



MESA PROVING GROUNDS
Rezoning
Citizen Participation Report
As of April 15, 2008

I. Project Overview

DMB Mesa Proving Grounds LLC, a Delaware limited liability company (“DMB”), is the owner of approximately 3,200 acres of land located at the southeast corner of Elliot and Ellsworth Roads (“Mesa Proving Grounds”). The Flood Control District of Maricopa County (“FCDMC”) is the owner of approximately ten (10) acres of land located along the Ray Road alignment between Ellsworth and Signal Butte Roads (the “FCDMC Parcel”).

Mesa Proving Grounds¹ is located in unincorporated Maricopa County and is designated as a General Plan Development Area in the Maricopa County Comprehensive Plan. Mesa Proving Grounds is located adjacent to the municipal boundaries and within the planning area of the City of Mesa (the “City”). DMB proposes to develop Mesa Proving Grounds as a mixed-use community with the integration of a variety of employment, commercial, residential, recreational and open space uses. In order to do this, DMB has submitted an application to rezone the Mesa Proving Grounds from Rural-43, with a Special Use Permit for a proving ground (Maricopa County zoning), to the Planned Community District (“PCD”) (the “Rezoning Request”) and has commenced the annexation process.

This report provides results of the implementation of the Citizen Participation Plan and an overview of the outreach effort conducted prior to the filing of the Rezone Request through April 15, 2008.

II. Implementation of the Citizen Participation Plan

In addition to the Rezoning Request, DMB has requested approval of a major amendment to the Mesa 2025 General Plan (the “General Plan”) to amend the General Plan Land Use Plan to place the Mixed-Use/Community land use designation on the Property (the “GPA Request”). In connection with the GPA Request, in 2007 DMB commenced an extensive outreach effort with surrounding property owners, residents, business owners, homeowner associations and other potentially impacted and interested parties in the area (collectively, the “Interested Parties”). In addition to the Interested Parties and in conjunction with City staff, a notification list has been created for property owners located within the area bounded by Meridian Road to the east, the power line corridor to the north, Sossaman Road to the west and Pecos Road to the south. All

¹ Any references herein to Mesa Proving Grounds include the FCDMC Parcel.

registered homeowners associations and major businesses within the area bounded by Baseline Road to the north, Power Road to the west, Germann Road to the south and Meridian Road to the west, are included in the notification area. Collectively, these lists of property owners, registered homeowners associations, businesses and any other parties who have requested information on the GPA Request or Rezoning Request compile and are referred to as the “Notification List.” A copy of the Notification List was attached to the Citizen Participation Plan.

A. Mailings

DMB has sent multiple mailings and letters of invitation to introduce DMB and Mesa Proving Grounds to the Notification List and the Mesa community, to request input during the planning process, and to seek feedback on the project and the GPA Request and the Rezoning Request. The following are dates and descriptions of mailings, including those sent in conjunction with the GPA Request:

- On July 16, 2007, letters of introduction and invitations to participate in the community outreach process were mailed to all property owners within one-half (1/2) mile of Mesa Proving Grounds, leaders in the community and other involved Mesa citizens. A total of 11,342 letters were sent and over 500 comment cards were received back in response to the mailing.
- On August 2, 2007, an invitation for an economic roundtable discussion was sent to 757 business and community leaders.
- On August 6, 2007, letters were mailed to all property owners within one-half (1/2) mile of Mesa Proving Grounds and all individuals who had responded to the previous mailing (2,689 people) inviting them to open houses.
- On October 17, 2007, an economic development white paper was sent to 130 business and community leaders.
- On November 13, 2007, an invitation for a second roundtable discussion was sent to 931 business and community leaders.
- On November 20, 2007, an invitation to a second round of open houses was sent to 3,198 individuals and entities.
- On January 25, 2008, an invitation to a third round of open houses was sent to 3,393 individuals and entities in the area.
- On February 25, 2008, an invitation to a fourth round of open houses was sent to 3,456 individuals and entities in the area.

B. Open House Meetings

DMB has held multiple open house meetings intended to inform citizens about the project and to hear input and suggestions. Meetings are typically held on weeknights and on Saturday mornings to provide Interested Parties with options so as to maximize attendance. The following are dates and locations of open house meetings held, including those held in conjunction with the GPA Request:

- On August 23, 2007, an open house was held at the Arizona State University Polytechnic Campus. Forty (40) individuals attended the open house.
- On August 25, 2007, an open house was held at the Meridian Elementary School. Seventy (70) individuals attended the open house.
- On December 1, 2007, an open house was held at Meridian Elementary School to discuss the proposed Request. A total of forty-one (41) people attended.
- On December 5, 2007, an open house was held at Meridian Elementary School to discuss the proposed Request. A total of fifty-six (56) people attended.
- On February 13, 2008, an open house was held at Desert Ridge High School. A total of sixty-three (63) people attended.
- On February 16, 2008, an open house was held at Desert Ridge High School. A total of forty-four (44) people attended.
- On March 8, 2008, an open house was held at Desert Ridge High School. A total of twenty-three (23) people attended.
- On March 12, 2008, an open house was held at Desert Ridge High School. A total of twenty-two (22) people attended.

C. In-Person Meetings and Events

The following are dates and locations of all in-person group meetings and events, including those held in conjunction with the GPA Request, where Interested Parties were invited to learn about the project:

- On July 10, 2007, DMB hosted a luncheon for individuals designated as leaders in the Mesa community. The purpose of the luncheon was to introduce DMB and Mesa Proving Grounds to community leaders.
- On July 19, 2007, DMB hosted a breakfast meeting in order to introduce Mesa residents and business owners to DMB and Mesa Proving Grounds.

- On August 14, 2007, an Economic Roundtable was held, in concert with the East Valley Partnership, at the Mesa Marriott, in which local leaders presented the Mesa business community with findings from economic development research. A total of 240 members of the business community were in attendance.
- On October 17, 2007, DMB hosted a breakfast for the Phoenix-Mesa Gateway Airport Tenants to introduce DMB and Mesa Proving Grounds. A total of eleven (11) tenants were in attendance.
- On November 14, 2007, a reception was held to update community leaders on the project. A total of nineteen (19) people attended.
- On November 20, 2007, a second roundtable event on Placemaking was held at the Mesa Arts Center. A total of 180 individuals attended.

In addition to the above-listed group events, DMB has initiated countless one-on-one meetings with various stakeholders, including property owners, representatives of the Phoenix-Mesa Gateway Airport, ASU Polytechnic, Chandler-Gilbert Community College, Mesa Community College, the Gilbert School District, the Queen Creek School District, and surrounding property owners over the last ten (10) months.

D. HOA Presentations

The following are dates and locations of all presentations to homeowners associations where Interested Parties were invited to learn about the project, the GPA Request and the Rezoning Request:

- On February 6, 2008 a presentation was given to the Sunland Village East Homeowners Association regarding the project. A total of (18) homeowners attended.
- On February 12, 2008, a presentation was given to the Villages at Eastridge Homeowners Association. A total of eleven (11) homeowners attended.
- On February 19, 2008, a presentation was made to the Arizona Skyline Homeowners Association. A total of eleven (11) homeowners attended.
- On February 19, 2008, a presentation was made to the Eastridge Homeowners Association. A total of fourteen (14) homeowners attended.
- On March 11, 2008, a presentation was made to the Sunland Springs Homeowners Association. A total of thirty-four (34) homeowners attended.
- On March 18, 2008, a presentation was made to the Santa Rita Ranch Homeowners Association. A total of twenty-two (22) homeowners attended.

- On March 20, 2008, a presentation was made to the Desert Valley Homeowners Association. A total of fourteen (14) homeowners attended.
- On March 24, 2008, a presentation was made to the Parkwood Ranch Homeowners Association. A total of ten (10) homeowners attended.
- On March 25, 2008, a presentation was made to the Meridian Pointe Homeowners Association. A total of thirteen (13) homeowners attended.
- On April 7, 2008, a presentation was made to the Tivoli at Augusta Ranch Home Owners Association. A total of six (6) homeowners attended.
- On April 14, 2008, a presentation was made to the Park Central at Augusta Ranch Home Owners Association. A Total of eight (8) homeowners attended.

E. Website

On July 18, 2007, DMB launched a website, www.dmbmesaprovinggrounds.com, available to the public twenty-four (24) hours a day with information on the project. This web site helps ensure that the public has an adequate opportunity to learn about the project and the Rezone Request. The web site also provides an additional avenue for communication by allowing the public to email DMB directly with questions and/or concerns.

F. Neighborhood Representative

In addition to the foregoing avenues of communication, DMB has retained a project development liaison that is knowledgeable on the project and has been and will continue to be available to meet with individuals one-on-one and in smaller groups.

III. Summary of Comments

There has been general support for the development of Mesa Proving Grounds by the community. Specifically, many people have expressed support based on the positive reputation of DMB and the quality of communities it has developed in the past. Interested Parties are expressing support for a mixed-use community with integrated commercial, retail and housing uses.

IV. Summary

As set forth in the Citizen Participation Plan, DMB understands the importance of early and on-going communication with Interested Parties as it processes the Request. Accordingly, DMB commenced the outreach effort for the Mesa Proving Grounds project in the summer of 2007 in conjunction with the GPA Request. DMB will continue these efforts with the Rezoning Request. This Citizen Participation Report will be continuously updated and submitted in final form prior to the public hearings on the Rezoning Request.