

Ms. Charlotte Bridges
City of Mesa Planning Division
March 19, 2020

Ms. Bridges,

Thank you for taking the time to listen to me, I know you are not looking at who will own or occupy the structures only if they fit the land use for the zoning. It blatantly ignores the wishes of those who live in this area. However, the group wanting to develop that corner is Foster Arizona and put unsupervised 18-year-old boys there. They have, after the public meeting, quietly bought a duplex at 558 South Pioneer and forced their plans on our neighborhood.

I am opposed to any additional facility to house for aged out foster children and/or those who are court ordered to half-way houses in this area. We already have two half-way houses and the one for Foster Arizona on Pioneer between Broadway and Franklin Avenue. Further, after the Foster Arizona group placed the young men in the duplex at 558 South Pioneer, one of them asked me for money. I feel that adding nine more units will only cause more of the families to move to some other part of the valley. We already have people wandering around in our neighborhood that we don't know and we do not need more.

The proposed buildings are two stories and one of the concerns voiced at the public was the lack of privacy for adjoining properties. The one suggestion given at the meeting was to make them one story. I am personally opposed to the Broadway Road accesses point being in the close proximity to Pioneer Street.

It is very obvious the suggestions and concerns voiced at the public meeting last year fell on deaf ears and they only had the meeting to fill the requirement. With the COVID-19 the meetings planned on April 1st and 8th, people will not attend, as most are older, and Foster Arizona will once again force another unwanted facility on our street.

Sincerely,

Burt Neptune

From: [Mark Glover \(Personal\)](#)
To: [Charlotte Bridges](#)
Subject: Fw: Proposed Development at Broadway and Pioneer
Date: Monday, March 23, 2020 1:46:00 PM

From: Councilmember Luna <Councilmember.Luna@mesaaz.gov>
Sent: Saturday, March 21, 2020 3:31 PM
To: Mark Glover (Personal) <mark@maglover.com>
Subject: Re: Proposed Development at Broadway and Pioneer

Mark,

Thanks for reaching out to me. I appreciate the information that you've shared. Your input and feedback to this development are certainly duly noted.

Respectfully,

Councilmember Luna Ed.D.

Sent from my iPhone

On Mar 21, 2020, at 2:49 PM, Mark Glover (Personal) <mark@maglover.com> wrote:

Dear Councilmember Luna,

I hope that you and Hilda are doing well. I am reaching out regarding a proposed project called Pioneer Place Apartments. A little over a year, Pew & Lake held a public meeting for neighbors, which I attended. Mr. Pew discussed the project, and he focused on those that would be served. The neighbors who attended were universally opposed to this project being built. The neighbors in attendance had expressed privacy and safety concerns, not only for themselves but for the potential youth clients that would be housed at the facility. During the meeting, the clients of Mr. Pew appeared to decide that they would choose another location given that there was such opposition from the neighborhood and those that would be impacted by the proposed project. You can imagine my surprise when I received a letter over a year later that I received a letter from Mr. Pew stating that they will be moving forward with the project. They are currently requesting a grant of development incentive permit, site plan approval, and design review approval by the various boards at the City of Mesa.

The City of Mesa has poured hundreds of millions of dollars in the area. The City of Mesa has reinvigorated this area with the introduction of light rail, streetscapes along

Mesa Drive, Pioneer Park, Eagles Park, the Mesa Arts Center, improvements in Downtown Mesa, and improvements along the Broadway Corridor. I find it difficult that there could not be a higher and better use for this parcel of land. Mr. Pew will state that this is a unique piece of property that will take too much effort for any other group to develop and so the City of Mesa should just approve the project. This is a unique piece of property. Given that it has a prominent location on Broadway close to Mesa Drive, it has the potential of a private developer coming in and developing either homes, condos, or apartments for market rate.

This area of Mesa is poised for revitalization and investment from the private sector. The Church of Jesus Christ of Latter-day Saints is investing over 500 million dollars in the area in and around the Mesa Temple. They are constructing market-rate housing that will help provide a boon to Downtown Mesa, the area around the Mesa Temple, and West Mesa as a whole. This additional market-rate housing will help bring stability to an already very transient neighborhood. We should not be adding other subsidized housing to an already distressed area. There is a need for this type of housing that the organization is wanting to build. However, this is not the right area for this type of project. If the mission of this organization is to provide youth with a stable environment, this location is the wrong location. This was conveyed to them at the public meeting that was held over a year ago. This is a low-socioeconomic area. We still have problems with crime, drugs, homeless, and gang activity. This is not the environment to bring youth that has experienced various traumas, familial instability, drug use, gang involvement, and poverty.

There is an oversaturation of social services within just a few miles of this location. A New Leaf, Save the Family, Paz de Cristo, St. Vincent de Paul, Community Bridges Inc., Helen's Hope Chest, Marc Center, and many low-income housing projects, just to name a few. These social services do play an important role in our society, but the addition of yet another social service agency will add to the already overstressed and overburdened area of Mesa. I urge you to encourage Mr. Pew and his client to look at other opportunities in East Mesa.

We urge you, Councilmember Luna, and the City Council to vote down this proposal. With the investment that the City of Mesa has made and that private developers have made here, there is a higher and better use of this property. We urge you to listen and ensure that the concerns of residents who live near any proposed developments are heard. We will be the ones that are directly affected by this proposal. May I ask, would you want this proposal built next door to your home?

As a life-long Mesa resident, my wife and I have raised our family here, most of my children are raising their families here, and we are very invested in our neighborhood and the future of our community. As we plan for the future of Mesa, I hope that you will listen to those that you were elected to represent and be their voice in City government. I am currently circulating a petition in the neighborhood that will show the voice of the neighbors who will be directly affected by this project and how they

feel. I urge to vote against this proposal when it comes before the City Council.

Sincerely,
Mark Glover