ	85071
Neighbor	1755 W ALCOTT ST	MESA	AZ	85201
Neighbor	815 E WARNER RD STE 102	CHANDLER	AZ	85225
Neighbor	1646 W PEPPER PL	MESA	AZ	85201
Neighbor	1652 W PEPPER PL	MESA	AZ	85201
Neighbor	1660 W PEPPER	MESA	AZ	85201
Neighbor	1666 W PEPPER PL	MESA	AZ	85201
Neighbor	751 N SANTA ANNA	MESA	AZ	85201
Neighbor	1716 W PEPPER PL	MESA	AZ	85201
Neighbor	1724 W PEPPER PL	MESA	AZ	85201
Neighbor	2070 W 6TH ST	BROOKLYN	NY	11223
Neighbor	1736 W PEPPER PL	MESA	AZ	85201
Neighbor	1742 W PEPPER PL	MESA	AZ	85201
Neighbor	1750 W PEPPER PL	MESA	AZ	85201
Neighbor	1850 PARKWAY PL STE 900	MARIETTA	GA	30067
Neighbor	1763 W PEPPER PL	MESA	AZ	85201
Neighbor	1757 W PEPPER PL	MESA	AZ	85201
Neighbor	1751 W PEPPER	MESA	AZ	85201
Neighbor	1743 W PEPPER PL	MESA	AZ	85201
Neighbor	1737 W PEPPER PL	MESA	AZ	85201
Neighbor	1731 W PEPPER PL	MESA	AZ	85201
Neighbor	1725 W PEPPER PL	MESA	AZ	85201
Neighbor	1717 W PEPPER PL	MESA	AZ	85201
Neighbor	1711 W PEPPER PL	MESA	AZ	85201
Neighbor	61 N STANDAGE RD	MESA	AZ	85201
Neighbor	1661 W PEPPER PL	MESA	AZ	85201
Neighbor	2422 E KESLER LN	CHANDLER	AZ	85225
Neighbor	1647 W PEPPER PL	MESA	AZ	85201
Neighbor	3557 E SIERRA MADRE AVE	GILBERT	AZ	85296
Neighbor	1124 E ARTESIAN WAY	GILBERT	AZ	85234
Neighbor	27328 SPECTRUM WY	CONROE	TX	77385
Neighbor	PO BOX 8449	SCOTTSDALE	AZ	85257

Homeowner's Associations

HOA Name	Contact Name	Address1	Address 2	
Citrus View Condominiums	REX MILLER	1137 N 94TH ST	MESA, AZ 85207	
Cottage Grove Estates	AUDRA PEREZ	1839 S ALMA SCHOOL RD #150	MESA, AZ 85210	
Del Camino Villas	KEVIN TETU	4645 EAST COTTON GIN LOOP	PHOENIX, AZ 85040	
Eastwood Park Condominiums	RICHARD WILSON c/o TRESTLE MANAGEMENT GROUP	450 N DOBSON RD #201	MESA, AZ, 85201	
Eastbrook Townhouses	GREGORY LORDS c/o GOLDEN VALLEY PROPERTY MANAGEMENT	608 E MISSOURI AVE #100	PHOENIX, AZ 85012	
Mateo Villa Condominiums	KERRY GULSETH	1209 E. LAGUNA DR	TEMPE, AZ 85282	
Sarkis East Townhomes	MATTHEW BRAUN c/o COLBY MANAGEMENT, INC.	17220 N BOSWELL BLVD #140	SUN CITY, AZ 85373	

Registered Neighborhoods and City of Mesa										
Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip
Harrison Acres	Walter	Zimmerman	1042 E		3rd	St		Mesa	AZ	85203
Sherwood	Becky	Hermosillo	1349 E		Pepper	Pl		Mesa	AZ	85203
Fraser Fields	Alice	Skinner	235 N		Fraser E.	Dr		Mesa	AZ	85203
Cottage Grove Estates	Ray	Poserina	125 N		22nd	Pl	111	Mesa	AZ	85213
Fraser Fields	Vera	Martin	225 N		Fraser East	Dr		Mesa	AZ	85203
Fraser Fields	Doug	Davis	35 N		Fraser	Dr		Mesa	AZ	85203
Fraser Fields	Susan	Schuller	328 N		Fraser	Dr		Mesa	AZ	85203
Sherwood	Yancy	Everhart	1334 E		1st	Pl		Mesa	AZ	85203
Sherwood	Dick	Delci	1233 E		1st	Pl		Mesa	AZ	85203
Hawthorne	Sandra	Munsch	1347 E		Dover	St		Mesa	AZ	85203
Reed Park Neighborhood	Jeannie	Schmidt	1955 E		7th	Ave		Mesa	AZ	85204
Reed Park Neighborhood	Harley	Gilpin	427 S		Ridge			Mesa	AZ	85204
Reed Park Neighborhood	AJ	Moore	443 S		Ridge			Mesa	AZ	85204
Reed Park Neighborhood	Cecil	Conrad	516 S		Ridge			Mesa	AZ	85204
Randall Heights	Brandon	Robshaw	120 N		Hunt	Dr	West	Mesa	AZ	85203
Mesa Mobile Home Estates III	James	Santa	325 S		Winterhavi			Mesa	AZ	85204
Ellsworth Park	Liz	Hawkes	307 S		Solomon			Mesa	AZ	85204
Doran Circle	Lee	Noblitt	61 S		Doran			Mesa	AZ	85204
2nd Ave & Company Neighbors	Donna	Mitchell	1403 E		2nd	Ave		Mesa	AZ	85204
2nd Ave & Company Neighbors	Laurie	Bodek	1425 E		2nd	Ave		Mesa	AZ	85204
2nd Ave & Company Neighbors	Melissa	Crandall	149 S		Lazona	Dr		Mesa	AZ	85204
2nd Ave & Company Neighbors	Sylvia	Barrias	328 S		Lazona			Mesa	AZ	85210
Reed Park Neighborhood	Marnita	Hill	1948 E		2nd	Ave		Mesa	AZ	85204
Fuller Ranch	Robin	Brown	2348 E		Catalina	Ave		Mesa	AZ	85204
Fuller Ranch	Kaleigh	Brown	2242 E		Dragoon	Ave		Mesa	AZ	85204
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
Fraser Fields	Amy	Osowski	675 E		1st	Pl		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
Casa de Sol	Bonnie	Holloman	2101 E		Alpine	Cir		Mesa	AZ	85204
Eastbrook/Stratford Place	Shannon	Boysen	2301 E		University		375	Mesa	AZ	85213
Fraser Fields	Cymany	Skouson	125 N		Fraser East	Dr		Mesa	AZ	85203
Fuller Ranch	Mary	Boyd	2263 E		Carmel	Ave		Mesa	AZ	85204
Fuller Ranch	Wendy	Jordan	2361 E		Dolphin	Ave		Mesa	AZ	85204
Ellsworth Park	Mark	Noble	126 S		Spencer			Mesa	AZ	85204
Solomon Square (frmly Community Fiesta)	Anne	Spaulding	918 E		7th	Dr		Mesa	AZ	85204
Casa de Sol	Carmen	Newman	2345 E		Birchwood			Mesa	AZ	85204
Solomon Square (frmly Community Fiesta)	Gary	Graham	923 E		7th	Ave		Mesa	AZ	85204
2nd Ave & Company Neighbors	Rosa	Chupina	1340 E		Jarvis			Mesa	AZ	85204
Ellsworth Park	Michael	Jones	49 S		Miller			Mesa	AZ	85204
Ellsworth Park	Jake	Brown	712 E		3rd	Ave		Mesa	AZ	85204
Hawthorne	Allison	Ellsworth	1571 E		Dover	Cir		Mesa	AZ	85203
Hawthorne	Tom	Moore	654 N		Hall			Mesa	AZ	85203
Doran Circle	Jane	Cartwright						Mesa	AZ	
2nd Ave & Company Neighbors	Michelle	Westenfield	1527 E		Mahoney			Mesa	AZ	85210
Deserama Home Community L.L.C.	Sheila	Johnson	51 W		Mclellan	Road		Mesa	AZ	85201
Deserama Home Community L.L.C.	Bianca	Madriaga						Mesa	AZ	
Imperial Broadmoor	Mindy	Willert	2600 E		Allred	Ave	Lot E-65	Mesa	AZ	85204
Imperial Broadmoor	Cindy	Bivens-Shea	2601 E		Allred	Ave	Lot Br 21	Mesa	AZ	85204

ADDENDUM TO CITIZEN PARTICIPATION REPORT
ZON19-00832—SYCAMORE STATION SMART GROWTH COMMUNITY PLAN
MAY 10, 2021

On April 28, 2021, the Planning & Zoning Board considered application ZON19-00832 to amend the Sycamore Station Smart Growth Community Plan (SGCP). In response to the Planning & Zoning Board's discussion and public comment, Miravista Holdings, the Applicant, suggested meeting with the Mesa Grande Community Association (MGCA).

On May 5, 2021, Miravista Holdings and its representative, met with the MGCA to discuss the proposed amendment to the Sycamore Station SGCP. Miravista Holdings presented the existing and proposed land (zoning) use map, conceptual site plan, and development standards to show that no modifications were being made to the permitted uses and land (zoning) use map and that only minimal, non-substantive modifications were being proposed to the conceptual site plan and development standards. It was specifically explained to the MGCA that it was necessary to make "technical" amendments to certain development standards in the original Sycamore Station SGCP to allow for the development.

The MGCA inquired about the addition of multi-residence housing in West Mesa. Miravista Holdings explained that the multi-residence housing is already a use permitted by-right within the original Sycamore Station SGCP. The Applicant reiterated that the proposed modifications are limited to development standards and do not change the underlying zoning or permitted uses. The MGCA asserted that multi-residence housing has negative impacts on the academic success and learning environment of the local schools. Miravista Holdings responded that the existing and proposed Sycamore Station SGCPs allow for a variety of uses, such as townhomes, apartments, and mixed-use. The Applicant also explained that it cannot control as to whether residences are owned and/or rented on parcels it does not own, such as Development Parcels B1, B2, and C, located closest to the existing single-residences in the area. Miravista Holdings reaffirmed that the proposal does not change the zoning and permitted uses on the aforementioned parcels. The Applicant further explained that the conceptual site plan for Development Parcels B1, B2, and C is identical to that in the previously approved Sycamore Station SGCP.

The MGCA and Applicant discussed the timeline of the original Sycamore Station SGCP and the proposed amendment. Miravista Holdings explained that the original Sycamore Station SGCP was approved back in 2016. Since then, Miravista Holdings has been diligently working to secure the development rights for the for-sale component of Sycamore Station. After a 3-plus year effort, Miravista Holdings was unsuccessful, which has resulted in them focusing their development effort on the Parcels A1A, A2A and D1.

At the conclusion of the meeting, all parties involved were better informed. Miravista Holdings, again, reiterated that the proposed modifications are "technical" and do not modify the underlying zoning or permitted uses. The Application agreed to facilitate discussion with developers whom are seeking to develop the multi-residence components of Sycamore Station. Additionally, Miravista Holdings agreed to work with Mesa Public Schools.