

CITIZEN PARTICIPATON REPORT

**City of Maricopa, Case: PAD22-03
District 3 at Copper Sky Park
August 2, 2022**

Table of Contents

PROJECT NARRATIVE.....	Page 2
PROJECT LOCATION MAP.....	Page 4
SITE PLAN.....	Page 5
RADIUS MAP OF PROPERTY OWNERS CONTACTED.....	Page 6
LIST OF PROPERTY OWNERS CONTACTED.....	Page 7
COPY OF NOTIFICATION LETTER.....	Page 21
PROOF OF NEWSPAPER NOTICE.....	Page 25
MAP OF NEIGHBORHOOD MEETING SIGNS.....	Page 26
PICTURES OF NEIGHBORHOOD MEETING SIGNS.....	Page 27
NEIGHBORHOOD MEETING SIGN-IN SHEET.....	Page 30
SUMMARY OF MEETING.....	Page 31

Project Narrative

Project:

District 3 (D3) at Copper Sky Park consists of three campuses totaling over 2.5 million square feet of buildings on an under-developed area of the Park, comprised of 52.3 acres.

Development Companies:

- S3 BioTech LLC/Applicant (Master Plan Developer)
- Abraham Dewitz (Partner)

Why Maricopa:

- City was voted the #1 best place to raise a family.
- Second fastest growing city in Arizona.
- Approximately 35 minutes from Phoenix Sky Harbor International Airport.

Key Anchor Projects:

- Maricopa ER Hospital
- Outpatient Surgical Center and MOB
- Behavioral Health and Sports Psychology
- Sports and Science Academy
- Select Service Hotel
- Life Science and Innovation Center

Project Phase and Timelines:

- Phase 1A: Medical Campus Anticipated Buildout: 1 thru 36 Months (14.3 acres)
- Phase 1B: Innovation Campus Anticipated Buildout: 1 thru 48 Months (12 acres)

Future: D3 is an exceptional development that looks to the future, while preserving and revitalizing Copper Sky Park in ways that blends its unique amenities with generous public park open spaces and many new services for the City of Maricopa.

Vision: D3 embraces the goals set forth in the City's General Plan and the City's 2040 Vision Strategic Plan.

Opportunity: The District 3 (D3) Planned Area Development (PAD) offers a once in a lifetime opportunity to transform an under-developed area of Copper Sky Park into a Medical Campus and an Innovation Campus, built to satisfy the needs and desires of the Community and the region.

Iconic: It is rare to find a half-mile of commercial frontage on a major highway going through the heart of a city where an iconic development can rise to represent Maricopa and its future prosperity as one of the nation's fastest growing cities.

Impact: D3's ultimate vision is to drive economic growth through a true, eventual 52.3-acre mixed-use, live and work development composed of three campuses totaling over 2.5 million square feet of building area. According to a soon to be released study by Elliot D. Pollack & Company, 11,500 construction related jobs and nearly 3,000 annual operation-related jobs will be created. The estimated construction tax revenue to the City is \$17.0 million and it will collect over \$6.3 million each year from primary and secondary tax revenues. Over a 30-year timeline the total economic output is projected to reach \$4.3 billion. (See Appendix 6.1 for more details).

Elevate: Although the D3 PAD site is currently under-developed, a combination of both careful and bold urban design moves will elevate Copper Sky Park to another level including multiple grand entrances with beautiful landscaping and water features.

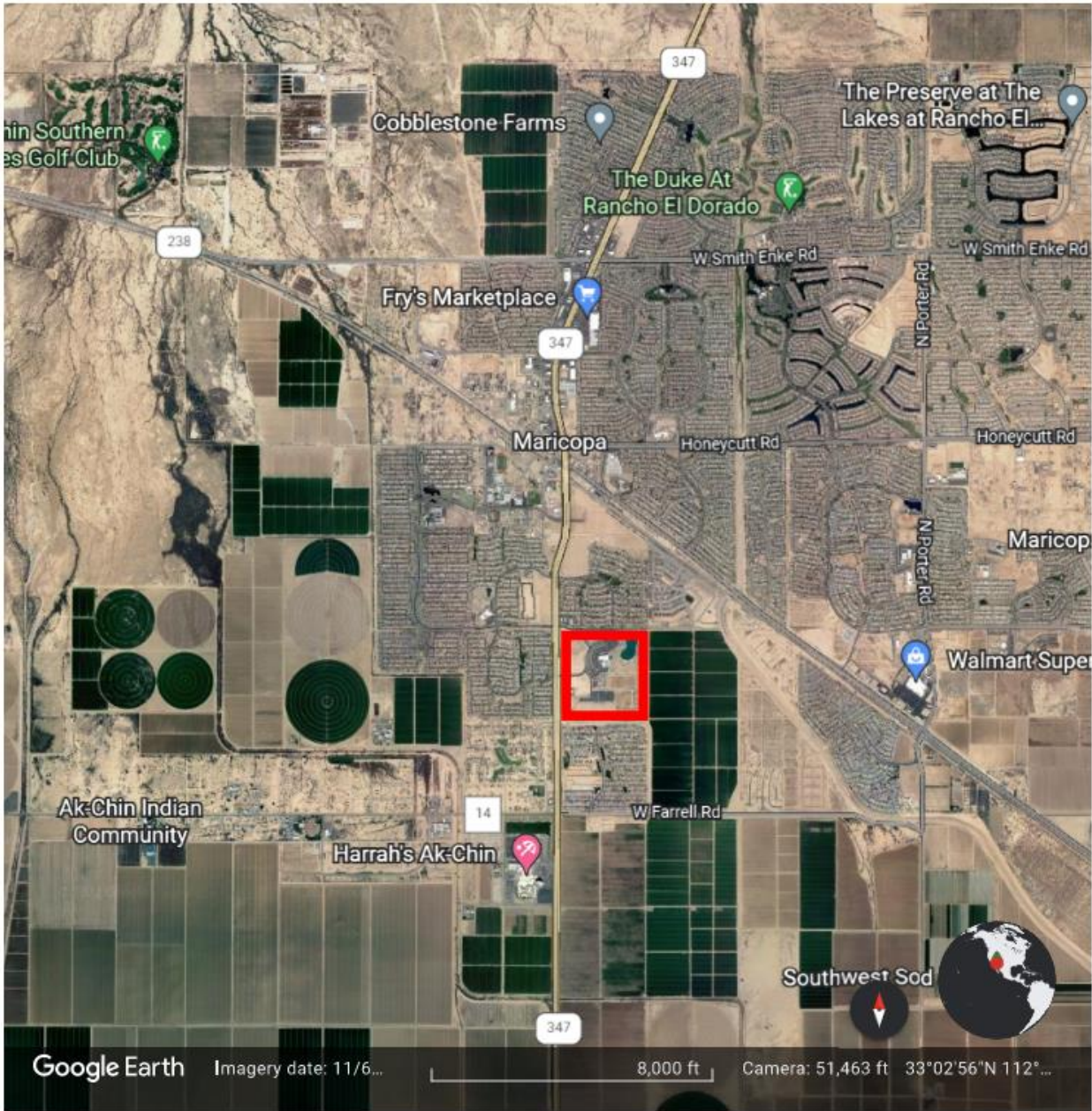
Destination: D3 PAD is a dynamic and unique mixed-use project, and an experience destination to benefit the surrounding communities and beyond.

Request: The applicant is requesting the current MU-G (Mixed-Use-General) and TR (Transition) to PAD (Planned Area Development) to allow a more consistent and integrated development to be constructed at Copper Sky Park.

Conclusion:

- City of Maricopa is pro-growth and business friendly.
- Opportunity to build an iconic Smart City of the future.
- Opportunity to build on the Maricopa brand as an Innovation Hub.
- Instantly generating over 400 new medical related, high-paying jobs.
- Upon completion of the project, D3 will create nearly 3,000 annual operational jobs.

Project Location Map



Project Location

Site Plan



Radius Map of Property Owners Contacted



Subject Property



600' Notification Area

List of Property Owners Contacted

	NELSON PATRICK E TR 44133 W PALO AMARILLO RD MARICOPA, AZ 85138	ROTHSCHILD LEROY D III 17062 N PALO PINO ST MARICOPA, AZ 85138
	RICE KATHIE & MICHAEL 44183 W PALO AMARILLO RD MARICOPA, AZ 85138	MATA CARLOS & NANCY 44264 W PALO AMARILLO RD MARICOPA, AZ 85138
	KRAFT MARK STEPHEN 44157 W PALO AMARILLO RD MARICOPA, AZ 85138	MACERNIE JON RAY & NANCY ... 17050 N PALO VERDE ST MARICOPA, AZ 85138
ARAGON MICHAEL & MANDY M... 44009 W PALO AMARILLO RD MARICOPA, AZ 85138	MCGUIRE SANDRA REV TRUST... MAIL RETURN ,	RODRIGUEZ CHRISANTOS & C... 44404 W PALO AMARILLO RD MARICOPA, AZ 85138
EARHEART RICHARD L & MONI... 44027 W PALO AMARILLO RD MARICOPA, AZ 85138	SMITH BRANDON LEE 43983 W PALO AMARILLO RD MARICOPA, AZ 85138	WALTER RYAN JAMES & HEATH... 44434 W PALO AMARILLO RD MARICOPA, AZ 85138
LOPER ALPHONSE L 44043 W PALO AMARILLO RD MARICOPA, AZ 85138	ETIER ZACHARY DON & SESTR... 17017 N PALO AZUL RD MARICOPA, AZ 85138	BIRT CHRISTOPHER CHARLES 44454 W PALO AMARILLO RD MARICOPA, AZ 85138
SWENSON THOMAS R PO BOX 4253 SPANAWAY, WA 98387	GINGERICH EDITH L TRUST 5620 VIA CEREZO RIVERSIDE, CA 92506	HERBST JAMES R & KIMBERLY ... 44476 W PALO AMARILLO RD MARICOPA, AZ 85138
CASTOE JAMES & ILLUMINADA ... 44079 W PALO AMARILLO RD MARICOPA, AZ 85138	VAN ARDEN GINA & MICHAEL 17047 N PALO PINO ST MARICOPA, AZ 85138	LOUIS JOSH OBRYAN 44498 W PALO AMARILLO RD MARICOPA, AZ 85138
ZOLYNIAC BETTY 44097 W PALO AMARILLO RD MARICOPA, AZ 85138	CORNICK WILLIAM JR & JASMO... 44308 W PALO AMARILLO RD MARICOPA, AZ 85138	NICKENS LEONARD ROBINSON... 44518 W PALO AMARILLO RD MARICOPA, AZ 85138
RODRIGUEZ OTERO EMMA I MAIL RETURN ,	GHORMLEY CHEYRL 44286 W PALO AMARILLO RD MARICOPA, AZ 85138	LOWEY ROGER ALLEN & LIDA ... 44540 W PALO AMARILLO RD MARICOPA, AZ 85138

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BOWERS CHARLOTTE JEAN & ...
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BURKEY DOUGLAS W
44112 W PALO AMARILLO RD
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BUTT MUHAMMAD A
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MARICOPA, AZ 85139

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

MANZO RAMON
44782 W SANDHILL RD
MARICOPA, AZ 85139

ADAMS SHARNAE LA NEICE & ...
44753 W ZION RD
MARICOPA, AZ 85139

CITY OF MARICOPA
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

QUINONEZ VICTORIA MICHELL...
2599 N 84TH LN
PEORIA, AZ 85383

WIERZBICKI RICHARD E & CHR...
6955 WESTMORELAND WAY
SACRAMENTO, CA 95831

SANTA ROSA CROSSING COM...
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

GREENE NATHANIEL
44754 W SANDHILL RD
MARICOPA, AZ 85139

COUCH CARRIE M
44858 W ZION RD
MARICOPA, AZ 85139

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

GRANT ROSITA & ANDRE
44740 W SANDHILL RD
MARICOPA, AZ 85139

GARGANO GABRIEL & CAMPBE...
44844 W ZION RD
MARICOPA, AZ 85139

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

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PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

O BRIEN THOMAS LEE & DARL...
44015 W CYPRESS LN
MARICOPA, AZ 85138

MEILY DENNIS & CHRISTINA
1592 OLD HERSHEY RD
ELIZABETHTOWN, PA 17022

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

COX DALE W
740 ASPENCREST DR
PUEBLO, CO 81005

NORMAN KARL R
350 GARFIELD AVE STE 6
DULUTH, MN 55802

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

RODENKIRCHEN RAINER JACK...
44043 W CYPRESS LN
MARICOPA, AZ 85138

PANGELINAN MARIA S
44345 W CYPRESS LN
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

IRIAS LUIS EDGARDO VELASQ...
44071 W CYPRESS LN
MARICOPA, AZ 85138

KINMOND GRAHAM & CAROL
MAIL RETURN
,

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PAY RENT LLC
4550 E MCKELLIPS RD STE 101
MESA, AZ 85215

CRAIG STEVEN BRETT
528 W LA JOLLA DR
TEMPE, AZ 85282

SHANHOLTZER DAVID E
43931 W CYPRESS LN
MARICOPA, AZ 85138

TIPTON GORDON L
44099 W CYPRESS LN
MARICOPA, AZ 85138

MASSEY BEVERLY A TRUST
44381 W CYPRESS LN
MARICOPA, AZ 85138

HAMPTON AVERY & BETH TRU...
53152 W ROCKY DR
MARICOPA, AZ 85139

LIBBEY PAULA
44115 W CYPRESS LN
MARICOPA, AZ 85138

GLENN MARGARET M
35 COTTONWOOD DR
STOUGHTON, MA 02072

SANCHEZ NOEL
43973 W CYPRESS LN
MARICOPA, AZ 85138

COLTRIN PAUL IRA
290 PEVERO DR
IDAHO FALLS, ID 83401

OTTESEN DAVID & HOLLY TRU...
155 S 240 W
OREM, UT 84058

ORTEGA RAYMOND & BEVERLY
43987 W CYPRESS LN
MARICOPA, AZ 85138

ALINDER KASSANDRA
44309 W CYPRESS LN
MARICOPA, AZ 85138

HUGGINS LINDA A & RICHARD ...
44267 W CYPRESS LN
MARICOPA, AZ 85138

GREGORY SHAWN PATRICK
44001 W CYPRESS LN
MARICOPA, AZ 85138

TUE TERRESSA
44285 W CYPRESS LN
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

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RODRIGUEZ ROBERT A JR & R...
44131 W CYPRESS LN
MARICOPA, AZ 85138

COMBS BARBARA JANE
44479 W CYPRESS LN
MARICOPA, AZ 85138

DIAZ JUAN CARLOS
18101 N LARKSPUR DR
MARICOPA, AZ 85138

NEON CACTUS LLC
MAIL RETURN

STURDEVANT LESLIE
MAIL RETURN

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

DIMARIA RON & JEANETTE
44411 W CYPRESS LN
MARICOPA, AZ 85138

CAMPOS ANGEL ANDRES
18081 N LARKSPUR DR
MARICOPA, AZ 85138

FREEDOM TREK LLC
2139 E MALLORY ST
MESA, AZ 85213

BOBERTZ KEN R
44249 W CYPRESS LN
MARICOPA, AZ 85138

VALENZUELA MONICA & GRIJA...
44231 W CYPRESS LN
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

HENSLEE RYAN A
44145 W CYPRESS LN
MARICOPA, AZ 85138

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

GONZALEZ RENE
44427 W CYPRESS LN
MARICOPA, AZ 85138

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

SYLVESTER DARYL KENNETH ...
BOX 103
GIMLI, MB

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

MONTANO JUAN & NOEMI
44507 W CYPRESS LN
MARICOPA, AZ 85138

BURNHAM MICHAEL
44535 W CYPRESS LN
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

WHITTEN JOHN E
44159 W CYPRESS LN
MARICOPA, AZ 85138

OSBON MARK D & JOY L
400 EAST LN
WORLAND, WY 82401

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

ZEITLER ANDRE
44441 W CYPRESS LN
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

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PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

SELIGMAN ASHLEY R
2413 W ESTRELLA DR
CHANDLER, AZ 85224

CABANA DEVELOPMENT LLC
PO BOX 519
STANFIELD, AZ 85172

MCGHEE JESSICA & TEVLIN RA...
18129 N LARKSPUR DR
MARICOPA, AZ 85138

SRP SUB LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

RANNOV JOSHUA
44122 W CYPRESS LN
MARICOPA, AZ 85138

MARSH GARY
43952 W CYPRESS LN
MARICOPA, AZ 85138

SCHUCHARDT VANCE D & REB...
PO BOX 5470
SALEM, OR 97304

SWINGLER SHARON M
44398 W CYPRESS LN
MARICOPA, AZ 85138

ROTH GARY
8305 SW SHENANDOAH WAY
TUALATIN, OR 97062

SMITH MYOTT S
44298 W CYPRESS LN
MARICOPA, AZ 85138

2018-2 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

CORKHILL DOUGLAS K
43980 W CYPRESS LN
MARICOPA, AZ 85138

BURK MARK & ASHLEY
44310 W CYPRESS LN
MARICOPA, AZ 85138

MORAN CARLOS JOSE CARDO...
44144 W CYPRESS LN
MARICOPA, AZ 85138

YANT SHAYNE
7238 W CROWN KING RD
PHOENIX, AZ 85043

RODRIGUEZ GREG J & BONNIE
44322 W CYPRESS LN
MARICOPA, AZ 85138

GROMNISKI ANTHONY & WEND...
6504 32ND AVE NW
CALGARY, AB

MANZANO CRISANTO QUINON...
44008 W CYPRESS LN
MARICOPA, AZ 85138

LARSEN DAVID EDWARD
44334 W CYPRESS LN
MARICOPA, AZ 85138

RUTHERFORD WAYNE
9329 158 AVE NW
EDMONTON, AB

COATES CASSIE J
44022 W CYPRESS LN
MARICOPA, AZ 85138

VILLALOBOS JENARO JR & NA...
MAIL RETURN
,

JOHNSON CALVA O
44242 W CYPRESS LN
MARICOPA, AZ 85138

GARDNER RUSSELL & HEIDI
44036 W CYPRESS LN
MARICOPA, AZ 85138

BURTCHER ALLAN & RUTH
44358 W CYPRESS LN
MARICOPA, AZ 85138

MJS MARICOPA LLC
1394 W ORIOLE WAY
CHANDLER, AZ 85286

SOLANO CESAR A & THERESA ...
44072 W CYPRESS LN
MARICOPA, AZ 85138

ALINGER MICHAEL
44370 W CYPRESS LN
MARICOPA, AZ 85138

BAKER ROBERT & REBECCA A...
44444 W CYPRESS LN
MARICOPA, AZ 85138

SANTA ROSA CROSSING COM...
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

SOULES ROY G
10640 PACER PL
ANCHORAGE, AK 99507

PHILIPPOT ROBERT & LESLEY
37 ROSSMERE CRESCENT
STONEWALL, MB

WISE ALEC & SIM CELESTE
44172 W CYPRESS LN
MARICOPA, AZ 85138

MOON LAURA
18145 N LARKSPUR DR
MARICOPA, AZ 85138

MORELOS PEDRO CAMACHO &...
43985 W YUCCA LN
MARICOPA, AZ 85138

REESE DONALD D & MARITA J ...
18302 N SOFT WIND DR
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

JOHNSON TURNER L III & OGU...
44001 W YUCCA LN
MARICOPA, AZ 85138

KOGANTI RANI BHANU
18150 N DESERT WILLOW DR
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

CRAIN JAY L
44017 W YUCCA LN
MARICOPA, AZ 85138

PETERSON MICHAEL & LINDA F...
4130 E STRAWBERRY DR
GILBERT, AZ 85298

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

IHFC ARIZONA LLC
10900 NE 4TH ST STE 2300
BELLEVUE, WA 98004

SITAR JEFF
22315 N CELTIC AVE
MARICOPA, AZ 85139

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

CLARKE ANDRE B
44327 W YUCCA LN
MARICOPA, AZ 85138

BODEWIG CURTIS
44528 W CYPRESS LN
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PANTER EMILY
44341 W YUCCA LN
MARICOPA, AZ 85138

BURCHAM BRIAN L & CAROLE ...
637 SW KECK DR STE 214
MCMINNVILLE, OR 97128

UNGER KARLA JOAN
RR 2 SITE 14 COMP 8 STATION ...
ROCKY MTN HOUSE, AB

BRATTON MARCEL
44355 W YUCCA LN
MARICOPA, AZ 85138

THOMPSON MILFRED OLIVER ...
44210 W CYPRESS LN
MARICOPA, AZ 85138

JESTER RAQUEL O & RONALD
18166 N DESERT WILLOW DR
MARICOPA, AZ 85138

JACKSON DALE K
20 TAWNY TRL
JOLIET, MT 59041

KING KATHLYN
44494 W CYPRESS LN
MARICOPA, AZ 85138

NELSON DONALD R
43953 W YUCCA LN
MARICOPA, AZ 85138

SCOTT KENNETH JAMES & KIE...
44295 W YUCCA LN
MARICOPA, AZ 85138

v 12/15 5:27:2022 3:51:55 PM

BRENTON PAULINE M & CHARL...
145 52319 RR 231
SHERWOOD PARK, AB

SERRA JUSTIN & HOLMAN DA...
44251 W YUCCA LN
MARICOPA, AZ 85138

TRAN VU
44577 W YUCCA LN
MARICOPA, AZ 85138

EPPLEN DONALD WAYNE
44085 W YUCCA LN
MARICOPA, AZ 85138

WILLIAMS JERMARK V & SEVIL...
44423 W YUCCA LN
MARICOPA, AZ 85138

BERNARD DARRYL E & BARBA...
160 RED FOX RD SE
CEDAR RAPIDS, IA 52403

ROSARIO CAMERON & ROSARI...
44385 W YUCCA LN
MARICOPA, AZ 85138

LOGAN CHADWICKE
44445 W YUCCA LN
MARICOPA, AZ 85138

HICKS KASSANDRA
44605 W YUCCA LN
MARICOPA, AZ 85138

TANG JEANNIE KIM TR
44133 W YUCCA LN
MARICOPA, AZ 85138

CASADA EVAN D
44479 W YUCCA LN
MARICOPA, AZ 85138

YUCCA LANE SERIES OF T&J J...
MAIL RETURN
,

ESPARZA MARTIN CARLOS & K...
44273 W YUCCA LN
MARICOPA, AZ 85138

RABADAM LUISTO & ELEANOR
359 COVENTRY CIR
FOLSOM, CA 95630

CAMPBELL RENTALS AZ LLC
5318 N SCOTTSDALE RD
ELOY, AZ 85131

BROWN-BEHRENDIS ANGELA
44069 W YUCCA LN
MARICOPA, AZ 85138

HANSON BRIAN & DEBORAH
3102 MADISON AVE N
FARGO, ND 58102

HONEYCUTT DELORES
44647 W YUCCA LN
MARICOPA, AZ 85138

CLARK WILLIAM & AMALIA
44401 W YUCCA LN
MARICOPA, AZ 85138

GAMEL ROSALEE
PO BOX 815
MARICOPA, AZ 85139

SHORT ANTHONY
44167 W YUCCA LN
MARICOPA, AZ 85138

YAKUBU NATASHA
44151 W YUCCA LN
MARICOPA, AZ 85138

GAMEL ROSALEE
PO BOX 815
MARICOPA, AZ 85139

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

LOZANO RAMON HUGO MARTI...
44549 W YUCCA LN
MARICOPA, AZ 85138

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

LONG ELVIN D LLC
834 DOERWOOD CT
SAINT LOUIS, MO 63122

HERNANDEZ MANUEL & KATRI...
44183 W YUCCA LN
MARICOPA, AZ 85138

v 13/15 5/27/2022 3:51:55 PM

GALLIENNE CARRIE A
44213 W YUCCA LN
MARICOPA, AZ 85138

DONOVAN JOHN & GLORIA
44612 W YUCCA LN
MARICOPA, AZ 85138

DCE K LLC
MAIL RETURN
,

GODDARD JOHN W & RENEE L
44235 W YUCCA LN
MARICOPA, AZ 85138

SUN VALLEY PLAZA GENERAL ...
1136 W BASELINE RD
MESA, AZ 85210

ALTERRA HOMEOWNERS ASS...
21639 N 12TH AVE STE 102
PHOENIX, AZ 85027

PADILLA VERONICA & HECTOR
18195 N LARKSPUR DR
MARICOPA, AZ 85138

COY JERRY W
44640 W YUCCA LN
MARICOPA, AZ 85138

MARICOPA AUBERGE LLC
1100 W CATARACT LAKE RD
WILLIAMS, AZ 86046

WALSH COREY L
43834 W YUCCA LN
MARICOPA, AZ 85138

MAGANA FERNANDO J CORDO...
44654 W YUCCA LN
MARICOPA, AZ 85138

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

LOPEZ MIGUEL
18182 N DESERT WILLOW DR
MARICOPA, AZ 85138

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

ARTEAGA ROGELIO TR
18217 N LARKSPUR DR
MARICOPA, AZ 85138

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

NORMAN CHERENE M & ERIC ...
44570 W YUCCA LN
MARICOPA, AZ 85138

ROBERTSON MARK D
44584 W YUCCA LN
MARICOPA, AZ 85138

BUNGALOWS ON BOWLIN LLC
15300 N 90TH ST STE 200
SCOTTSDALE, AZ 85260

WILSON DREW CASTLE
44598 W YUCCA LN
MARICOPA, AZ 85138

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

DESERT CEDARS EQUITIES EA...
5346 E CALLE DEL NORTE
PHOENIX, AZ 85018

v 14/15 5/27/2022 3:51:55 PM

Copy of Notification Letter

S3 BioTech LLC
Suite B100A-59
7014 East Camelback Road
Scottsdale, AZ 85251

RE: Case #PAD 22-03
District 3 at Copper Sky Park

This site is generally located at Copper Sky Park within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by S3 Biotech LLC and related entities for a District 3 at Copper Sky Park development consisting of a Medical Campus and an Innovation Campus. The meeting dates in regard to this request are as follows:

Neighborhood Meeting:

Thursday, July 28, 2022, at 6:00 p.m.
Maricopa Library and Cultural Center
18160 North Maya Angelou Drive
Maricopa, AZ 85138

Planning and Zoning Commission

Monday, August 22, 2022, at 6:00 p.m.
39700 West Civic Center Plaza
Maricopa, AZ 85138

City Council:

Tuesday, September 20, 2022, at 7:00 p.m.
39700 West Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Rodolfo Lopez at the City of Maricopa Planning Department at 520-568-9098. You can

also email him at rodolfo.lopez@maricopa-az.gov with the subject line of Case # PD22-03 and District 3 at Copper Sky Park.

Please see additional pages for the project narrative and other exhibits.

Sincerely,

Britton Lee
Chairman and CEO
S3 BioTech LLC

The Project

District 3 at Copper Sky Park consists of three campuses totaling over 2.3 million square feet of buildings on an under-developed area of the Park, comprised of 52.3 acres.

Development Companies:

- S3 BioTech LLC/Applicant (Master Plan Developer)
- Abraham Dewitz (Partner)

Why Maricopa:

- City was voted the #1 best place to raise a family.
- Second fastest growing city in Arizona.
- Approximately 35 minutes from Phoenix Sky Harbor International Airport.

Key Anchor Projects:

- 24/7 ER Hospital
- Surgical Center
- Behavioral Health and Sports Psychology
- Sports and Science Academy
- Select Service Hotel
- Life Science Innovation and Research Center
- Multi-Purpose Sports Complex
- Festival Garden/Public Market

Project Phase and Timelines:

- Phase 1A: Medical Campus Anticipated Buildout: 1 thru 36 Months (14.3 acres)
- Phase 1B: Innovation Campus Anticipated Buildout: 1 thru 48 Months (12 acres)

Future: D3 is an exceptional development that looks to the future, while preserving and revitalizing Copper Sky Park in ways that blends its unique amenities with generous public park, open spaces and many new services for the City of Maricopa.

Vision: D3 embraces the goals set forth in the City's General Plan and the City's 2040 Vision Strategic Plan.

Opportunity: The District 3 (D3) Planned Area Development (PAD) offers a once in a lifetime opportunity to transform an under-developed area of Copper Sky Park into a Medical Campus and an Innovation Campus, built to satisfy the needs and desires of the Community and the region.

Iconic: It is rare to find a half-mile of commercial frontage on a major highway going through the heart of a city where an iconic development can rise to represent Maricopa and its future prosperity as one of the nation's fastest growing cities.

Impact: D3 plans to drive economic growth through a true, eventual 52.3-acre mixed-use, live and work development composed of three campuses totaling over 2.3 million square feet of building area. According to a soon to be released study by Elliot D. Pollack & Company, 11,500 construction related jobs and nearly 3,000 annual operation-related jobs will be created. The estimated construction tax revenue to the City is \$17.0 million and it will collect over \$6.3 million each year from primary and secondary tax revenues. Over a 30-year timeline the total economic output is projected to reach \$4.3 billion.

Elevate: Although the D3 PAD site is currently under-developed, a combination of both careful and bold urban design moves will elevate Copper Sky Park to another level including multiple grand entrances with beautiful landscaping and water features.

Destination: D3 PAD is a dynamic and unique mixed-use project, and an experience destination to benefit the surrounding communities and beyond.

Request: The applicant is requesting the current MU-G (Mixed-Use-General) and TR (Transition) to PAD (Planned Area Development) to allow a more consistent and integrated development to be constructed at Copper Sky Park.

Conclusion:

- City of Maricopa is pro-growth and business friendly.
- Opportunity to build an iconic Smart City of the future.
- Opportunity to build on the Maricopa brand as an Innovation Hub.
- Instantly generating over 400 new medical related, high-paying jobs.
- Upon completion of the project, D3 will create nearly 3,000 annual operational jobs.

Parcel # 51012014E.

Proposed hours of operation: Hospital and Behavioral Health Center (24/7); Hotel.
Condominiums and Apartments (24/7); All other facilities (800 a.m.-10:00 p.m.)

Intent for the application: PAD designation to begin construction.

Proof of Newspaper Notice

STATE OF ARIZONA }
COUNTY OF PINAL } SS.

Affidavit of Publication

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
Case # PAD22-03
Neighborhood Meeting
Thursday, July 28, 2022, at 6:00
p.m.
Maricopa Library and Cultural
Center
18160 North Maya Angelou Drive
Maricopa, AZ 85138
Planning and Zoning Commission
Meeting
(PUBLIC HEARING)
Monday, August 22, 2022, at 6:00
p.m.
City Hall
39700 West Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting
Tuesday, September 20, 2022, at
6:00 p.m.
City Hall
39700 West Civic Center Plaza
Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC HEARING will be held
at the above stated date, time and
location.
S3 BioTech LLC, represented by
Mr. Britton Lee, chairman and
CEO of S3 BioTech, is proposing
to build a Medical Campus, an in-
novation Center and a Sport-
sTainment District in currently un-
derdeveloped sections of Copper
Sky Regional Park, 44345 West
Bowlin Road, Maricopa, AZ
85138.
The Planning and Zoning Division
is processing this proposal in ac-
cordance with the Zoning Code as
a Planned Area Development
(Case # PAD 22-3).
Anyone wishing to appear and
make comment is encouraged to
attend. Written comments are
welcome and if received prior to
the meeting, will be included in
the record. All comments or ap-
peals should be sent in a written
form to the Planning and Zoning
Commission, Attention: Rodolfo
Lopez at 39700 West Civic Center
Plaza, Maricopa, AZ 85138 or by
email at rodolfo.lopez@maricopa-az.gov. Please include your
name, address, telephone number
and signature. For questions,
contact the Planning and Zoning
Division at 520-568-9098.
July 02, 2022
Published in Casa Grande Dis-
patch
No. of publications: 1; date of
publication: Jul. 02, 2022.

Kara K. Cooper, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

07/02/2022

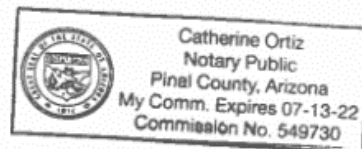
CASA GRANDE DISPATCH

By Kara K. Cooper
agent and/or publisher of the Casa Grande Dispatch

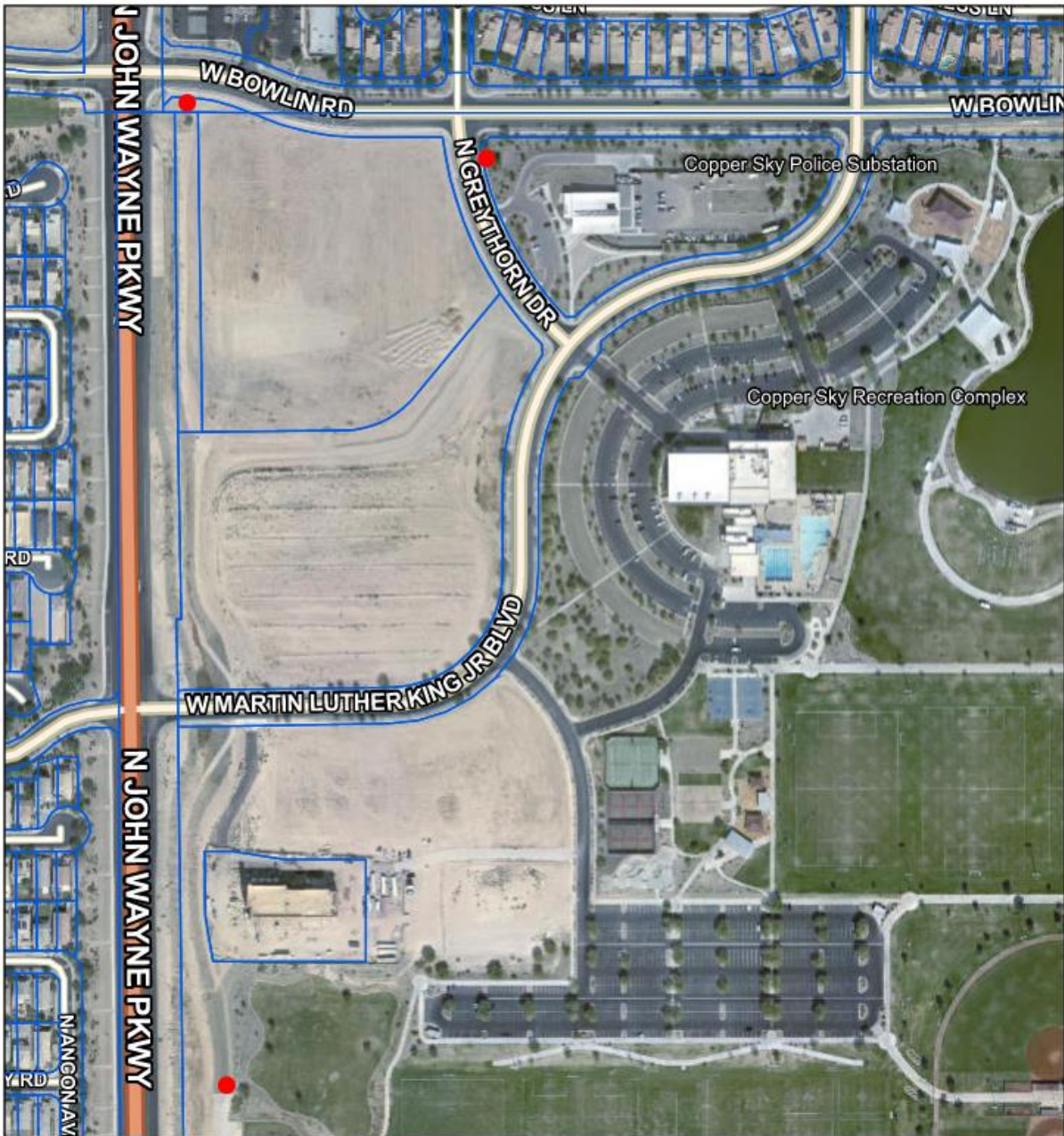
Sworn to before me this 5th
day of July A.D. 2022

Catherine Ortiz


Notary Public in and for the County
Of Pinal, State of Arizona




Map of Neighborhood Meeting Signs

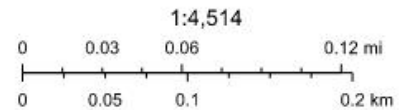


7/19/2022, 1:16:21 PM

 City Limits

 County Tax Parcels

 Neighborhood Meeting Sign Locations



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Pictures of Neighborhood Meeting Signs



Sign Located on Corner of Bowlin and Greythorn



Sign Located on Corner of SR 347 and Bowlin



Sign Located by Dog Park Facing SR 347

Neighborhood Meeting Sign-In Sheet

Community Meeting
District 3 Project
July 28, 2022 6:08 PM

Please sign in

<u>Name</u>	<u>Marriage Address</u>
Alisa Hardin	44198 W Palo Verde St
Cecilia Garzon	44219 W Palo Verde St.

Summary of Meeting

Copper Sky Citizen Participation Meeting

July 28, 2022, 6:00 pm

Attendees: Dr. Ed Johnson, Tommy Strassenberg, Len Hack (S3 BioTech)

Citizens: Alisa Haldin, Cecelia Garzon

Dr. Johnson presented an overview of the project and indicated that there was an August meeting scheduled for Planning and Zoning and a September meeting for Council action.

The floor opened for questions.

1. Where is the dog park going? The City is identifying multiple neighborhood sites for future dog parks to replace the dog park at Copper Sky Park.
2. Where is the Police dispatch center going? The City is constructing new police station and dispatch center in the City. The City will use the dispatch center, less two rooms, until the new site is completed next year.
3. Breakdown of where the different fields are going (Soccer Fields are in the Copper Sky and baseball fields are locating to another site). The severe shortage of soccer fields was noted by both attendees. Dr. Johnson noted that S3 BioTech was required to replace the eastern baseball diamonds that will be relocated elsewhere in the City. There should be additional softball fields at that site.
4. What about the schools on site? Dr. Johnson state that a science and sport academy would be built for student athletes and other students at the Innovation Campus. S3 BioTech is also recruiting a high-profile international soccer team to would to Maricopa for the Academy and for "spring training."
5. Will there be a birthing center at the hospital? Dr. Johnson reported that there have been conversations about a center at the Medical Office Building. Those discussions are ongoing. There will be a major pediatrics presence at the MOB.
6. Will there be Smart City options? Dr. Johnson reported that they are working on Smart City components for use throughout the City.

7. Dr. Johnson discussed Mr. Lee's background in technology and his goal to create a patient centric healthcare information model for the City and beyond.
8. Will there be another letter in the future for residents within 600 FT? Dr. Johnson indicated that there would be another letter and citizen meeting if S3 BioTech brings forward another proposal for a SportsTainment District at Copper Sky Park.
9. What about jobs? Dr. Johnson noted that a third-party economic impact study projects over 10,000 construction jobs and over 3,000 permanent jobs at the Park.