

Citizen Participation Report

The Farmhouses

21 February 24

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made, and the efforts already made, by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for Rezoning, Site Plan Review, and Design Review. These requests are being made for the proposed development located on a 1.84-acre property within the 1800 to 1900 blocks of North Gilbert Road (west side). This property is further identified as parcel numbers 136-27-021A and 136-27-016A on the Maricopa County Assessor's Map. The proposed project is *The Farmhouses*, a high-quality multi-family residential development with enhanced design features and amenities.

By providing opportunities for citizen participation, the Applicant will ensure, that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The Applicant will provide neighborhood notice for future public hearings and any other meetings requested by citizens.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Tim Boyle

AtmosphereArchitects

(602) 888-4671

tim@atmosarch.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be taken, and will continue to be taken, to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list will be provided by the City of Mesa for citizens and agencies in this area including:

- a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations and Homeowners Associations within 1 mile of the project.
2. The notification list for the neighborhood meeting includes the above-referenced contact list of all property owners within 1000+ ft. of the subject property. A copy of the notification letter and contact list is attached.
 3. A sign-in sheet will be collected at the neighborhood meeting in an effort to notify those in attendance of any upcoming meetings, including the public meetings. Presentations will be made to groups of citizens upon request.
 4. For public hearing notice, applicant will post a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Schedule:

Pre-Application Submittal	16 August, 2022
Formal Submittal to City	08 July, 2023
Neighborhood Meetings	16 February 2023 29 March 2023 26 April 2023
Follow-Up Submittals	23 August, 2023 09 October 2023
Planning & Zoning Public Hearing	13 March 2024
Design Review Board	12 December 2023



atmosphere

architects

Mesa AZ 85201

602.888.4671 www.atmosarch.com tim@atmosarch.com

1902/1850 N Gilbert, Mesa Development Community Meeting

Frames is a luxury 2020's modern townhouse project. The 2 story, 3 bedroom and 3 story, 2 bedroom units with two car garages feature balconies and large windows to bring in light. The minimalist design of this infill project, similar to The Alan around the corner, continues an upscale standard for future streetfront development throughout Mesa. Multiple amenities also include a large park with a pool, ramada, pocket parks and a dog park.



This lot has been long overlooked for redevelopment. Careful architectural consideration was made to create a vibrant multifamily community. Extensive shade trees and landscaping have been designed along the perimeter of the project to enhance its beauty and minimize views into neighboring lots.

As a home or property owner within 1000' of this project, or a Neighborhood Association or HOA within a mile, you are invited to participate in an online ZOOM community meeting:

Time: Feb 16, 2023 07:00 PM Arizona

<https://asu.zoom.us/j/88641244947>

Password: 1902

For assistance or a clickable copy of the link, please email tim@atmosarch.com prior to the meeting.

Community Meeting Letter

30 Jan 2023

The Farmhouses Meeting Summaries

Organized by: Tim Boyle

16 February 2023

Neighbors in Attendance: 21

Attendees were concerned about a multifamily project by their neighborhood. They were concerned it would bring in crime, traffic, parking and lower their property values. They were concerned about the three-story units, the solid waste location, and private external parking spaces. They were concerned about views from the units on the west of the property into their yards. They were concerned about landscape trees shedding into their yards and pools. They preferred the lots to be developed into a Salad and Go or a rest home. They did not like the modern look of the units. Most of the 20-25 attendees were against the project. One attendee expressed support which resulted in a strong negative response from more vocal members of the group.

29 March 2023

A meeting was held in the backyard of a neighbor. Councilmember Mark Freeman attended the meeting. Most of the same concerns were addressed by the neighborhood as had been discussed in the previous meeting. A survey of similar townhome projects around the city had been created by the developer and was distributed. It did not show a decrease of property values around this type of development. Alternate trees that did not drop leaves were discussed.

26 April 2023

This meeting was in-person at the house of a neighbor. A steering committee had been created to discuss the project in detail. The project had been redesigned to move the townhomes much farther away from the west wall. The private outdoor parking spaces were eliminated. The trees were moved away from the western wall to ensure no leaves would fall into the neighboring walls. All the three-story buildings were moved to the east, to be on the Gilbert or in the middle of the project. The buildings were redesigned to look like more historic homes in Mesa. The project was redesigned to fit within all city zoning requirements, including setbacks. The pool and bbq amenity were moved to the eastern side of the project, to be part of the sense of place and arrival when neighbors and visitors entered the project. An enhanced entry shade structure matching the shading elements throughout the project was added over the entry gate. A small playground was added on the western side, and the dog park area was preserved. Parking engineers were asked about the project and responded that there would be less than a 1% increase in traffic from this project. A survey of crime statistics around The Alan, a similar designed project around the corner, was created. This did not show any significant rise of crime in that area.

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by February 27, 2024

Date: 27 FEB 2024

I, Timothy Boyle, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON23-00559 on the 27 day of Feb, 2024. At least 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: Tim Boyle

SUBSCRIBED AND SWORN before me this 27 day of Feb, 2024.

Laura Campos
Notary Public



Case Number: ZON23-00559

Project Name: THE FARMHOUSES

**CITY OF MESA
PUBLIC NOTICE**

ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET

MESA, ARIZONA

4:00 PM DATE: March 13, 2024

CASE: ZON23-00559

Request: Rezone from single residence-43 (RS-43) to Multiple Residence-2 with a Bonus Intensity overlay (RM-2-BIZ) and Site Plan Review. This request will allow for a multiple residence development.

Applicant: Atmosphere Architects

Phone: (602) 888-4671

Planning Division: (480) 644-2385

Posting date: February 27, 2024

SWMC HOLDINGS LLC/HARPERS ON
MCKELLIPS LLC
136-06-012D
PO BOX 28426
SCOTTSDALE, AZ 85255

INCOMMERCIAL NET LEASE DST 4
136-06-012E
200 S BISCAYNE BLVD 7TH FLR
MIAMI, FL 331312310

ORANGE TREE MARKETPLACE II
LLC
136-06-012G
4630 E BROWN RD 106
MESA, AZ 85205

BOARDWALK EQUITIES LLC
136-06-012H
4360 E BROWN RD UNIT 106
MESA, AZ 85205

PV-V ARCADIA MCKELLIPS LLC
136-06-012J
7600 E DOUBLETREE RANCH RD
SUITE 130
SCOTTSDALE, AZ 85258

FISHER CARL E/JANICE L
136-06-020A
5328 HYADA BLVD NE
TACOMA, WA 98422

ORANGEWOOD EQUITIES LLC
136-06-020F
4360 E BROWN RD SUITE 106
MESA, AZ 85205

STORE MASTER FUNDING III LLC
136-06-020G
1 E WASHINGTON ST STE 250
PHOENIX, AZ 85004

GERHOLZ INVESTMENTS LLC
136-06-105B
4020 HAMMERBERG RD
FLINT, MI 48507

GLP PROPERTIES LP
136-06-106
835 5TH AVE SUITE 200A
SAN DIEGO, CA 92101

RON B WYNN LIVING TRUST/ETAL
136-06-256B
1731 REEDVALE LANE
LOS ANGELES, CA 90049

EVRON-SNYDER PATRICIA E
136-06-258
PO BOX 264
PHOENIX, AZ 85001

MICHAEL W BONGIORNO AND
LINDSEY R BONGIORNO TRUST
136-27-015N
1764 E JENSEN
MESA, AZ 85203

WILLIS J RONALD & LIDA P
136-27-015Q
1829 N FOREST
MESA, AZ 85203

LOGAN MARTA/ROBERT/ANOTA
JUAN C/ANNA C
136-27-016A
1942 N CALLE MADERAS
MESA, AZ 85213

BROOKS ROWENA V/ROBERT
LAWRENCE/MARGARET A
136-27-017A
2753 E BROADWAY RD STE 101-142
MESA, AZ 85213

VASQUEZ JUAN Z/HILDA
136-27-018
PO BOX 30086
MESA, AZ 85275

RDG INVESTMENTS LLC
136-27-019C
1950 N GILBERT RD
MESA, AZ 85203

RAWLS HYNEMAN ROBERTA B TR
136-27-020D
1905 E MCKELLIPS RD
MESA, AZ 85203

VALLEY POINT REALTY LLC
136-27-020E
1905 E MCKELLIPS RD
MESA, AZ 85203

BOKHARI INVESTMENTS LLC
136-27-020F
890 AIRWAY AVE
KINGMAN, AZ 86409

MESA ASSISTED LIVING LLC
136-27-021A
1942 N CALLE MADERAS
MESA, AZ 85213

AZ KLAUS INVESTMENTS LLC
136-27-021B
157 ISHERWOOD DR
GOOSE CREEK, SC 29445

CURD G WILLIAM/ALICE A TR
136-27-064
1831 E MCKELLIPS RD
MESA, AZ 85203

HANDGIS LIVING TRUST
136-27-065A
PO BOX 390010
KEAUHOU, HI 96739

LC & SS LLC
136-27-066A
2215 E INCA
MESA, AZ 85213

HEAPS SARAH/AARON
136-27-187
1923 E JENSEN ST
MESA, AZ 85203

STERLING PROPERTY
MANAGEMENT LLC
136-27-188
730 E BROWN RD 114
MESA, AZ 85203

COLVIN KEVIN W/MARTHA P
136-27-189
1903 E JENSEN
MESA, AZ 85203

SUTTON JEFFREY P/JOYCE J
136-27-190
1861 E JENSEN ST
MESA, AZ 85203

COLBY APRIL
136-27-191
1851 E JENSEN ST
MESA, AZ 85203

VEGA STEVEN/ELIZABETH C
136-27-192
1852 E INGLEWOOD
MESA, AZ 85203

DEY MICHELE A
136-27-193
1860 E INGLEWOOD ST
MESA, AZ 85203

WIEKHORST RICHARD H &
CONSTANCE J
136-27-194
1902 E INGLEWOOD
MESA, AZ 85203

COX RICHARD EARL III/LINDSI
MARIE
136-27-195
1914 E INGLEWOOD ST
MESA, AZ 85203

SHERWOOD JACOB
SCOTT/MEAGHAN MAEZ
136-27-196
1918 E INGLEWOOD ST
MESA, AZ 85203

SILVER ALEX P/ABIGAIL L
136-27-197
1920 E INGLEWOOD ST
MESA, AZ 85203

HALL ERIKA/KEATH
136-27-198
1930 E INGLEWOOD ST
MESA, AZ 85203

HOYLE MARK WILLIAM/ALTA IRENE
136-27-199
1938 E INGLEWOOD ST
MESA, AZ 85203

FARIAS KATHERINE
EVELYN/ORDONEZ CESAR
AUGUSTO
136-27-200
1946 E INGLEWOOD ST
MESA, AZ 85203

ALDERMAN JAMES CALVIN/CAITLIN
ROSE
136-27-201
1948 E INGLEWOOD ST
MESA, AZ 85203

OSWALT LORI
136-27-202
1950 E INGLEWOOD ST
MESA, AZ 85203

HOOPES DAVID KYLE
136-27-203
PO BOX 6067
MARCH AIR RESERVE BASE, CA
92518

SMITH JAMES/MUSTARD JAMIE
136-27-204
1954 EAST INGLEWOOD STREET
MESA, AZ 85203

ARMENTA ARMANDO/ALBA E
136-27-205
1938 E IVY ST
MESA, AZ 85203

POOI MASALEY/TONGIA WOLFGANG
136-27-206
1930 E IVY ST
MESA, AZ 85203

CAPRI & CAROL LLC
136-27-207A
7432 E MELROSE ST
MESA, AZ 852072072

MCDANIEL JACOB R
136-27-208A
1912 E IVY ST
MESA, AZ 85203

LOLLIPOPS TRUST
136-27-209
1902 E IVY ST
MESA, AZ 85203

SHELTON JAIME
136-27-210
1713 N KACHINA
MESA, AZ 85203

SUNDQUIST REVOCABLE TRUST
136-27-211
1721 N KACHINA
MESA, AZ 85203

SMITH RAY O/VICKIE A TR
136-27-212
1733 N KACHINA
MESA, AZ 85203

FLANIGAN MICHAEL
136-27-213
1865 E INGLEWOOD ST
MESA, AZ 85203

STERLING JAMES A/JOYCE E TR
136-27-214
1907 E INGLEWOOD ST
MESA, AZ 85203

JULIE COUCH REVOCABLE LIVING
TRUST
136-27-215
1915 E INGLEWOOD ST
MESA, AZ 85203

DEAN J NELSON TRUST
136-27-216
1921 E INGLEWOOD ST
MESA, AZ 85203

BAHNE JOHN WILLIAM
136-27-217
1929 E INGLEWOOD
MESA, AZ 85203

CAMPTON RONALD F/LOUISE A
136-27-218
1937 E INGLEWOOD
MESA, AZ 85203

VOIGT LIVING TRUST
136-27-270A
1743 N RIDGE CIR
MESA, AZ 85203

DICKINSON BENJAMIN A/ANDREA M
136-27-289
1734 N KACHINA ST
MESA, AZ 85203

DE MARTINI FRANCESCA/RONAN
MICHAEL PATRICK
136-27-290
1742 N KACHINA
MESA, AZ 85203

GALLEGOS ESTEVAN R/EMILY J
136-27-291
1750 N KACHINA
MESA, AZ 85203

STOVER MITCHEL G
136-27-292
1833 E JENSEN ST
MESA, AZ 85203

BARTLETT MARY G
136-27-293
1823 E JENSEN ST
MESA, AZ 85203

KORTE BRYAN E & TAMARA
136-27-294
1815 E JENSEN
MESA, AZ 85202

EDGE ALLAN M/COWAN TESS TAFT
136-27-340
1845 N FOREST
MESA, AZ 85203

DUNCAN ANGELA E/DUTMERS
JUSTIN A
136-27-341B
1901 N FOREST ST
MESA, AZ 85203

NOLTE EDWARD FRANCIS
III/SHASTA MARIE
136-27-341C
1865 N FOREST ST
MESA, AZ 85203

DUNCAN ANGELA E/DUTMERS
JUSTIN A
136-27-342B
1901 N FOREST ST
MESA, AZ 85203

HARRISON WALLACE
TANNER/HARRISON CRYSTAL ANN
136-27-999B
1742 N GILBERT RD
MESA, AZ 85203

MEJIA BEATRICE & VIDAL M
136-27-999C
650 S WINDSOR ST
MESA, AZ 85204

RECTOR JAMES/LINDSAY
136-27-999D
1854 E HALE ST
MESA, AZ 85203

LARRY INEZ B/BOYLE JAMES M
136-29-054
745 N STAPLEY DR
MESA, AZ 85203

MARGARITIS NICHOLAS/CATHERINE
136-29-055
1912 E JENSEN ST
MESA, AZ 85203

BECK ARNOLD WILLIAM/KELLY
136-29-056
1920 E JENSEN ST
MESA, AZ 85203

PRATT DONALD K/NANCY MARIE
136-29-057
1928 E JENSEN ST
MESA, AZ 85203

PARRA ANNE M
136-29-058
1929 E JUNIPER CIR
MESA, AZ 85203

GOODMAN WILLIAM
136-29-059
1921 E JUNIPER CIR
MESA, AZ 85203

CASHNER BRENT L/LAURA
136-29-060
1913 E JUNIPER CIR
MESA, AZ 85203

DOYLE AMANDA/ZACHARY
136-29-061
1905 E JUNIPER CIR
MESA, AZ 85203

PARKER JOANNE B
136-29-062
1822 N KACHINA
MESA, AZ 85203

SUMMERS JAMES/CAROLYN
136-29-063
1834 N KACHINA ST
MESA, AZ 85203

BOND DONNA/THOMAS
136-29-064
1906 E JUNIPER CIR
MESA, AZ 85203

PARDUE JEFFERY/KELLY
136-29-065
1914 E JUNIPER CIR
MESA, AZ 85203

LARRY INEZ P BOYLE TR
136-29-066
745 N STAPLEY DR
MESA, AZ 85203

ALSTON MICHAEL RICHARD
136-29-067
1930 E JUNIPER CIR
MESA, AZ 85203

MORTENSEN LAYNE/JAMIE
136-29-068
1931 E JACARANDA CIR
MESA, AZ 85203

LUNDGREN AMY/MARC
136-29-069
1923 E JACARANDA CIR
MESA, AZ 85203

ALCANTAR RENE M
136-29-070
1915 E JACARANDA CIR
MESA, AZ 85203

ROGER ROOT REVOCABLE TRUST
136-29-071
1907 E JACARANDA
MESA, AZ 85203

GRAHAM JOHN A III/DIANE M
136-29-072
825 E 200 N
SPRINGVILLE, UT 84663

JSV FAMILY TRUST
136-29-073
2331 E JENSEN ST
MESA, AZ 85213

BOLYARD SEAN M
136-29-074
1864 N KACHINA
MESA, AZ 852032858

HOLLEY FRED/DENISE TR
136-29-075
985 EAST 5700 SOUTH
OGDEN, UT 84405

CORRAL FAMILY TRUST
136-29-076
1916 E JACARANDA CIR
MESA, AZ 85203

EYAD AHMED KADRI AND
GENNETTE M KADRI TRUST
136-29-077
1915 W 475 NORTH
FARMINGTON, UT 84025

HELMICK KELVIN A/HANSON
MARGARET A
136-29-078
1932 E JACARANDA CIR
MESA, AZ 85203

BERTONI MICHAEL/CURCIO LEA
136-29-079
1933 E JUNE CIR
MESA, AZ 85203

CAMPTON RONALD F/LOUISE A
136-29-080
1925 E JUNE CIR
MESA, AZ 85203

SANCHEZ CARLOS
136-29-081
1917 E JUNE CIR
MESA, AZ 85203

RUSSELL JOSEPH L/ALTA TR
136-29-082
1909 E JUNE CIR
MESA, AZ 85203

TAYLOR RYAN
CHRISTOPHER/ELIZABETH ANNE
136-29-083
1912 N KACHINA
MESA, AZ 85203

JONES BRADY/CARINA
136-29-084
3548 N EXCALIBUR PL
CASA GRANDE, AZ 85122

GILES ROBERT/TAMI
136-29-085
1902 E JUNE CIR
MESA, AZ 85203

BOERS NICOLE
136-29-086
1910 E JUNE CIR
MESA, AZ 85203

JOHNSON WILLIAM
VICTOR/GUTIERREZ MARTHA
RENEE
136-29-087
1918 E JUNE CIR
MESA, AZ 85203

MCCORMICK FAMILY TRUST
136-29-088
5024 E ROOSEVELT ST
APACHE JUNCTION, AZ 85119

CROSS DARRYL E & JACQUELINE A
136-29-089
1018 N ACACIA RD
APACHE JUNCTION, AZ 85119

MESA CITY OF
136-29-090
20 E MAIN ST STE 650
MESA, AZ 85211

ADAMS BRENNON/AMBER
136-34-003
1813 N ORACLE DR
MESA, AZ 85203

BOTTESCH DIRK/RITA J
136-34-004
1821 NORTH ORACLE
MESA, AZ 85203

OPIE DOUGLAS D/VALERIE G
136-34-005
1829 N ORACLE ST
MESA, AZ 85203

LEWIS KIRK W/LINDA J TR
136-34-006
1837 N ORACLE ST
MESA, AZ 85203

ADAIR CHARLES K/TERESA J
136-34-007
1845 N ORACLE CIR
MESA, AZ 85203

MACK DESTINEE
136-34-008
1853 N ORACLE ST
MESA, AZ 85203

KENNETH AND JILL BARNEY LIVING
TRUST
136-34-009
1861 N ORACLE
MESA, AZ 85203

GREGORY B LAMBRIGHT AND
REBECCA A LAMBRIGHT LIVING
TRUST
136-34-010
1909 N ORACLE CIR
MESA, AZ 85203

DANIEL P SKINNER AND LAURA L
SKINNER TRUST
136-34-011
1917 N ORACLE CIR
MESA, AZ 85203

B & T LUCAS FAMILY TRUST
136-34-012
1918 N ORACLE CIR
MESA, AZ 85203

AMERICAN 24 LLC
136-34-013
PO BOX 30292
MESA, AZ 85275

ROWLEY PAUL S/ROBIN M TR
136-34-014
1814 E JASMINE CIR
MESA, AZ 85203

MCKAY FAMILY TRUST
136-34-017
1813 E JASMINE CIR
MESA, AZ 85203

IRVINE STEVEN P/REBECCA K
136-34-020
1840 N ORACLE
MESA, AZ 85203

CARPENTER JAY B/TRULEE B TR
136-34-023
1807 E JUNIPER CIR
MESA, AZ 85203

MESA CITY OF
136-34-026
20 E MAIN ST STE 650
MESA, AZ 85211

QIN YUE/PRUE JACOB
136-34-028D
1820 E JENSEN ST
MESA, AZ 85203

SMITH CHRISTINE E/KYLE L
141-07-006
2105 E KNOLL CIR
MESA, AZ 85213

DEAN DANNY L/KEELEY A
141-07-014
2106 E KNOLL CIR
MESA, AZ 85213

H & M STARKS FAMILY TRUST
141-07-062
2033 N ASHBROOK
MESA, AZ 85213

MOSTAGHIMI FAMILY TRUST
141-10-005J
7484 E PONTEBELLA DR
SCOTTSDALE, AZ 85266

SYMONS SHELBY
SHANNON/STUART
136-34-015
1806 E JASMINE CIR
MESA, AZ 85203

RUDISILL MARY M/DAMON C
136-34-018
1858 N ORACLE CIR
MESA, AZ 85203

KLEINMAN KURT D/ROBYN R TR
136-34-021
1816 E JUNIPER CIRCLE
MESA, AZ 85203

GRAHAM TIMOTHY R/ELIZABETH J
136-34-024
1815 E JUNIPER CIR
MESA, AZ 85203

BONGIORNO GREGORY
136-34-027
1764 E JENSEN
MESA, AZ 85203

DELORES ADREANI REVOCABLE
TRUST
136-34-028E
8465 SKOKIE BLVD
SKOKIE, IL 60077

DOTY BRANDON/HEATHER
141-07-007
2113 E KNOLL CIR
MESA, AZ 85213

CHRISTENSEN MICHAEL/REBECCA
141-07-060
2024 N GENTRY
MESA, AZ 85213

MESA CITY OF
141-07-099
20 E MAIN ST STE 650
MESA, AZ 85211

MOSTAGHIMI FAMILY TRUST
141-10-005K
7484 E PONTEBELLA DR
SCOTTSDALE, AZ 85266

EDWARD L HARPER PENNY S
HARPER REVOCABLE TRUST
136-34-016
1805 E JASMINE
MESA, AZ 85203

PROVIDENTIAL LENDING SERVICES
LLC
136-34-019
1453 E IVYGLEN
MESA, AZ 85203

SABIN DALE J & NANCY H
136-34-022
1808 E JUNIPER CIR
MESA, AZ 85203

ZAWADZKI MARK
136-34-025
1823 E JUNIPER CIR
MESA, AZ 85203

ARTHUR SEAN/LACY H
136-34-028A
1822 N ORACLE CIR
MESA, AZ 85203

VALLEY NATIONAL BANK OF
ARIZONA
141-07-001J
PO BOX 1919
WICHITA FALLS, TX 76307

POTTER HEATHER/COLBY
141-07-008
2121 E KNOLL CIR
MESA, AZ 85213

PORTER ADAM J
141-07-061
2020 N GENTRY
MESA, AZ 85213

MOSTAGHIMI FAMILY TRUST
141-10-005F
7484 E PONTEBELLA DR
SCOTTSDALE, AZ 85266

LOMBARDI-THOMAS
STEPHANIE/THOMAS STEVEN
141-10-097
1708 N ASHBROOK CIR
MESA, AZ 85213

CHRISTENSEN TRAVIS L/TAWNYA J
141-10-098
PO BOX 412
MESA, AZ 85211

STRAUSS KENNETH JAMES
141-10-101
1744 N ASHBROOK CIR
MESA, AZ 85213

HILL REBECCA LIZ
141-10-107
3749 E DULCIANA AVE
MESA, AZ 85206

MCCARTNEY JASON/CHERYL
141-10-112
1738 N GENTRY CIR
MESA, AZ 85213

FEBRES EDGAR
141-10-115
1737 N GENTRY CIR
MESA, AZ 85213

SALAZAR SHAIRA M
141-10-126
1740 N CHESTNUT CIR
MESA, AZ 85213

MILLANES LIVING TRUST
141-10-258
2011 E CALLE MADERAS
MESA, AZ 85213

ADAMS CHRISTOPHER M/JENNIFER
D
141-10-261
2031 E CALLE MADERAS
MESA, AZ 85213

MCKEE BRUCE ALDON/TOSHA
141-10-264
2103 E CALLE MADERAS
MESA, AZ 85213

JT BRITZ REVOCABLE LIVING TRUST
141-10-267
2143 E CALLE MADERAS
MESA, AZ 85213

ABRUZZESE PAUL
JOSEPH/JOCELYN A
141-10-099
222 W BROWN RD
MESA, AZ 85201

VAN DYNE RICHARD L/MINA JANE
TR
141-10-105
1735 N ASHBROOK CIR
MESA, AZ 85213

COHN LEE S/JUDITH D
141-10-110
1720 N GENTRY CIR
MESA, AZ 85213

CROCKETT DONALD E III/ADRIANNE
M
141-10-113
1742 N GENTRY CIR
MESA, AZ 85213

OWENS CIERRA L/RYAN W
141-10-116
1729 N GENTRY CIR
MESA, AZ 85213

BRENNER JONATHAN J/TAYLOR
ASHTON
141-10-234
1745 N ASHBROOK CIR
MESA, AZ 85213

DAUGHTREY DAVID/DOE
141-10-259
2021 E CALLE MADERAS
MESA, AZ 85213

MILLER PAUL EVERETT/LISA
MICHELLE
141-10-262
2051 E CALLE MADERAS
MESA, AZ 85213

SPRAGUE SCOTT G/RUSSNAK
SHELLY
141-10-265
2111 E CALLE MADERAS
MESA, AZ 85213

PULLMAN DAMON/RACHAEL
141-10-271
2140 E CALLE MADERAS
MESA, AZ 85213

CISEL LACINDA E/JAMES L
141-10-100
1736 N ASHBROOK CIR
MESA, AZ 85213

HUGHES DONALD LJR/KINDRA
TR/ETAL
141-10-106
1727 N ASHBROOK
MESA, AZ 85213

COLTRIN TANNER/EMILY
141-10-111
1730 N GENTRY CIR
MESA, AZ 852133417

BARTLING DAVID RYAN/GUPTA VINI
141-10-114
1743 N GENTRY CIR
MESA, AZ 85213

BOYETTE BRIAN JEFFREY/JILL
ELISE
141-10-125
1736 N CHESTNUT CIR
MESA, AZ 85213

1763 N GILBERT RD LLC
141-10-235
757 EMORY ST 105
IMPERIAL BEACH, AZ 91932

FUNK KIM ELIZABETH/BRACK MARC
141-10-260
2027 E CALLE MADERAS
MESA, AZ 85213

2000 MILLER FAMILY TRUST
141-10-263
2055 E CALLE MADERAS
MESA, AZ 85213

POINTER JUSTIN
141-10-266
2135 E CALLE MADERAS ST
MESA, AZ 85213

ROBERT W JONES III AND BARBARA
B JONES REVOCABLE TRUST
141-10-272
1905 N CALLE MADERAS
MESA, AZ 85213

PEDERSON PAUL A/ANDREA J
141-10-275
1919 N CALLE MADERAS
MESA, AZ 85213

HEINZE STUART TRUST
141-10-280
1950 N CALLE MADERAS
MESA, AZ 85213

CZACZKOWSKI REVOCABLE TRUST
141-10-281
1942 N CALLIE MADERAS
MESA, AZ 85213

MOSS RICK D & ROXANNA R TR
141-10-282A
1930 N CALLE MADERAS
MESA, AZ 85213

PASSEY WILLIAM J TR
141-10-283A
1918 N CALLE MADERAS
MESA, AZ 85203

KILKENNY LINDA J
141-10-284A
1906 N CALLE MADERAS
MESA, AZ 85213

PETERSON JONATHAN R
141-10-285
2122 E CALLE MADERAS
MESA, AZ 85213

PEDERSEN BENJAMIN
141-10-286
2108 E CALLE MADERAS
MESA, AZ 85213

MICHAEL AND BECKY MURRAY
FAMILY TRUST
141-10-287
2052 E CALLE MADERAS
MESA, AZ 85213

MAZER BLAZER LIVING TRUST
141-10-288
2036 E CALLE MADERAS
MESA, AZ 85213

HUFSTADER JOHN R
141-10-289
2621 N ROBIN CIR
MESA, AZ 85213

DEISTER DEBBYE A/KEVIN
141-10-290
2012 E CALLE MADERAS
MESA, AZ 85213

LAS MADERAS ASSOC
141-10-291A
P O BOX 12510
CHANDLER, AZ 85248

LAS MADERAS ASSOC
141-10-292
P O BOX 12510
CHANDLER, AZ 85248

LAS MADERAS ASSOC
141-10-295
P O BOX 12510
CHANDLER, AZ 85248

LAS MADERAS ASSOC
141-10-296
P O BOX 12510
CHANDLER, AZ 85248

HOLDER GARY W/SERENA
141-10-349
2117 JENSEN ST
MESA, AZ 85213

ORME JASON
141-10-350
2109 E JENSEN ST
MESA, AZ 85213

CLARDY THOMAS C/CARLA F
141-10-351
2061 E JENSEN ST
MESA, AZ 85213

WIDMAR FAMILY TRUST
141-10-352
2055 E JENSEN ST
MESA, AZ 85213

SPANN SUSAN K/ARTHUR PEALY
141-10-353
2043 E JENSEN ST
MESA, AZ 85213

JCL COMMERCIAL ON MCKELLIPS
LLC
141-10-510
3710 E NORTHRIDGE CIR
MESA, AZ 85215

TUNITAS BEACH LAND COMPANY
141-10-511
890 OAK LEAF WY
NAPA, CA 94558

Mike Golio
Citrus Highlands
2458 E Kael Cir
Mesa, AZ 85213

Rob Wilcox
Citrus Highlands
2521 E Hermosa Vista
Mesa, AZ 85213

Maureen Stewart
East Orangewood Estates
1846 E Grandview St
Mesa, AZ 85203

Daniel Skinner
Friendly Cove/Forest Knoll
2632 N Hall Cir
Mesa, AZ 85203

Shane Buntrock
Friendly Cove/Forest Knoll
1638 E Mallory St
Mesa, AZ 85203

Steve Beck
Friendly Cove/Forest Knoll
1710 E Lockwood St
Mesa, AZ 85203

Connie Wiekhorst
Gilburr Estates
1902 E Inglewood St
Mesa, AZ 85203

Linda Grant
Gilburr Estates
1726 N Kachina
Mesa, AZ 85203

Linda Pringle
Gilburr Estates
1937 E Inglewood St
Mesa, AZ 85203

Kay Murphy
Rancho De Arboleda
2659 E Kael St
Mesa, AZ 85213

Sue McAleavey
Rancho De Arboleda
2645 E Leonora St
Mesa, AZ 85213

Fred Ash
Royal Palms Neighborhood
1510 E Jasmine St
Mesa, AZ 85203

Sheila Towle
Villas at Royal Palms Condominium
Association
1901 E. University Dr.
Mesa, AZ 85203

EMAIL CORRESPONDENCE BETWEEN
ARCHITECT AND NEIGHBORS



Tim Boyle <timboy@gmail.com>

The Alan

5 messages

Paul Rowley <psrowley@gmail.com>

Thu, Nov 9, 2023 at 4:53 PM

To: Tim FRAMES Boyle <tim@timboyle.com>, blucas@cox.net, Laura Skinner <lauraskinner2@gmail.com>, Ken Barney <barney@azlegal.com>, Greg <greglambright@gmail.com>, Sean Arthur <seanlarthur@gmail.com>, Rebecca Lambright <rebeccalambright@gmail.com>, Kurt Kleinman <kurt@ksappraisal.com>, Trulee Carpenter <trulee.carpenter@gmail.com>, Dan Skinner <dskinner@siaaz.com>, Talmage Lewis <1ktalewis1@gmail.com>, robyn lewis <Robynlynnlewis@gmail.com>, Joe Russell Russell <jar46p@gmail.com>, Rebecca Irvine <rebecca@irvinemail.org>, Robin Rowley <robinmrowley@gmail.com>, maxacuity@gmail.com, rbrooks1952@gmail, joshua.grandlienard@mesaaz.gov

Tim, the example you refer to looks like high density apartments plopped in an infill property, doesn't fit in to the homes and area and a canal to the east. Your proposal for Gilbert road is even more of an eyesore and 27 apartments, more crime, traffic and look at Canal at Baseline on FB.

Paul Rowley

3 attachments



IMG_0948.jpg
813K



IMG_0947.jpg
1465K



IMG_0946.jpg
1168K

Tim Boyle <tim@timboyle.com>
To: Mike Hudson <Mike@atmosarch.com>

Fri, Nov 10, 2023 at 1:45 PM

[Quoted text hidden]
Paul Rowley

3 attachments



IMG_0948.jpg
813K



IMG_0947.jpg
1465K



IMG_0946.jpg
1168K

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>
Cc: blucas@cox.net, Laura Skinner <lauraskinner2@gmail.com>, Ken Barney <barney@azlegal.com>, Greg <greglambricht@gmail.com>, Sean Arthur <seanlarthur@gmail.com>, Rebecca Lambright <rebeccalambricht@gmail.com>, Tue, Nov 21, 2023 at 5:05 PM

Kurt Kleinman <kurt@ksappraisal.com>, Trulee Carpenter <trulee.carpenter@gmail.com>, Dan Skinner <dskinner@siaaz.com>, Talmage Lewis <1ktalewis1@gmail.com>, robyn lewis <Robynlynnlewis@gmail.com>, Joe Russell Russell <jar46p@gmail.com>, Rebecca Irvine <rebecca@irvinemail.org>, Robin Rowley <robinmrowley@gmail.com>, maxacuity@gmail.com, joshua.grandlienard@mesaaz.gov

Dear Paul,

I can appreciate your concerns about density, traffic, crime, and property values. These are valid issues that deserve careful consideration. When developers initially proposed multifamily projects in our city and especially in my neighborhood, I shared similar apprehensions about their impact. Nobody welcomes the prospect of increased crime and traffic. We all desire a better future for our city of Mesa, beginning in our own neighborhoods.

I would like to schedule a meeting with your group to further discuss these concerns, ideally before the Design Review Board meeting on December 12. I believe I have gathered some crime, traffic, and property value data that may help address some of your worries. Please let me know a time and location that suits you, or I can take the initiative to arrange a suitable meeting time and place.

Notification letters regarding the Design Review Board Meeting will be sent out about 2 weeks prior to the meeting.

Warm Regards, and Happy Thanksgiving!
Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

602.888.4671

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

On Thu, Nov 9, 2023 at 4:53 PM Paul Rowley <psrowley@gmail.com> wrote:

Tim, the example you refer to looks like high density apartments plopped in an infill property, doesn't fit in to the homes and area and a canal to the east. Your proposal for Gilbert road is even more of an eyesore and 27 apartments, more crime, traffic and look at Canal at Baseline on FB.

Paul Rowley

Rebecca Lambright <rebeccalambright@gmail.com>

Tue, Nov 21, 2023 at 5:24 PM

To: Tim Boyle <tim@timboyle.com>

Cc: Paul Rowley <PSRowley@gmail.com>, blucas@cox.net, Laura Skinner <lauraskinner2@gmail.com>, Ken Barney <barney@azlegal.com>, Greg <greglambright@gmail.com>, Sean Arthur <seanlarthur@gmail.com>, Kurt Kleinman <kurt@ksappraisal.com>, Trulee Carpenter <trulee.carpenter@gmail.com>, Dan Skinner <dskinner@siaaz.com>, Talmage Lewis <1ktalewis1@gmail.com>, robyn lewis <Robynlynnlewis@gmail.com>, Joe Russell Russell <jar46p@gmail.com>, Rebecca Irvine <rebecca@irvinemail.org>, Robin Rowley <robinmrowley@gmail.com>, maxacuity@gmail.com, joshua.grandlienard@mesaaz.gov

Greg and I vote no on meeting with him before the design review board.

Rebecca Lambright,
Sent from my iPhone

On Nov 21, 2023, at 7:05 PM, Tim Boyle <tim@timboyle.com> wrote:

[Quoted text hidden]

Laura Skinner <lauraskinner2@gmail.com>

Tue, Nov 21, 2023 at 7:01 PM

To: Rebecca Lambright <rebeccalambright@gmail.com>

Cc: Tim Boyle <tim@timboyle.com>, Paul Rowley <psrowley@gmail.com>, blucas@cox.net, Ken Barney <barney@azlegal.com>, Greg <greglambright@gmail.com>, Sean Arthur <seanlarthur@gmail.com>, Kurt Kleinman <kurt@ksappraisal.com>, Trulee Carpenter <trulee.carpenter@gmail.com>, Dan Skinner <dskinner@siaaz.com>, Talmage Lewis <1ktalewis1@gmail.com>, robyn lewis <Robynlynnlewis@gmail.com>, Joe Russell Russell <jar46p@gmail.com>, Rebecca Irvine <rebecca@irvinemail.org>, Robin Rowley <robinmrowley@gmail.com>, maxacuity@gmail.com, joshua.grandlienard@mesaaz.gov

I trust the judgment of those of you who know more, and have had more experience than I have. If we have a meeting, I'll be there to Support if we don't I trust that too.

I think one concern I have with what stats he could bring would be that I think his buildings seem cheap, which means first people in are great and then it goes down drastically. Kind of like in cheap little tract areas. And I wouldn't be surprised if he will bring statistics, that are a nicer condominium situation, and the statistics won't prove true with what he's hoping to build.

I'm also hoping with the mess that is at the Canal on baseline. That the city would be being a little bit cautious right now until they can get stuff like that cleaned up and figured out.

Laura

Sent from my iPhone

On Nov 21, 2023, at 5:24 PM, Rebecca Lambright <rebeccalambright@gmail.com> wrote:

Greg and I vote no on meeting with him before the design review board.

[Quoted text hidden]



Tim Boyle <timboy@gmail.com>

Gilbert property

3 messages

Paul Rowley <psrowley@gmail.com>

Wed, May 31, 2023 at 2:45 PM

To: Greg <greglambright@gmail.com>, KelHelmick@gmail.com, Paul Rowley <psrowley@gmail.com>, Rebecca Lambright <rebeccalambright@gmail.com>, mortensenmom8@gmail.com, tim@timboyle.com

Tim, I am somewhat surprised and disappointed in your email today. We must not be communicating very clearly. Let me try again.

No 3 story, no 33 units.

So even though you say your clients are addressing our concerns, they miss the real concern.

So if you keep coming back with 3 stories and 33 units, you will get the same opposition. Isn't this the definition of insanity?

To be clear, no 3 story and no 33 units. We want to see one story and 12 units max. What about an assisted living home?

Sell property to tutor time for more parking?

Where do we go from here? Thanks, Paul

Tim Boyle <tim@timboyle.com>

Fri, Jun 2, 2023 at 9:47 AM

To: Paul Rowley <psrowley@gmail.com>

Cc: Greg <greglambright@gmail.com>, KelHelmick@gmail.com, Rebecca Lambright <rebeccalambright@gmail.com>, mortensenmom8@gmail.com

Paul,

I have expressed all your concerns to the developers, and as they have a different vision for their property they have asked us to move forward and submit the most recent version of the project to the city.

After it has been reviewed by City Planner Joshua Grandlienard (Joshua.Grandlienard@mesaaz.gov) it will likely go before the Design Review Board first, which will be a public meeting. The neighborhood will receive letters specifying the time and location of that meeting. That Board will make recommendations to City Staff based on neighborhood feedback and our discussions with them. They are mostly aesthetic/design recommendations, which don't seem to be your primary concern.

It will also go before the Planning and Zoning Board, which is also a public meeting. To me your primary objection is to the rezoning of the property to allow for multifamily. You will receive letters about that and a sign will be posted on the property prior to that. During that hearing the Board will vote to recommend the project to the City Council or not.

The final meeting will be with the City Council, also a public meeting.

This process is explained in greater detail here: <https://www.mesaaz.gov/business/development-services/planning/planning-zoning-process-overview>

Regards

Tim

Tim Boyle REGISTERED ARCHITECT

atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

[Quoted text hidden]

Paul Rowley <psrowley@gmail.com>
To: Tim Boyle <tim@timboyle.com>

Fri, Jun 2, 2023 at 10:07 AM

Tim, Thanks for the update. As Josh and I say or hear, "see you in court", best wishes, other than on this project, Paul
[Quoted text hidden]

1902 N Gilbert Multifamily Modern Farmhouse Look

4 messages

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>

Tue, Mar 21, 2023 at 10:17 AM

Paul,

We are considering changing the look of the units on Gilbert near McKellips to be a modern farmhouse style. We know some of the feedback we got from the neighbors was they didn't love the modern look, didn't feel it fit in with the neighborhood. Councilmember Freeman contacted me about that as well.

Its not as trendy as the modern but its still quite handsome. We feel this might fit better in the neighborhood.

How do you feel about this design? Feel free to share it with your neighbors as well.



Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

Paul Rowley <psrowley@gmail.com>
To: Tim Boyle <tim@timboyle.com>

Tue, Mar 21, 2023 at 10:56 AM

Thanks Tim, I will share with the neighbors. Will this still be 3 stories? Best to you, Paul

[Quoted text hidden]

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>

Thu, Mar 30, 2023 at 8:31 AM

Paul,

Thank you for the meeting yesterday, it was really good to see the neighborhood in person.

Please let me know when you have a smaller group chosen, I'm happy to work with them to alleviate what concerns I can about this project.

In the meantime, please invite your neighborhood to take this survey. It will have a strong affect on the direction of Mesa over the next 25 years. We had a City Staffmember discuss it in our neighborhood group and it sounds like the responses are mostly by people in downtown so its skewing strongly to more public transit, which I don't think the neighborhoods has as a priority.

https://www.mesalistens.com/mesa-general-plan/survey_tools/community-context-questionnaire-1

Best

Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

[Quoted text hidden]

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>

Wed, May 31, 2023 at 1:08 PM

Paul,

Hope your summer is going well.

And thank you for meeting with us as this development progresses.

I've attached the developers updated plans for the 1902 N Gilbert project.

This design was not able to accommodate all of the neighborhood's requests, but we have worked to alleviate as many of the concerns as we can, specifically views into neighboring backyards, parking, and enduring the landscape does not affect the neighboring lots.

We added 15' of landscape along the west wall, so trees can grow large enough to block views and not shed into the neighbor's backyards. This moves the westernmost row of units further away as well.

We removed all the 3 story units on the west side. Those units will be 2 stories and therefore the upper story windows will not be as high, which restricts viewing into the neighboring backyards.. There are now 13x 2 story units and 20x 3 story units.

We removed the units with private parking and increased the total number of guest parking spaces to 17.

If you would like me to come and present this to your group I am happy to do so.

Warm regards

Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

1902 N Gilbert Design Info Packet

Tim Boyle <tim@timboyle.com>

Thu, Apr 13, 2023 at 3:32 PM

To: Paul Rowley <psrowley@gmail.com>

Paul,

Thank you for setting up a meeting. I look forward to discussing this project with you in more detail in person.

I've attached our design information packet that has the site plan, unit plans, and a new exhibit showing the sight lines from the windows, and the screening provided by the trees. We're testing out some new names for the development.

There is also a traffic study at the end. The traffic engineer doesn't think the estimated 25 trips this project could create during peak hours will have much of an effect since Gilbert Rd has an average of 24,300 trips per 24 hour period.

Mesa Zoning Code requires 2.1 parking spaces per unit. 33 units means 70 required parking spaces. The garages provide 66 spaces, but we disagree with the zoning code that a site like this only needs 4 additional parking spaces. We hope they'll update the code. But our site design provides 11 public spaces and 9 private spaces.

Please let me know if you have any questions in the meantime.

Best

Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

 **1902 N Gilbert Mesa Site Plan_Info Packet.pdf**
9024K



Tim Boyle <timboy@gmail.com>

Link to Zoom Meeting

4 messages

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>

Thu, Feb 16, 2023 at 8:44 PM

Paul,
Thank you for attending the meeting tonight.

Here is the zoom link: https://asu.zoom.us/rec/share/3jLaGi4s4Ty5TTesajh_IY3ZSSRjY7O5CKg6lyA8M5cSJInGaaPM1WANVzogMb38.yqDY3Wi2WoKVdm5w
Passcode:Qq3O53=P

Please let me know if the link doesn't work.

Best
Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>

Thu, Feb 16, 2023 at 8:59 PM

It might take a few hours before the meeting is processed and live on the zoom website.

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

[Quoted text hidden]

Paul Rowley <psrowley@gmail.com>
To: Tim Boyle <tim@timboyle.com>

Thu, Feb 16, 2023 at 9:01 PM

Thanks,
[Quoted text hidden]

Paul Rowley <psrowley@gmail.com>
To: Tim Boyle <tim@timboyle.com>

Thu, Feb 16, 2023 at 9:01 PM

Can you text me the link and the other info, thx
[Quoted text hidden]

Tim Boyle

From: Paul Rowley <psrowley@gmail.com>
Sent: Wednesday, November 8, 2023 10:50 PM
To: Bill & Teresa Lucas; Dan Mckay; Dan Skinner; Ken Barney; Kurt Kleinman; Laura Skinner; Rebecca Irvine; Robin Rowley; Sean Arthur; Tim Boyle; Trulee Carpenter; bolyard.sean5@gmail.com; Imbertoni@yahoo.com; mortensenmom8@gmail.com; stuartgsymons@gmail.com
Cc: greglambricht@gmail.com
Subject: Re: 1902 N Gilbert

Tim, thanks for your email update. Yes we had a good Halloween .

I understand the changes you have made. Unfortunately your proposal is too high density along with other congestion issues. Hopefully Greg and other neighbors can weigh in on their concerns. When we met before we were proposing no more than 16 units. This property is only 1.8 acres. Yes we should meet prior to any DRB meeting.. There remains strong opposition from almost all the neighbors. Talk soon, Paul

On Wed, Nov 8, 2023 at 5:50 PM Tim Boyle <tim@atmosarch.com> wrote:

Hi Paul and Greg,

I hope you had a good Halloween and are looking forward to Thanksgiving.

We have continued to work with the city to refine the design of The Farmhomes at 1902 N Gilbert.

Early in the project we changed the look of the buildings to be more farmhouse and less modern, per the neighborhood's request. We patterned the new look after classic Mesa homes found near the Temple.

We have removed all the three story units, per your request.

Per you request we have reduced the number of units about 20%, from 33 units to 27 units.

We have changed the requested zoning from R-3 to R-2, the lowest multifamily zoning in Mesa.

All of the project fits within the setbacks prescribed by RM-2 zoning, with no deviations.

Many of the units on the west have been moved farther than 50' from the west wall, so the range is between 30' away and 50' away.

The landscape architecture plan has a thick row of live heritage oaks against the west wall to further obscure any views to and from the units, and a wide landscaped area.

We removed all private exterior parking spaces, per your request.

We moved the trash away from the western wall.

This is a gated community, with 3 bedroom homes with private garages, with townhomes of higher quality than The Alan around the corner (it also has about the same density as The Alan). The developer anticipates the units could sell for \$450k or more, or to have rents in the \$3100 to \$3300 range. This will depend on the market when the project is completed, but this is a high quality, luxury townhome project.

Please let me know if you have any questions. I would be happy to meet again with your steering committee again to discuss this prior to the December Design Review Board Meeting.

Best

Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211

Tim Boyle

From: Paul Rowley <psrowley@gmail.com>
Sent: Thursday, December 7, 2023 6:49 PM
To: Tim Boyle
Subject: Re: 1902 N Gilbert letter, updated plans and 3d images

Thanks Tim, I am not sure there is much more to say. Reducing density from 32 to 27 3 bedroom apartments is a non starter. You still have not disclosed the owners. Any update?

On Thu, Dec 7, 2023 at 6:31 PM Tim Boyle <tim@atmosarch.com> wrote:

Hi Paul,

Here's a copy of the letter we sent, along with updated plans and 3d images.

I am available Monday or Tuesday before the meeting if you would like to discuss it any further.

Regards

Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211

atmosarch.com



atmosphere

architects

Mesa AZ 85201

602.888.4671 www.atmosarch.com tim@atmosarch.com

1902/1850 N Gilbert, Mesa Development Community Meeting

Frames is a luxury 2020's modern townhouse project. The 2 story, 3 bedroom and 3 story, 2 bedroom units with two car garages feature balconies and large windows to bring in light. The minimalist design of this infill project, similar to The Alan around the corner, continues an upscale standard for future streetfront development throughout Mesa. Multiple amenities also include a large park with a pool, ramada, pocket parks and a dog park.



This lot has been long overlooked for redevelopment. Careful architectural consideration was made to create a vibrant multifamily community. Extensive shade trees and landscaping have been designed along the perimeter of the project to enhance its beauty and minimize views into neighboring lots.

As a home or property owner within 1000' of this project, or a Neighborhood Association or HOA within a mile, you are invited to participate in an online ZOOM community meeting:

Time: Feb 16, 2023 07:00 PM Arizona

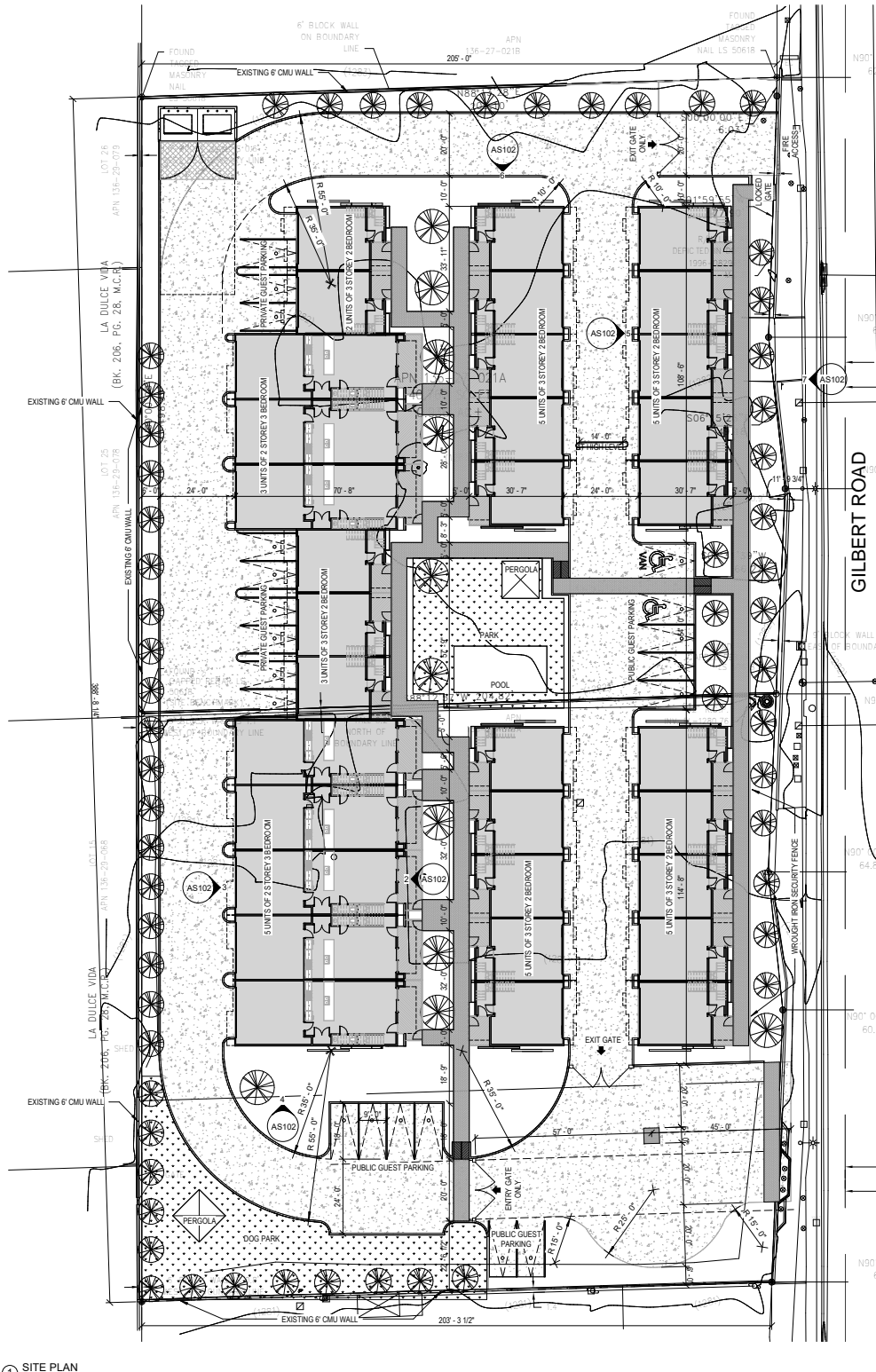
<https://asu.zoom.us/j/88641244947>

Password: 1902

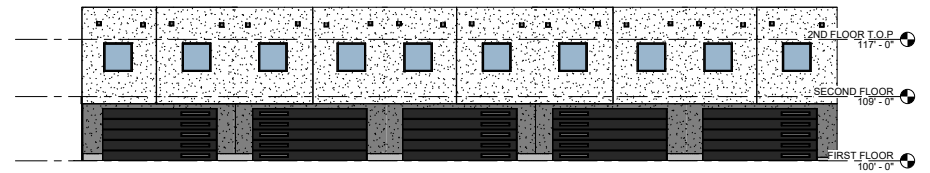
For assistance or a clickable copy of the link, please email tim@atmosarch.com prior to the meeting.

Community Meeting Letter

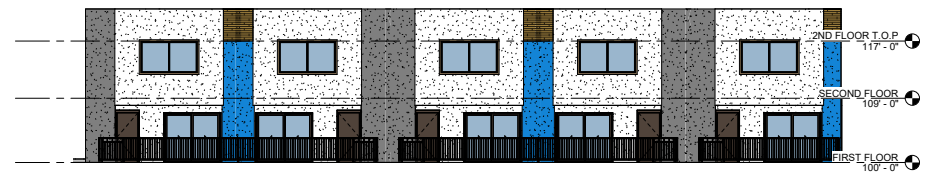
30 Jan 2023



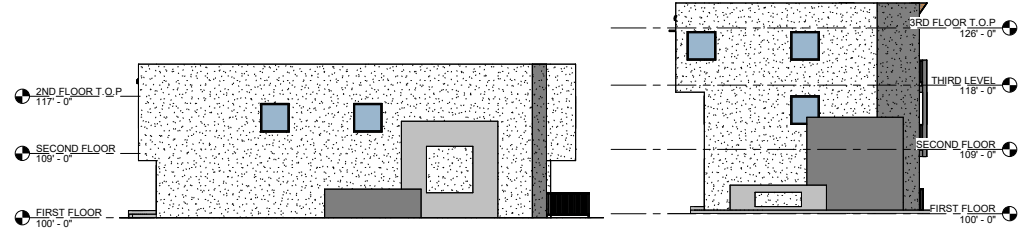
① SITE PLAN
1" = 20'-0"



② 2 STOREY 3 BEDROOM GARAGE SIDE ELEVATION1
1/8" = 1'-0"

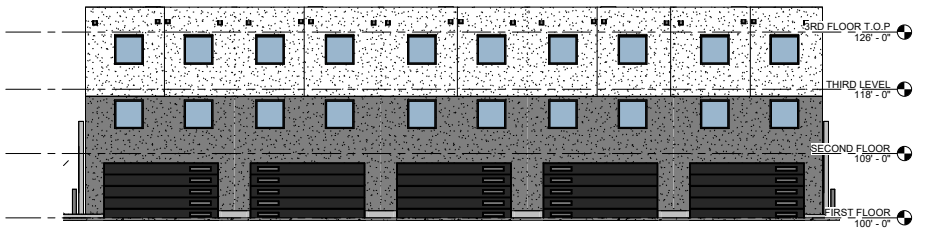


② 2 STOREY 3 BEDROOM YARD SIDE ELEVATION1
1/8" = 1'-0"

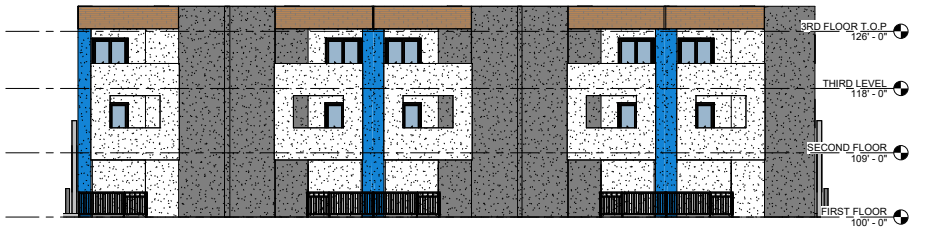


④ 2 STOREY 3 BEDROOM SIDE ELEVATION
1/8" = 1'-0"

⑥ 3 STOREY 2 BEDROOM SIDE ELEVATION1
1/8" = 1'-0"



⑤ 3 STOREY 2 BEDROOM GARAGE SIDE ELEVATION1
1/8" = 1'-0"



⑦ 3 STOREY 2 BEDROOM YARD SIDE ELEVATION1
1/8" = 1'-0"

SWMC HOLDINGS LLC/HARPERS ON
MCKELLIPS LLC
136-06-012D
PO BOX 28426
SCOTTSDALE, AZ 85255

INCOMMERCIAL NET LEASE DST 4
136-06-012E
200 S BISCAYNE BLVD 7TH FLR
MIAMI, FL 331312310

ORANGE TREE MARKETPLACE II
LLC
136-06-012G
4630 E BROWN RD 106
MESA, AZ 85205

BOARDWALK EQUITIES LLC
136-06-012H
4360 E BROWN RD UNIT 106
MESA, AZ 85205

PV-V ARCADIA MCKELLIPS LLC
136-06-012J
7600 E DOUBLETREE RANCH RD
SUITE 130
SCOTTSDALE, AZ 85258

FISHER CARL E/JANICE L
136-06-020A
5328 HYADA BLVD NE
TACOMA, WA 98422

ORANGEWOOD EQUITIES LLC
136-06-020F
4360 E BROWN RD SUITE 106
MESA, AZ 85205

STORE MASTER FUNDING III LLC
136-06-020G
1 E WASHINGTON ST STE 250
PHOENIX, AZ 85004

GERHOLZ INVESTMENTS LLC
136-06-105B
4020 HAMMERBERG RD
FLINT, MI 48507

GLP PROPERTIES LP
136-06-106
835 5TH AVE SUITE 200A
SAN DIEGO, CA 92101

RON B WYNN LIVING TRUST/ETAL
136-06-256B
1731 REEDVALE LANE
LOS ANGELES, CA 90049

EVRON-SNYDER PATRICIA E
136-06-258
PO BOX 264
PHOENIX, AZ 85001

MICHAEL W BONGIORNO AND
LINDSEY R BONGIORNO TRUST
136-27-015N
1764 E JENSEN
MESA, AZ 85203

WILLIS J RONALD & LIDA P
136-27-015Q
1829 N FOREST
MESA, AZ 85203

LOGAN MARTA/ROBERT/ANOTA
JUAN C/ANNA C
136-27-016A
1942 N CALLE MADERAS
MESA, AZ 85213

BROOKS ROWENA V/ROBERT
LAWRENCE/MARGARET A
136-27-017A
2753 E BROADWAY RD STE 101-142
MESA, AZ 85213

VASQUEZ JUAN Z/HILDA
136-27-018
PO BOX 30086
MESA, AZ 85275

RDG INVESTMENTS LLC
136-27-019C
1950 N GILBERT RD
MESA, AZ 85203

RAWLS HYNEMAN ROBERTA B TR
136-27-020D
1905 E MCKELLIPS RD
MESA, AZ 85203

VALLEY POINT REALTY LLC
136-27-020E
1905 E MCKELLIPS RD
MESA, AZ 85203

BOKHARI INVESTMENTS LLC
136-27-020F
890 AIRWAY AVE
KINGMAN, AZ 86409

MESA ASSISTED LIVING LLC
136-27-021A
1942 N CALLE MADERAS
MESA, AZ 85213

AZ KLAUS INVESTMENTS LLC
136-27-021B
157 ISHERWOOD DR
GOOSE CREEK, SC 29445

CURD G WILLIAM/ALICE A TR
136-27-064
1831 E MCKELLIPS RD
MESA, AZ 85203

HANDGIS LIVING TRUST
136-27-065A
PO BOX 390010
KEAUHOU, HI 96739

LC & SS LLC
136-27-066A
2215 E INCA
MESA, AZ 85213

HEAPS SARAH/AARON
136-27-187
1923 E JENSEN ST
MESA, AZ 85203

STERLING PROPERTY
MANAGEMENT LLC
136-27-188
730 E BROWN RD 114
MESA, AZ 85203

COLVIN KEVIN W/MARTHA P
136-27-189
1903 E JENSEN
MESA, AZ 85203

SUTTON JEFFREY P/JOYCE J
136-27-190
1861 E JENSEN ST
MESA, AZ 85203

COLBY APRIL
136-27-191
1851 E JENSEN ST
MESA, AZ 85203

VEGA STEVEN/ELIZABETH C
136-27-192
1852 E INGLEWOOD
MESA, AZ 85203

DEY MICHELE A
136-27-193
1860 E INGLEWOOD ST
MESA, AZ 85203

WIEKHORST RICHARD H &
CONSTANCE J
136-27-194
1902 E INGLEWOOD
MESA, AZ 85203

COX RICHARD EARL III/LINDSI
MARIE
136-27-195
1914 E INGLEWOOD ST
MESA, AZ 85203

SHERWOOD JACOB
SCOTT/MEAGHAN MAEZ
136-27-196
1918 E INGLEWOOD ST
MESA, AZ 85203

SILVER ALEX P/ABIGAIL L
136-27-197
1920 E INGLEWOOD ST
MESA, AZ 85203

HALL ERIKA/KEATH
136-27-198
1930 E INGLEWOOD ST
MESA, AZ 85203

HOYLE MARK WILLIAM/ALTA IRENE
136-27-199
1938 E INGLEWOOD ST
MESA, AZ 85203

FARIAS KATHERINE
EVELYN/ORDONEZ CESAR
AUGUSTO
136-27-200
1946 E INGLEWOOD ST
MESA, AZ 85203

ALDERMAN JAMES CALVIN/CAITLIN
ROSE
136-27-201
1948 E INGLEWOOD ST
MESA, AZ 85203

OSWALT LORI
136-27-202
1950 E INGLEWOOD ST
MESA, AZ 85203

HOOPES DAVID KYLE
136-27-203
PO BOX 6067
MARCH AIR RESERVE BASE, CA
92518

SMITH JAMES/MUSTARD JAMIE
136-27-204
1954 EAST INGLEWOOD STREET
MESA, AZ 85203

ARMENTA ARMANDO/ALBA E
136-27-205
1938 E IVY ST
MESA, AZ 85203

POOI MASALEY/TONGIA WOLFGANG
136-27-206
1930 E IVY ST
MESA, AZ 85203

CAPRI & CAROL LLC
136-27-207A
7432 E MELROSE ST
MESA, AZ 852072072

MCDANIEL JACOB R
136-27-208A
1912 E IVY ST
MESA, AZ 85203

LOLLIPOPS TRUST
136-27-209
1902 E IVY ST
MESA, AZ 85203

SHELTON JAIME
136-27-210
1713 N KACHINA
MESA, AZ 85203

SUNDQUIST REVOCABLE TRUST
136-27-211
1721 N KACHINA
MESA, AZ 85203

SMITH RAY O/VICKIE A TR
136-27-212
1733 N KACHINA
MESA, AZ 85203

FLANIGAN MICHAEL
136-27-213
1865 E INGLEWOOD ST
MESA, AZ 85203

STERLING JAMES A/JOYCE E TR
136-27-214
1907 E INGLEWOOD ST
MESA, AZ 85203

JULIE COUCH REVOCABLE LIVING
TRUST
136-27-215
1915 E INGLEWOOD ST
MESA, AZ 85203

DEAN J NELSON TRUST
136-27-216
1921 E INGLEWOOD ST
MESA, AZ 85203

BAHNE JOHN WILLIAM
136-27-217
1929 E INGLEWOOD
MESA, AZ 85203

CAMPTON RONALD F/LOUISE A
136-27-218
1937 E INGLEWOOD
MESA, AZ 85203

VOIGT LIVING TRUST
136-27-270A
1743 N RIDGE CIR
MESA, AZ 85203

DICKINSON BENJAMIN A/ANDREA M
136-27-289
1734 N KACHINA ST
MESA, AZ 85203

DE MARTINI FRANCESCA/RONAN
MICHAEL PATRICK
136-27-290
1742 N KACHINA
MESA, AZ 85203

GALLEGOS ESTEVAN R/EMILY J
136-27-291
1750 N KACHINA
MESA, AZ 85203

STOVER MITCHEL G
136-27-292
1833 E JENSEN ST
MESA, AZ 85203

BARTLETT MARY G
136-27-293
1823 E JENSEN ST
MESA, AZ 85203

KORTE BRYAN E & TAMARA
136-27-294
1815 E JENSEN
MESA, AZ 85202

EDGE ALLAN M/COWAN TESS TAFT
136-27-340
1845 N FOREST
MESA, AZ 85203

DUNCAN ANGELA E/DUTMERS
JUSTIN A
136-27-341B
1901 N FOREST ST
MESA, AZ 85203

NOLTE EDWARD FRANCIS
III/SHASTA MARIE
136-27-341C
1865 N FOREST ST
MESA, AZ 85203

DUNCAN ANGELA E/DUTMERS
JUSTIN A
136-27-342B
1901 N FOREST ST
MESA, AZ 85203

HARRISON WALLACE
TANNER/HARRISON CRYSTAL ANN
136-27-999B
1742 N GILBERT RD
MESA, AZ 85203

MEJIA BEATRICE & VIDAL M
136-27-999C
650 S WINDSOR ST
MESA, AZ 85204

RECTOR JAMES/LINDSAY
136-27-999D
1854 E HALE ST
MESA, AZ 85203

LARRY INEZ B/BOYLE JAMES M
136-29-054
745 N STAPLEY DR
MESA, AZ 85203

MARGARITIS NICHOLAS/CATHERINE
136-29-055
1912 E JENSEN ST
MESA, AZ 85203

BECK ARNOLD WILLIAM/KELLY
136-29-056
1920 E JENSEN ST
MESA, AZ 85203

PRATT DONALD K/NANCY MARIE
136-29-057
1928 E JENSEN ST
MESA, AZ 85203

PARRA ANNE M
136-29-058
1929 E JUNIPER CIR
MESA, AZ 85203

GOODMAN WILLIAM
136-29-059
1921 E JUNIPER CIR
MESA, AZ 85203

CASHNER BRENT L/LAURA
136-29-060
1913 E JUNIPER CIR
MESA, AZ 85203

DOYLE AMANDA/ZACHARY
136-29-061
1905 E JUNIPER CIR
MESA, AZ 85203

PARKER JOANNE B
136-29-062
1822 N KACHINA
MESA, AZ 85203

SUMMERS JAMES/CAROLYN
136-29-063
1834 N KACHINA ST
MESA, AZ 85203

BOND DONNA/THOMAS
136-29-064
1906 E JUNIPER CIR
MESA, AZ 85203

PARDUE JEFFERY/KELLY
136-29-065
1914 E JUNIPER CIR
MESA, AZ 85203

LARRY INEZ P BOYLE TR
136-29-066
745 N STAPLEY DR
MESA, AZ 85203

ALSTON MICHAEL RICHARD
136-29-067
1930 E JUNIPER CIR
MESA, AZ 85203

MORTENSEN LAYNE/JAMIE
136-29-068
1931 E JACARANDA CIR
MESA, AZ 85203

LUNDGREN AMY/MARC
136-29-069
1923 E JACARANDA CIR
MESA, AZ 85203

ALCANTAR RENE M
136-29-070
1915 E JACARANDA CIR
MESA, AZ 85203

ROGER ROOT REVOCABLE TRUST
136-29-071
1907 E JACARANDA
MESA, AZ 85203

GRAHAM JOHN A III/DIANE M
136-29-072
825 E 200 N
SPRINGVILLE, UT 84663

JSV FAMILY TRUST
136-29-073
2331 E JENSEN ST
MESA, AZ 85213

BOLYARD SEAN M
136-29-074
1864 N KACHINA
MESA, AZ 852032858

HOLLEY FRED/DENISE TR
136-29-075
985 EAST 5700 SOUTH
OGDEN, UT 84405

CORRAL FAMILY TRUST
136-29-076
1916 E JACARANDA CIR
MESA, AZ 85203

EYAD AHMED KADRI AND
GENNETTE M KADRI TRUST
136-29-077
1915 W 475 NORTH
FARMINGTON, UT 84025

HELMICK KELVIN A/HANSON
MARGARET A
136-29-078
1932 E JACARANDA CIR
MESA, AZ 85203

BERTONI MICHAEL/CURCIO LEA
136-29-079
1933 E JUNE CIR
MESA, AZ 85203

CAMPTON RONALD F/LOUISE A
136-29-080
1925 E JUNE CIR
MESA, AZ 85203

SANCHEZ CARLOS
136-29-081
1917 E JUNE CIR
MESA, AZ 85203

RUSSELL JOSEPH L/ALTA TR
136-29-082
1909 E JUNE CIR
MESA, AZ 85203

TAYLOR RYAN
CHRISTOPHER/ELIZABETH ANNE
136-29-083
1912 N KACHINA
MESA, AZ 85203

JONES BRADY/CARINA
136-29-084
3548 N EXCALIBUR PL
CASA GRANDE, AZ 85122

GILES ROBERT/TAMI
136-29-085
1902 E JUNE CIR
MESA, AZ 85203

BOERS NICOLE
136-29-086
1910 E JUNE CIR
MESA, AZ 85203

JOHNSON WILLIAM
VICTOR/GUTIERREZ MARTHA
RENEE
136-29-087
1918 E JUNE CIR
MESA, AZ 85203

MCCORMICK FAMILY TRUST
136-29-088
5024 E ROOSEVELT ST
APACHE JUNCTION, AZ 85119

CROSS DARRYL E & JACQUELINE A
136-29-089
1018 N ACACIA RD
APACHE JUNCTION, AZ 85119

MESA CITY OF
136-29-090
20 E MAIN ST STE 650
MESA, AZ 85211

ADAMS BRENNON/AMBER
136-34-003
1813 N ORACLE DR
MESA, AZ 85203

BOTTESCH DIRK/RITA J
136-34-004
1821 NORTH ORACLE
MESA, AZ 85203

OPIE DOUGLAS D/VALERIE G
136-34-005
1829 N ORACLE ST
MESA, AZ 85203

LEWIS KIRK W/LINDA J TR
136-34-006
1837 N ORACLE ST
MESA, AZ 85203

ADAIR CHARLES K/TERESA J
136-34-007
1845 N ORACLE CIR
MESA, AZ 85203

MACK DESTINEE
136-34-008
1853 N ORACLE ST
MESA, AZ 85203

KENNETH AND JILL BARNEY LIVING
TRUST
136-34-009
1861 N ORACLE
MESA, AZ 85203

GREGORY B LAMBRIGHT AND
REBECCA A LAMBRIGHT LIVING
TRUST
136-34-010
1909 N ORACLE CIR
MESA, AZ 85203

DANIEL P SKINNER AND LAURA L
SKINNER TRUST
136-34-011
1917 N ORACLE CIR
MESA, AZ 85203

B & T LUCAS FAMILY TRUST
136-34-012
1918 N ORACLE CIR
MESA, AZ 85203

AMERICAN 24 LLC
136-34-013
PO BOX 30292
MESA, AZ 85275

ROWLEY PAUL S/ROBIN M TR
136-34-014
1814 E JASMINE CIR
MESA, AZ 85203

SYMONS SHELBY
SHANNON/STUART
136-34-015
1806 E JASMINE CIR
MESA, AZ 85203

EDWARD L HARPER PENNY S
HARPER REVOCABLE TRUST
136-34-016
1805 E JASMINE
MESA, AZ 85203

MCKAY FAMILY TRUST
136-34-017
1813 E JASMINE CIR
MESA, AZ 85203

RUDISILL MARY M/DAMON C
136-34-018
1858 N ORACLE CIR
MESA, AZ 85203

PROVIDENTIAL LENDING SERVICES
LLC
136-34-019
1453 E IVYGLEN
MESA, AZ 85203

IRVINE STEVEN P/REBECCA K
136-34-020
1840 N ORACLE
MESA, AZ 85203

KLEINMAN KURT D/ROBYN R TR
136-34-021
1816 E JUNIPER CIRCLE
MESA, AZ 85203

SABIN DALE J & NANCY H
136-34-022
1808 E JUNIPER CIR
MESA, AZ 85203

CARPENTER JAY B/TRULEE B TR
136-34-023
1807 E JUNIPER CIR
MESA, AZ 85203

GRAHAM TIMOTHY R/ELIZABETH J
136-34-024
1815 E JUNIPER CIR
MESA, AZ 85203

ZAWADZKI MARK
136-34-025
1823 E JUNIPER CIR
MESA, AZ 85203

MESA CITY OF
136-34-026
20 E MAIN ST STE 650
MESA, AZ 85211

BONGIORNO GREGORY
136-34-027
1764 E JENSEN
MESA, AZ 85203

ARTHUR SEAN/LACY H
136-34-028A
1822 N ORACLE CIR
MESA, AZ 85203

QIN YUE/PRUE JACOB
136-34-028D
1820 E JENSEN ST
MESA, AZ 85203

DELORES ADREANI REVOCABLE
TRUST
136-34-028E
8465 SKOKIE BLVD
SKOKIE, IL 60077

VALLEY NATIONAL BANK OF
ARIZONA
141-07-001J
PO BOX 1919
WICHITA FALLS, TX 76307

SMITH CHRISTINE E/KYLE L
141-07-006
2105 E KNOLL CIR
MESA, AZ 85213

DOTY BRANDON/HEATHER
141-07-007
2113 E KNOLL CIR
MESA, AZ 85213

POTTER HEATHER/COLBY
141-07-008
2121 E KNOLL CIR
MESA, AZ 85213

DEAN DANNY L/KEELEY A
141-07-014
2106 E KNOLL CIR
MESA, AZ 85213

CHRISTENSEN MICHAEL/REBECCA
141-07-060
2024 N GENTRY
MESA, AZ 85213

PORTER ADAM J
141-07-061
2020 N GENTRY
MESA, AZ 85213

H & M STARKS FAMILY TRUST
141-07-062
2033 N ASHBROOK
MESA, AZ 85213

MESA CITY OF
141-07-099
20 E MAIN ST STE 650
MESA, AZ 85211

MOSTAGHIMI FAMILY TRUST
141-10-005F
7484 E PONTEBELLA DR
SCOTTSDALE, AZ 85266

MOSTAGHIMI FAMILY TRUST
141-10-005J
7484 E PONTEBELLA DR
SCOTTSDALE, AZ 85266

MOSTAGHIMI FAMILY TRUST
141-10-005K
7484 E PONTEBELLA DR
SCOTTSDALE, AZ 85266

LOMBARDI-THOMAS
STEPHANIE/THOMAS STEVEN
141-10-097
1708 N ASHBROOK CIR
MESA, AZ 85213

CHRISTENSEN TRAVIS L/TAWNYA J
141-10-098
PO BOX 412
MESA, AZ 85211

STRAUSS KENNETH JAMES
141-10-101
1744 N ASHBROOK CIR
MESA, AZ 85213

HILL REBECCA LIZ
141-10-107
3749 E DULCIANA AVE
MESA, AZ 85206

MCCARTNEY JASON/CHERYL
141-10-112
1738 N GENTRY CIR
MESA, AZ 85213

FEBRES EDGAR
141-10-115
1737 N GENTRY CIR
MESA, AZ 85213

SALAZAR SHAIRA M
141-10-126
1740 N CHESTNUT CIR
MESA, AZ 85213

MILLANES LIVING TRUST
141-10-258
2011 E CALLE MADERAS
MESA, AZ 85213

ADAMS CHRISTOPHER M/JENNIFER
D
141-10-261
2031 E CALLE MADERAS
MESA, AZ 85213

MCKEE BRUCE ALDON/TOSHA
141-10-264
2103 E CALLE MADERAS
MESA, AZ 85213

JT BRITZ REVOCABLE LIVING TRUST
141-10-267
2143 E CALLE MADERAS
MESA, AZ 85213

ABRUZZESE PAUL
JOSEPH/JOCELYN A
141-10-099
222 W BROWN RD
MESA, AZ 85201

VAN DYNE RICHARD L/MINA JANE
TR
141-10-105
1735 N ASHBROOK CIR
MESA, AZ 85213

COHN LEE S/JUDITH D
141-10-110
1720 N GENTRY CIR
MESA, AZ 85213

CROCKETT DONALD E III/ADRIANNE
M
141-10-113
1742 N GENTRY CIR
MESA, AZ 85213

OWENS CIERRA L/RYAN W
141-10-116
1729 N GENTRY CIR
MESA, AZ 85213

BRENNER JONATHAN J/TAYLOR
ASHTON
141-10-234
1745 N ASHBROOK CIR
MESA, AZ 85213

DAUGHTREY DAVID/DOE
141-10-259
2021 E CALLE MADERAS
MESA, AZ 85213

MILLER PAUL EVERETT/LISA
MICHELLE
141-10-262
2051 E CALLE MADERAS
MESA, AZ 85213

SPRAGUE SCOTT G/RUSSNAK
SHELLY
141-10-265
2111 E CALLE MADERAS
MESA, AZ 85213

PULLMAN DAMON/RACHAEL
141-10-271
2140 E CALLE MADERAS
MESA, AZ 85213

CISEL LACINDA E/JAMES L
141-10-100
1736 N ASHBROOK CIR
MESA, AZ 85213

HUGHES DONALD LJR/KINDRA
TR/ETAL
141-10-106
1727 N ASHBROOK
MESA, AZ 85213

COLTRIN TANNER/EMILY
141-10-111
1730 N GENTRY CIR
MESA, AZ 852133417

BARTLING DAVID RYAN/GUPTA VINI
141-10-114
1743 N GENTRY CIR
MESA, AZ 85213

BOYETTE BRIAN JEFFREY/JILL
ELISE
141-10-125
1736 N CHESTNUT CIR
MESA, AZ 85213

1763 N GILBERT RD LLC
141-10-235
757 EMORY ST 105
IMPERIAL BEACH, AZ 91932

FUNK KIM ELIZABETH/BRACK MARC
141-10-260
2027 E CALLE MADERAS
MESA, AZ 85213

2000 MILLER FAMILY TRUST
141-10-263
2055 E CALLE MADERAS
MESA, AZ 85213

POINTER JUSTIN
141-10-266
2135 E CALLE MADERAS ST
MESA, AZ 85213

ROBERT W JONES III AND BARBARA
B JONES REVOCABLE TRUST
141-10-272
1905 N CALLE MADERAS
MESA, AZ 85213

PEDERSON PAUL A/ANDREA J
141-10-275
1919 N CALLE MADERAS
MESA, AZ 85213

HEINZE STUART TRUST
141-10-280
1950 N CALLE MADERAS
MESA, AZ 85213

CZACZKOWSKI REVOCABLE TRUST
141-10-281
1942 N CALLIE MADERAS
MESA, AZ 85213

MOSS RICK D & ROXANNA R TR
141-10-282A
1930 N CALLE MADERAS
MESA, AZ 85213

PASSEY WILLIAM J TR
141-10-283A
1918 N CALLE MADERAS
MESA, AZ 85203

KILKENNY LINDA J
141-10-284A
1906 N CALLE MADERAS
MESA, AZ 85213

PETERSON JONATHAN R
141-10-285
2122 E CALLE MADERAS
MESA, AZ 85213

PEDERSEN BENJAMIN
141-10-286
2108 E CALLE MADERAS
MESA, AZ 85213

MICHAEL AND BECKY MURRAY
FAMILY TRUST
141-10-287
2052 E CALLE MADERAS
MESA, AZ 85213

MAZER BLAZER LIVING TRUST
141-10-288
2036 E CALLE MADERAS
MESA, AZ 85213

HUFSTADER JOHN R
141-10-289
2621 N ROBIN CIR
MESA, AZ 85213

DEISTER DEBBYE A/KEVIN
141-10-290
2012 E CALLE MADERAS
MESA, AZ 85213

LAS MADERAS ASSOC
141-10-291A
P O BOX 12510
CHANDLER, AZ 85248

LAS MADERAS ASSOC
141-10-292
P O BOX 12510
CHANDLER, AZ 85248

LAS MADERAS ASSOC
141-10-295
P O BOX 12510
CHANDLER, AZ 85248

LAS MADERAS ASSOC
141-10-296
P O BOX 12510
CHANDLER, AZ 85248

HOLDER GARY W/SERENA
141-10-349
2117 JENSEN ST
MESA, AZ 85213

ORME JASON
141-10-350
2109 E JENSEN ST
MESA, AZ 85213

CLARDY THOMAS C/CARLA F
141-10-351
2061 E JENSEN ST
MESA, AZ 85213

WIDMAR FAMILY TRUST
141-10-352
2055 E JENSEN ST
MESA, AZ 85213

SPANN SUSAN K/ARTHUR PEALY
141-10-353
2043 E JENSEN ST
MESA, AZ 85213

JCL COMMERCIAL ON MCKELLIPS
LLC
141-10-510
3710 E NORTHRIDGE CIR
MESA, AZ 85215

TUNITAS BEACH LAND COMPANY
141-10-511
890 OAK LEAF WY
NAPA, CA 94558

Mike Golio
Citrus Highlands
2458 E Kael Cir
Mesa, AZ 85213

Rob Wilcox
Citrus Highlands
2521 E Hermosa Vista
Mesa, AZ 85213

Maureen Stewart
East Orangewood Estates
1846 E Grandview St
Mesa, AZ 85203

Daniel Skinner
Friendly Cove/Forest Knoll
2632 N Hall Cir
Mesa, AZ 85203

Shane Buntrock
Friendly Cove/Forest Knoll
1638 E Mallory St
Mesa, AZ 85203

Steve Beck
Friendly Cove/Forest Knoll
1710 E Lockwood St
Mesa, AZ 85203

Connie Wiekhorst
Gilburr Estates
1902 E Inglewood St
Mesa, AZ 85203

Linda Grant
Gilburr Estates
1726 N Kachina
Mesa, AZ 85203

Linda Pringle
Gilburr Estates
1937 E Inglewood St
Mesa, AZ 85203

Kay Murphy
Rancho De Arboleda
2659 E Kael St
Mesa, AZ 85213

Sue McAleavey
Rancho De Arboleda
2645 E Leonora St
Mesa, AZ 85213

Fred Ash
Royal Palms Neighborhood
1510 E Jasmine St
Mesa, AZ 85203

Sheila Towle
Villas at Royal Palms Condominium
Association
1901 E. University Dr.
Mesa, AZ 85203

EMAIL CORRESPONDENCE BETWEEN
ARCHITECT AND NEIGHBORS



Tim Boyle <timboy@gmail.com>

The Alan

5 messages

Paul Rowley <psrowley@gmail.com>

Thu, Nov 9, 2023 at 4:53 PM

To: Tim FRAMES Boyle <tim@timboyle.com>, blucas@cox.net, Laura Skinner <lauraskinner2@gmail.com>, Ken Barney <barney@azlegal.com>, Greg <greglambricht@gmail.com>, Sean Arthur <seanlarthur@gmail.com>, Rebecca Lambright <rebeccalambricht@gmail.com>, Kurt Kleinman <kurt@ksappraisal.com>, Trulee Carpenter <trulee.carpenter@gmail.com>, Dan Skinner <dskinner@siaaz.com>, Talmage Lewis <1ktalewis1@gmail.com>, robyn lewis <Robynlynnlewis@gmail.com>, Joe Russell Russell <jar46p@gmail.com>, Rebecca Irvine <rebecca@irvinemail.org>, Robin Rowley <robinmrowley@gmail.com>, maxacuity@gmail.com, rbrooks1952@gmail, joshua.grandlienard@mesaaz.gov

Tim, the example you refer to looks like high density apartments plopped in an infill property, doesn't fit in to the homes and area and a canal to the east. Your proposal for Gilbert road is even more of an eyesore and 27 apartments, more crime, traffic and look at Canal at Baseline on FB.

Paul Rowley

3 attachments



IMG_0948.jpg
813K



IMG_0947.jpg
1465K



IMG_0946.jpg
1168K

Tim Boyle <tim@timboyle.com>
To: Mike Hudson <Mike@atmosarch.com>

Fri, Nov 10, 2023 at 1:45 PM

[Quoted text hidden]
Paul Rowley

3 attachments



IMG_0948.jpg
813K



IMG_0947.jpg
1465K



IMG_0946.jpg
1168K

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>
Cc: blucas@cox.net, Laura Skinner <lauraskinner2@gmail.com>, Ken Barney <barney@azlegal.com>, Greg <greglambricht@gmail.com>, Sean Arthur <seanlarthur@gmail.com>, Rebecca Lambright <rebeccalambricht@gmail.com>,

Tue, Nov 21, 2023 at 5:05 PM

Kurt Kleinman <kurt@ksappraisal.com>, Trulee Carpenter <trulee.carpenter@gmail.com>, Dan Skinner <dskinner@siaaz.com>, Talmage Lewis <1ktalewis1@gmail.com>, robyn lewis <Robynlynnlewis@gmail.com>, Joe Russell Russell <jar46p@gmail.com>, Rebecca Irvine <rebecca@irvinemail.org>, Robin Rowley <robinmrowley@gmail.com>, maxacuity@gmail.com, joshua.grandlienard@mesaaz.gov

Dear Paul,

I can appreciate your concerns about density, traffic, crime, and property values. These are valid issues that deserve careful consideration. When developers initially proposed multifamily projects in our city and especially in my neighborhood, I shared similar apprehensions about their impact. Nobody welcomes the prospect of increased crime and traffic. We all desire a better future for our city of Mesa, beginning in our own neighborhoods.

I would like to schedule a meeting with your group to further discuss these concerns, ideally before the Design Review Board meeting on December 12. I believe I have gathered some crime, traffic, and property value data that may help address some of your worries. Please let me know a time and location that suits you, or I can take the initiative to arrange a suitable meeting time and place.

Notification letters regarding the Design Review Board Meeting will be sent out about 2 weeks prior to the meeting.

Warm Regards, and Happy Thanksgiving!
Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

602.888.4671

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

On Thu, Nov 9, 2023 at 4:53 PM Paul Rowley <psrowley@gmail.com> wrote:

Tim, the example you refer to looks like high density apartments plopped in an infill property, doesn't fit in to the homes and area and a canal to the east. Your proposal for Gilbert road is even more of an eyesore and 27 apartments, more crime, traffic and look at Canal at Baseline on FB.

Paul Rowley

Rebecca Lambright <rebeccalambright@gmail.com>

Tue, Nov 21, 2023 at 5:24 PM

To: Tim Boyle <tim@timboyle.com>

Cc: Paul Rowley <PSRowley@gmail.com>, blucas@cox.net, Laura Skinner <lauraskinner2@gmail.com>, Ken Barney <barney@azlegal.com>, Greg <greglambright@gmail.com>, Sean Arthur <seanlarthur@gmail.com>, Kurt Kleinman <kurt@ksappraisal.com>, Trulee Carpenter <trulee.carpenter@gmail.com>, Dan Skinner <dskinner@siaaz.com>, Talmage Lewis <1ktalewis1@gmail.com>, robyn lewis <Robynlynnlewis@gmail.com>, Joe Russell Russell <jar46p@gmail.com>, Rebecca Irvine <rebecca@irvinemail.org>, Robin Rowley <robinmrowley@gmail.com>, maxacuity@gmail.com, joshua.grandlienard@mesaaz.gov

Greg and I vote no on meeting with him before the design review board.

Rebecca Lambright,
Sent from my iPhone

On Nov 21, 2023, at 7:05 PM, Tim Boyle <tim@timboyle.com> wrote:

[Quoted text hidden]

Laura Skinner <lauraskinner2@gmail.com>

Tue, Nov 21, 2023 at 7:01 PM

To: Rebecca Lambright <rebeccalambright@gmail.com>

Cc: Tim Boyle <tim@timboyle.com>, Paul Rowley <psrowley@gmail.com>, blucas@cox.net, Ken Barney <barney@azlegal.com>, Greg <greglambright@gmail.com>, Sean Arthur <seanlarthur@gmail.com>, Kurt Kleinman <kurt@ksappraisal.com>, Trulee Carpenter <trulee.carpenter@gmail.com>, Dan Skinner <dskinner@siaaz.com>, Talmage Lewis <1ktalewis1@gmail.com>, robyn lewis <Robynlynnlewis@gmail.com>, Joe Russell Russell <jar46p@gmail.com>, Rebecca Irvine <rebecca@irvinemail.org>, Robin Rowley <robinmrowley@gmail.com>, maxacuity@gmail.com, joshua.grandlienard@mesaaz.gov

I trust the judgment of those of you who know more, and have had more experience than I have. If we have a meeting, I'll be there to Support if we don't I trust that too.

I think one concern I have with what stats he could bring would be that I think his buildings seem cheap, which means first people in are great and then it goes down drastically. Kind of like in cheap little tract areas. And I wouldn't be surprised if he will bring statistics, that are a nicer condominium situation, and the statistics won't prove true with what he's hoping to build.

I'm also hoping with the mess that is at the Canal on baseline. That the city would be being a little bit cautious right now until they can get stuff like that cleaned up and figured out.

Laura

Sent from my iPhone

On Nov 21, 2023, at 5:24 PM, Rebecca Lambright <rebeccalambright@gmail.com> wrote:

Greg and I vote no on meeting with him before the design review board.

[Quoted text hidden]



Tim Boyle <timboy@gmail.com>

Gilbert property

3 messages

Paul Rowley <psrowley@gmail.com>

Wed, May 31, 2023 at 2:45 PM

To: Greg <greglambright@gmail.com>, KelHelmick@gmail.com, Paul Rowley <psrowley@gmail.com>, Rebecca Lambright <rebeccalambright@gmail.com>, mortensenmom8@gmail.com, tim@timboyle.com

Tim, I am somewhat surprised and disappointed in your email today. We must not be communicating very clearly. Let me try again.

No 3 story, no 33 units.

So even though you say your clients are addressing our concerns, they miss the real concern.

So if you keep coming back with 3 stories and 33 units, you will get the same opposition. Isn't this the definition of insanity?

To be clear, no 3 story and no 33 units. We want to see one story and 12 units max. What about an assisted living home?

Sell property to tutor time for more parking?

Where do we go from here? Thanks, Paul

Tim Boyle <tim@timboyle.com>

Fri, Jun 2, 2023 at 9:47 AM

To: Paul Rowley <psrowley@gmail.com>

Cc: Greg <greglambright@gmail.com>, KelHelmick@gmail.com, Rebecca Lambright <rebeccalambright@gmail.com>, mortensenmom8@gmail.com

Paul,

I have expressed all your concerns to the developers, and as they have a different vision for their property they have asked us to move forward and submit the most recent version of the project to the city.

After it has been reviewed by City Planner Joshua Grandlienard (Joshua.Grandlienard@mesaaz.gov) it will likely go before the Design Review Board first, which will be a public meeting. The neighborhood will receive letters specifying the time and location of that meeting. That Board will make recommendations to City Staff based on neighborhood feedback and our discussions with them. They are mostly aesthetic/design recommendations, which don't seem to be your primary concern.

It will also go before the Planning and Zoning Board, which is also a public meeting. To me your primary objection is to the rezoning of the property to allow for multifamily. You will receive letters about that and a sign will be posted on the property prior to that. During that hearing the Board will vote to recommend the project to the City Council or not.

The final meeting will be with the City Council, also a public meeting.

This process is explained in greater detail here: <https://www.mesaaz.gov/business/development-services/planning/planning-zoning-process-overview>

Regards

Tim

Tim Boyle REGISTERED ARCHITECT

atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

[Quoted text hidden]

Paul Rowley <psrowley@gmail.com>
To: Tim Boyle <tim@timboyle.com>

Fri, Jun 2, 2023 at 10:07 AM

Tim, Thanks for the update. As Josh and I say or hear, "see you in court", best wishes, other than on this project, Paul
[Quoted text hidden]

1902 N Gilbert Multifamily Modern Farmhouse Look

4 messages

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>

Tue, Mar 21, 2023 at 10:17 AM

Paul,

We are considering changing the look of the units on Gilbert near McKellips to be a modern farmhouse style. We know some of the feedback we got from the neighbors was they didn't love the modern look, didn't feel it fit in with the neighborhood. Councilmember Freeman contacted me about that as well.

Its not as trendy as the modern but its still quite handsome. We feel this might fit better in the neighborhood.

How do you feel about this design? Feel free to share it with your neighbors as well.



Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

Paul Rowley <psrowley@gmail.com>
To: Tim Boyle <tim@timboyle.com>

Tue, Mar 21, 2023 at 10:56 AM

Thanks Tim, I will share with the neighbors. Will this still be 3 stories? Best to you, Paul

[Quoted text hidden]

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>

Thu, Mar 30, 2023 at 8:31 AM

Paul,

Thank you for the meeting yesterday, it was really good to see the neighborhood in person.

Please let me know when you have a smaller group chosen, I'm happy to work with them to alleviate what concerns I can about this project.

In the meantime, please invite your neighborhood to take this survey. It will have a strong affect on the direction of Mesa over the next 25 years. We had a City Staffmember discuss it in our neighborhood group and it sounds like the responses are mostly by people in downtown so its skewing strongly to more public transit, which I don't think the neighborhoods has as a priority.

https://www.mesalistens.com/mesa-general-plan/survey_tools/community-context-questionnaire-1

Best

Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

[Quoted text hidden]

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>

Wed, May 31, 2023 at 1:08 PM

Paul,

Hope your summer is going well.

And thank you for meeting with us as this development progresses.

I've attached the developers updated plans for the 1902 N Gilbert project.

This design was not able to accommodate all of the neighborhood's requests, but we have worked to alleviate as many of the concerns as we can, specifically views into neighboring backyards, parking, and enduring the landscape does not affect the neighboring lots.

We added 15' of landscape along the west wall, so trees can grow large enough to block views and not shed into the neighbor's backyards. This moves the westernmost row of units further away as well.

We removed all the 3 story units on the west side. Those units will be 2 stories and therefore the upper story windows will not be as high, which restricts viewing into the neighboring backyards.. There are now 13x 2 story units and 20x 3 story units.

We removed the units with private parking and increased the total number of guest parking spaces to 17.

If you would like me to come and present this to your group I am happy to do so.

Warm regards

Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

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1902 N Gilbert Mesa Site and Site Lines.pdf
6255K

1902 N Gilbert Design Info Packet

Tim Boyle <tim@timboyle.com>

Thu, Apr 13, 2023 at 3:32 PM

To: Paul Rowley <psrowley@gmail.com>

Paul,

Thank you for setting up a meeting. I look forward to discussing this project with you in more detail in person.

I've attached our design information packet that has the site plan, unit plans, and a new exhibit showing the sight lines from the windows, and the screening provided by the trees. We're testing out some new names for the development.

There is also a traffic study at the end. The traffic engineer doesn't think the estimated 25 trips this project could create during peak hours will have much of an effect since Gilbert Rd has an average of 24,300 trips per 24 hour period.

Mesa Zoning Code requires 2.1 parking spaces per unit. 33 units means 70 required parking spaces. The garages provide 66 spaces, but we disagree with the zoning code that a site like this only needs 4 additional parking spaces. We hope they'll update the code. But our site design provides 11 public spaces and 9 private spaces.

Please let me know if you have any questions in the meantime.

Best

Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

 **1902 N Gilbert Mesa Site Plan_Info Packet.pdf**
9024K



Tim Boyle <timboy@gmail.com>

Link to Zoom Meeting

4 messages

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>

Thu, Feb 16, 2023 at 8:44 PM

Paul,
Thank you for attending the meeting tonight.

Here is the zoom link: https://asu.zoom.us/rec/share/3jLaGi4s4Ty5TTesajh_IY3ZSSRjY7O5CKg6lyA8M5cSJInGaaPM1WANVzogMb38.yqDY3Wi2WoKVdm5w
Passcode:Qq3O53=P

Please let me know if the link doesn't work.

Best
Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

Tim Boyle <tim@timboyle.com>
To: Paul Rowley <psrowley@gmail.com>

Thu, Feb 16, 2023 at 8:59 PM

It might take a few hours before the meeting is processed and live on the zoom website.

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

[Quoted text hidden]

Paul Rowley <psrowley@gmail.com>
To: Tim Boyle <tim@timboyle.com>

Thu, Feb 16, 2023 at 9:01 PM

Thanks,
[Quoted text hidden]

Paul Rowley <psrowley@gmail.com>
To: Tim Boyle <tim@timboyle.com>

Thu, Feb 16, 2023 at 9:01 PM

Can you text me the link and the other info, thx
[Quoted text hidden]

Tim Boyle

From: Paul Rowley <psrowley@gmail.com>
Sent: Wednesday, November 8, 2023 10:50 PM
To: Bill & Teresa Lucas; Dan Mckay; Dan Skinner; Ken Barney; Kurt Kleinman; Laura Skinner; Rebecca Irvine; Robin Rowley; Sean Arthur; Tim Boyle; Trulee Carpenter; bolyard.sean5@gmail.com; Imbertoni@yahoo.com; mortensenmom8@gmail.com; stuartgsymons@gmail.com
Cc: greglambricht@gmail.com
Subject: Re: 1902 N Gilbert

Tim, thanks for your email update. Yes we had a good Halloween .

I understand the changes you have made. Unfortunately your proposal is too high density along with other congestion issues. Hopefully Greg and other neighbors can weigh in on their concerns. When we met before we were proposing no more than 16 units. This property is only 1.8 acres. Yes we should meet prior to any DRB meeting.. There remains strong opposition from almost all the neighbors. Talk soon, Paul

On Wed, Nov 8, 2023 at 5:50 PM Tim Boyle <tim@atmosarch.com> wrote:

Hi Paul and Greg,

I hope you had a good Halloween and are looking forward to Thanksgiving.

We have continued to work with the city to refine the design of The Farmhomes at 1902 N Gilbert.

Early in the project we changed the look of the buildings to be more farmhouse and less modern, per the neighborhood's request. We patterned the new look after classic Mesa homes found near the Temple.

We have removed all the three story units, per your request.

Per you request we have reduced the number of units about 20%, from 33 units to 27 units.

We have changed the requested zoning from R-3 to R-2, the lowest multifamily zoning in Mesa.

All of the project fits within the setbacks prescribed by RM-2 zoning, with no deviations.

Many of the units on the west have been moved farther than 50' from the west wall, so the range is between 30' away and 50' away.

The landscape architecture plan has a thick row of live heritage oaks against the west wall to further obscure any views to and from the units, and a wide landscaped area.

We removed all private exterior parking spaces, per your request.

We moved the trash away from the western wall.

This is a gated community, with 3 bedroom homes with private garages, with townhomes of higher quality than The Alan around the corner (it also has about the same density as The Alan). The developer anticipates the units could sell for \$450k or more, or to have rents in the \$3100 to \$3300 range. This will depend on the market when the project is completed, but this is a high quality, luxury townhome project.

Please let me know if you have any questions. I would be happy to meet again with your steering committee again to discuss this prior to the December Design Review Board Meeting.

Best

Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211

Tim Boyle

From: Paul Rowley <psrowley@gmail.com>
Sent: Thursday, December 7, 2023 6:49 PM
To: Tim Boyle
Subject: Re: 1902 N Gilbert letter, updated plans and 3d images

Thanks Tim, I am not sure there is much more to say. Reducing density from 32 to 27 3 bedroom apartments is a non starter. You still have not disclosed the owners. Any update?

On Thu, Dec 7, 2023 at 6:31 PM Tim Boyle <tim@atmosarch.com> wrote:

Hi Paul,

Here's a copy of the letter we sent, along with updated plans and 3d images.

I am available Monday or Tuesday before the meeting if you would like to discuss it any further.

Regards

Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211

atmosarch.com

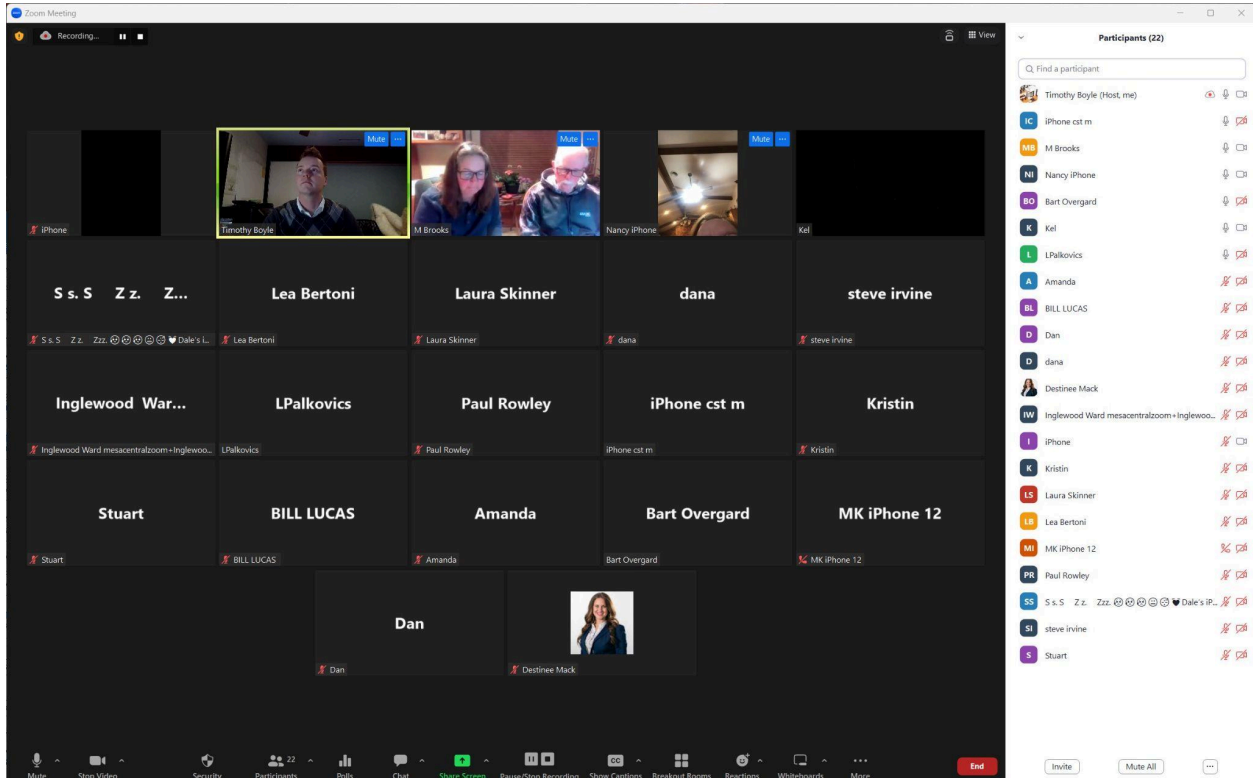


1902 N Gilbert Citizen Participation Report

We have had several meetings with the Neighborhood.

Feb 16 2023 was online.

Attendees were concerned about a multifamily project by their neighborhood. They were concerned it would bring in crime, traffic, parking and lower their property values. They were concerned about the three story units, the solid waste location, and private external parking spaces. They were concerned about views from the units on the west of the property into their yards. They were concerned about landscape trees shedding into their yards and pools. They preferred the lots to be developed into a Salad and Go or a rest home. They did not like the modern look of the units. Most of the 20-25 attendees were against the project. One attendee expressed support which resulted in a strong negative response from more vocal members of the group.



March 29, 2023 a meeting was held in the backyard of a neighbor. Councilmember Mark Freeman attended the meeting. Most of the same concerns were addressed by the neighborhood as had been discussed in the previous meeting. A survey of similar townhome projects around the city had been created by the developer and was distributed. It did not show a decrease of property values around this type of development. Alternate trees that did not drop leaves were discussed.

Citizen Participation Report 3/6/2023



atmosphere

architects

Mesa AZ 85201

602.888.4671 www.atmosarch.com tim@atmosarch.com

April 26 2023 was in person at the house of a neighbor. A steering committee had been created to discuss the project in detail. The project had been redesigned to move the townhomes much farther away from the west wall. The private outdoor parking spaces were eliminated. The trees were moved away from the western wall to ensure no leaves would fall into the neighboring walls. All the three story buildings were moved to the east, to be on the Gilbert or in the middle of the project. The buildings were redesigned to look like more historic homes in Mesa.

The project was redesigned to fit within all city zoning requirements, including setbacks.

The pool and bbq amenity were moved to the eastern side of the project, to be part of the sense of place and arrival when neighbors and visitors entered the project. An enhanced entry shade structure matching the shading elements throughout the project was added over the entry gate. A small playground was added on the western side, and the dog park area was preserved.

Parking engineers were asked about the project, and responded that there would be less than a 1% increase of traffic from this project.

A survey of crime statistics around The Alan, a similar designed project around the corner, was created. This did not show any significant rise of crime in that area.

Emails with updates to the project were exchanged over the summer and fall. An updated site plan showing the development fitting into all the regular setbacks for an R-2 zoning were sent, along with updated renderings.

After more meetings with city staff, an email with this information was sent to the steering committee head on Nov 8, 2023:

We have continued to work with the city to refine the design of The Farmhomes at 1902 N Gilbert.

Early in the project we changed the look of the buildings to be more farmhouse and less modern, per the neighborhood's request. We patterned the new look after classic Mesa homes found near the Temple.

We have removed all the three story units, per your request.

Per your request we have reduced the number of units about 20%, from 33 units to 27 units.

We have changed the requested zoning from R-3 to R-2, the lowest density multifamily zoning in Mesa.

All of the project fits within the setbacks prescribed by R-2 zoning, without deviations.

Many of the units on the west have been moved farther than 50' from the west wall, so the range is between 30' away and 50' away.

**Citizen Participation Report
3/6/2023**



atmosphere

architects

Mesa AZ 85201

602.888.4671 www.atmosarch.com tim@atmosarch.com

The landscape architecture plan has a thick row of live heritage oaks against the west wall to further obscure any views to and from the units, and a wide landscaped area.

We removed all private exterior parking spaces, per your request.

We moved the trash away from the western wall.

Following the **December 12, 2023 Design Review Board** meeting, working with city staff, another unit was removed, reducing the number to 26 units. This created another split in the buildings, and reduced the density, which has been a request by the neighborhood.

5 additional parking spaces were added to the north side of the lot, in response to the neighbor's concerns regarding parking. These spaces were created with a request for a deviation, reducing the landscape setback on the north side to allow for more parking spaces.

These changes were emailed to neighborhood leader Paul Rowely on **Feb 15, 2024**.

A meeting was held at atmosphere architects' office 114 W Main, Mesa on **Monday Feb 26th 2024, 4:30pm**. Attended by Mike Hudson, Greg Lambright, Paul Rowley, with Evan Balmer, Josh Grandlienard, members of Mesa Planning Staff.

The purpose of the meeting was to discuss the project and the changes made since the Design Review Meeting. Mike Hudson showed the changes made, which included removing a unit, adding additional parking, and splitting the north section of units with a walkway.

The neighborhood had been concerned about traffic and asked why this wasn't designed for commercial use. Mike explained that commercial use would create much more traffic than multifamily use.

Paul Rowley wondered why the project was going forward given the opposition at the Design Review Board Meeting.

Evan Balmer described the Planning Process and the purpose of the Design Review Board, and how that information is relayed to the Planning and Zoning Board

When asked what changes he wanted, Paul said all multifamily should be in Downtown in West Mesa, that this was not the right location for it.

Greg didn't like the architecture, and felt the oak trees in the back were not the best choice to provide screening between the lots. He was concerned the windows on the west had been made bigger. Mike confirmed that they were not.

Citizen Participation Report
3/6/2023



atmosphere

architects

Mesa AZ 85201

602.888.4671 www.atmosarch.com tim@atmosarch.com

As there have been many meetings with the neighbors and neighborhood leaders, but the multiple design changes have not resolved their concerns about the project, the meeting ended being primarily informational, with no changes to the site or design anticipated. The developer is looking into changing the trees to acacia mulga, which might help resolve the concern about the oak trees.

From: [Paul Rowley](#)
To: [Tim Boyle](#)
Cc: [Bill & Teresa Lucas](#); [Councilmember Freeman](#); [Dan Mckay](#); [Dana Duncan](#); [Evan Balmer](#); [Greg Jayson.Carpenter1@gmail.com](#); [Jayson.Carpenter@srpnet.com](#); [Joe Russell Russell](#); [Joshua Grandlienard](#); [Ken Barney](#); [Laura Skinner](#); [Mark Freeman](#); [Mary Kopaskie-Brown](#); [Maxacity@gmail.com](#); [Mike Hudson](#); [Rachel Nettles](#); [Rebecca Lambright](#); [Robin Rowley](#); [Robyn Lewis](#); [Teresa Adair](#); [Trulee Carpenter](#); [jeff@jeffcrocketlaw.com](#); [mortensenmom8@gmail.com](#); [stuartgsymons@gmail.com](#)
Subject: Re: ZON23-00559/DRB23-00539 REQUEST TO VACATE P&Z HEARING 3/13
Date: Thursday, February 29, 2024 11:35:27 PM
Attachments: [image001.png](#)

The notice is only 9 business days before March 13, sent in white blank envelopes with no return address or identification, looks like junk mail, most neighbors assumed it was junk mail. Not sure why architects give late notices in junk mail looking envelopes.

On Thu, Feb 29, 2024 at 7:14 PM Tim Boyle <tim@timboyle.com> wrote:

Evan,

Thank you for bringing these concerns to our attention. As architects living in Mesa it's our goal to make our city better, and developing derelict lots into townhomes where our kids can live near us, or where we can retire, is a part of our vision for the city. We want these projects to succeed and working with neighborhoods is a key component to that.

In our efforts at neighborhood outreach on this project we have met several times with Paul and other residents of the neighborhood, both as a large group and in smaller groups. As we have sought to understand and address their concerns we have made several modifications to the project. Some of their concerns, like not wanting any three story townhomes, we were able to fully satisfy and make every townhome in the project only two stories. Additionally, as they did not like the original modern design we changed the architecture to a farmhouse design based on architectural details from historic homes in Mesa. Other concerns, such as the density, we were able to partially address: our original design was for 33 townhomes, and we reduced that density more than 20%, to 26 units. This is not as far as they would have liked us to go, but we attempted to make a good faith effort to fully compromise where we could. For the sake of clarity I will answer the rest of the concerns in the body of Paul's email below, **in a bold font**.

Please let me know if you have additional questions.

Sincerely,
Tim

Tim Boyle REGISTERED ARCHITECT
atmosphere architects

917.526.0323

tim@atmosarch.com

P.O. Box 5267
Mesa, AZ 85211
atmosarch.com

On Thu, Feb 29, 2024 at 2:52 PM Evan Balmer <Evan.Balmer@mesaaz.gov> wrote:

Hi Mary and Tim – just an FYI as it appears you are not on this email chain.

Thanks,

Evan Balmer, AICP

Principal Planner

[55 North Center Street | Mesa, AZ 85201](#)

Phone | 480-644-6713

Office Hours | Monday – Thursday 7:00am – 6:00pm | **Closed Friday**



From: Paul Rowley <psrowley@gmail.com>

Sent: Wednesday, February 28, 2024 2:28 PM

To: Rachel Nettles <rachel.nettles@mesaaz.gov>; Joshua Grandlienard <Joshua.Grandlienard@mesaaz.gov>; Evan Balmer <Evan.Balmer@mesaaz.gov>; Mark Freeman <markafreeman2003@yahoo.com>; Councilmember Freeman <Councilmember.freeman@mesaaz.gov>; Laura Skinner <lauraskinner1@cox.net>; stuartgsymons@gmail.com; Joe Russell Russell <jar46p@gmail.com>; Bill & Teresa Lucas <blucas@cox.net>; Dan Mckay <danfrommesa@gmail.com>; mortensenmom8@gmail.com; Teresa Adair <tjadair55@msn.com>; Maxacuity@gmail.com; Trulee Carpenter <trulee.carpenter@gmail.com>; Jayson.Carpenter1@gmail.com; Jayson.Carpenter@srpnet.com; jeff@jeffcrocketlaw.com; Dana Duncan <dana@summitwestsigns.com>; Robyn Lewis <Robynlynnlewis@gmail.com>; Greg <greglambright@gmail.com>; Rebecca Lambright <rebeccalambright@gmail.com>; Ken Barney <barney@azlegal.com>; Robin Rowley <robinmrowley@gmail.com>; Paul Rowley <psrowley@gmail.com>

Subject: ZON23-00559/DRB23-00539 REQUEST TO VACATE P&Z HEARING 3/13

Dear Planning and Zoning Board members, I am an adjacent neighbor and one of the representatives of 50 neighbors that would be affected by this proposed project. I understand there is a P&Z board hearing scheduled for March 13th. I only became aware of this as I called Josh Grandlienard and he told me plans had been submitted and a hearing set.

I am requesting this hearing be vacated and rescheduled for the following reasons:

1. A DRB meeting was held December 12, 2023. There were 40 neighbors who attended and opposed the project.
2. At the DRB hearing it was recommended the developers meet with the neighbors and address concerns of density, design, height, placement, access, greenbelts, setbacks, height of walls, parking, trees, etc
3. As of February 25th, no meeting was initiated with neighbors and the new plans submitted were not provided. Any new plans or important dates were not provided.

Since it is our goal in designing high quality infill projects to create a better City, it is our aim to communicate updates to the design with the community as we make them. Sometimes those updates take a while, since engineers and landscape architects are consulted when we change the site layouts. Throughout the past year we've emailed Paul our updated plans and designs as we updated them. After the Design Review Board Meeting in December, it took a few months to update our plans.

After a large neighborhood meeting last year, attended by Councilmember Mark Freeman, the neighbors were asked to create a smaller committee to discuss the project. Paul Rowley and Greg Lambright were the members of that committee we worked with the most often, so most of our emails with updates and texts have been with them.

We just met with Paul and Greg on Monday, February 26th, but have been trying to set up that meeting since a phone call between my partner Mike Hudson to Greg on Jan 24, 2024. We understand everyone is busy and setting a time to meet takes time. I emailed Paul the updated plans on Feb 15, and told him then about the March 13th P&Z meeting in that email.

4. I met yesterday with staff, Evan Balmer and Josh Grandlieard, and architects at my request, The plans they provided were not the plans provided in December.

As we attempt to be transparent it's always our intention to update the neighbors as plans are updated. We had been trying to schedule this meeting since January, and this was the soonest we were able to meet after we had finished the new design. The plans were previously emailed to Paul on Feb 15th.

5. As of today's mail, none of the neighbors have received required individual letters about the hearing 10 business days from today scheduled for March 13th. The neighbors don't even know the date or the time. As of yesterday only one of the subject properties has not been posted advising of the hearing date. Again less than 10 business days.

6. None of the neighbors have seen or had an opportunity to review the proposed plans and retain an attorney if necessary.

They are probably getting the letters today. They were delivered to Mesa of City staff on Tuesday, Feb 27th. Actually, as I have just begun getting emails with questions I assume those letters have arrived today, Feb 29th. This gives them 10 business days starting tomorrow (14 days total) to review the proposed plans.

7. At my request, yesterday Josh G. sent me the Citizen Participation Report, to my knowledge none of the neighbors have seen it. I briefly reviewed it last night and it contains false statements, omits relevant facts, and is clearly drafted by the developers without ANY neighbor review or input. We the neighbors would like time to supplement and object factually to the report. For example, the DRB hearing notice was sent last minute in a blank, white envelope with no return address, no subject matter or letterhead on the envelope, and it appeared to be junk mail. As a result, most of the neighbors discarded it without reading it. There has been very little transparency from the developers.

We apologize if we have not been transparent enough. It is our practice to be as transparent as we can when communicating the design to the neighborhood, because our goal in creating high quality projects in derelict infill lots around Mesa is to make the city better for ourselves and our neighbors. That is why we have previously emailed the updated plans to Paul as updates have been made. If our Citizen Participation Report contains false statements or omits relevant facts that was not our intention, and we are happy to update it if we are provided with an accurate list of issues. We made our best attempt to properly summarize the comments made at the meeting. It is our aim to correctly document the citizen participation process.

8. The architects have refused to provide to the neighbors the individual contact information of the owners.

Atmosphere Architects was designated as the liaison between the neighborhood and the owners of the project, and we have communicated all concerns brought up at the neighborhood meetings to the owners. Several of the neighbors know the owners of the lots and have told us they discussed the project with them.

9. The project name has changed from "Frames" to "Farmhouses" and the only plans sent to the neighbors last year at DRB was a different design.

The project was renamed when the architecture was changed from modern to farmhouse at the request of the neighborhood and Councilmember Freeman. The DRB letter had an updated image with the new design and name and updated elevations. The updated renderings we've emailed Paul also had the new name, plans, and site layout.

10. I only became aware of a P&Z board meeting scheduled for March 13th by calling in 3 days ago and emailing Josh G.

We're sorry if this came as a surprise. It is our aim to keep Paul and the neighbors apprised of upcoming meetings. That's why we emailed Paul with the updated plans on Feb 15th, when we had them completed, and when we realized it was taking longer than we hoped to schedule an in person meeting. That email also mentioned the March 13 P&Z Board meeting, and that letters would be sent out and a notification sign posted.

11. This proposed 27 unit 2 story apartment complex faces Gilbert Rd, near a commercial corner and median in front, so no left northbound turnouts. We have not seen any relevant and probative traffic impact study.

As longtime Mesa residents, traffic and parking are concerns to us when new projects are designed as our own neighborhoods evolve. So these are concerns we attempted to alleviate. The newer design has only 26 units, and the southern entrance that is not near the median is gated entrance for residents. The northern gate is a solid waste and emergency vehicle gate only. Our traffic engineer, Y2K Engineering, emailed us the following back when the project had 33 units, so now these numbers would be even less:

"33 units would generate ~16 peak hour trips. Peak hour trips refer to the number of vehicles entering or exiting the site in a peak hour, typically between 7-9am or 4-6pm. Peak hour trips are typically used by agencies to quantify the traffic added to the roadway network by a development, and determine what analysis is required.

*"...your site would generate about 120 daily trips. You would be increasing traffic on Gilbert Road by less than one half of 1%: $120/24,300 = .005$
The City of Mesa will not require a study."*

The west facing apartment windows are looking into the west neighbors homes. **This is always a concern when a two story building, be it a house or a townhouse, is built next to a single family lot. Thus our two bedroom townhomes are set back 30'-50' from the neighboring residential yards, and there will be trees planted in the landscape setback to block views between the lots. We have been discussing the species of trees with Greg and also with our landscape architect, to ensure something that has a full canopy as much of the year as possible.**

12. The proposed project with 27- 3 bedroom 2 story apartments and assuming 3-5

residents per apartment and 1-3 cars per unit, results in an average of 108-150 people and 75 cars crammed in 1.7 acres with one ingress.

This is a concern raised early on that we've tried a few different ways to alleviate. In the current design, which has 26 units, there are 7 more parking spaces than required per code, so 10 shared parking spaces along with the 52 garage parking spaces. There is a second emergency egress. We hope our traffic engineers projections in response to question 11 help alleviate traffic concerns.

The requested rezoning is to RM-2, Mesa's lowest multifamily zoning. This project has about the same density as The Alan around the corner.

We have not seen any environmental impact studies for water, sewage and refuse. A large garbage truck may not even be able to enter the only entrance, and probably a school bus will be unable, so that means congestion and traffic blockage on a converging right turn lane onto Jensen.

This is also a genuine concern that we are always careful to watch for in other projects submitted to the city. Our entrance is the city standard and is designed with ample room for a Mesa garbage truck or a small school bus. On similar sized projects we have not seen school buses enter the project to pick up children.

Furthermore, the city has already told us that there is no city code compliance authority over sober, transient, rehab, homeless and halfway houses if there are 4 or less tenants. Assuming 25% are transient homes, that will result in 25-45 homeless, rehab, and recovering drug and alcohol residents in such a small area next to a single family neighborhood. We already have 11 transients and rehab sober homes in our square one fourth mile. (review the crime, domestic violence, EMS and law enforcement calls at Canal on Baseline)

We are also concerned about the reports about the Canal on Baseline development, since we design similar projects and our goal is for them to make the city better. We have designed other similar luxury townhomes, such as The Alan right around the corner from this, and have not seen them become transient living homes. We are open to working with the neighborhood to create CC&Rs in the project's HOA that would discourage situations like that at the Canal on Baseline.

Enough is enough, and why do projects like these get approved in a residential area? The rights of one developer do not take priority over 200+ neighbors. The developers have not platted this, they may sell to one individual or may even apply for subsidized housing. This apartment complex should be down by Sistrine, First Avenue, Hibbert, etc where other high density housing is located near light rail.

The lots to the north and across the street are commercial; this area is a blend from commercial to residential. It is also along an arterial road, and less single family homes are built along busy arterials nowadays. Cities evolve and the desires of those who live in them change over time as well. It is our goal to make generational neighborhoods, where parents, grandparents, and children can live in homes that are physically close together. That build stronger neighborhoods. We feel that multi-family homes with

lush landscape facing the arterial streets look much better than large, concrete block walls, and provide starter homes for recently married kids and retirement options for adults who don't want to mow their lawns anymore. These types of developments, larger than apartments and smaller than houses, create options for living that are missing in our community.

Paul's suggestion that we build elsewhere illuminates the fact that some neighbors will not be happy with this project no matter how many concessions and changes we make, and we understand that. Nevertheless, we have worked in good faith and made substantial changes in response to their concerns as explained throughout this email.

We therefore request this application be denied or the P&Z hearing in this matter currently scheduled be vacated and a new hearing date be set in no less than 90 days so that the neighbors may have an opportunity to prepare and address their concerns.

We want to ensure transparency and time for neighbor feedback, but in this instance we prefer to follow standard city timing and hold the hearing as planned. We have met face to face with the residents 4 times, presented the updated design at a public DRB meeting, and sent multiple emails explaining the changes in the design as a response to their request for reduced density, reduced height, increase setbacks, a change in the architecture from modern to farmhouse, more trees between the lots, additional parking, a higher boundary wall, and sent our our traffic engineer's response to their traffic concerns.

Sometimes when developments like this are delayed and don't come to fruition, projects that do not make Mesa better take their place. One near my house took so long that instead of providing starter homes for our kids and their friends, the building is now a Palm/Psychic Readings operation.

Thanks for forwarding this to the board members and for your consideration, Paul Rowley

I have gone on the website and called 3 different City of Mesa offices today to get the email addresses of the P&Z board members. Staff would not give me the board members email addresses and directed me to Evan Balmer who I have a message in to call me back. Please forward this email asap to all the board members for today's study session and meetings.