

From: [Kim Steadman](#)
To: rodb4@prodigy.net
Cc: [District 2; Councilmember Luna; jcalfaulk@yahoo.com; wdelecki@aol.com; Tom Ellsworth](#)
Subject: FW: Dana Park Master Plan redevelopment
Date: Thursday, August 06, 2015 11:32:00 AM
Attachments: [Development Impact Report Z15-0 Villages at Dana Park.pdf](#)

Regarding: Case Z15-025 – Dana Park Village Square – Modifications to the Master Plan

Dear Sir,

I have been assigned this case and will be presenting it to the Mesa Planning & Zoning Board on Aug. 19th. In response to your questions:

- I have attached the Development Impact Report, which includes comments from our Transportation Department. They have not called for changes to the adjacent streets in response to this project.
- The applicant is not proposing an access point from W. Miramar St.
- This proposal does not include the addition of exits from the center onto Baseline Rd. or Val Vista Dr.
- I am scheduled for a meeting with Gilbert Public Schools next week to discuss the additional students. I have forwarded them the plans and narrative for their review before this meeting.
- My staff report for this proposal will include a summary of questions raised, both to City staff and to the applicant.

Please feel free to contact me if there are further questions.

Best regards,

Kim



development services dept.

Kim Steadman, RA

Planner-II

Kim.Steadman@MesaAZ.gov

480-644-2762 tel

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55 N. Center

Mesa, Az 85201

Office hours:

Monday - Thursday: 7 am to 6 pm

Friday: closed

From: Larry Smith
Sent: Tuesday, August 04, 2015 2:11 PM
To: Kim Steadman <Kim.Steadman@MesaAZ.gov>
Cc: Robert Apodaca <Robert.Apodaca@MesaAZ.gov>
Subject: RE: Dana Park Master Plan redevelopment

Kim,

I assume you are only asking for Question #1? If so, the Applicant should provide the analysis and we can work with Transportation to review it for accuracy.

Larry Smith

*Sr. City Plans Examiner
City of Mesa Development & Sustainability
55 N. Center St. Mesa, AZ 85201
480-644-4732 / M - Th 7:00a to 6:00p*

From: Kim Steadman
Sent: Tuesday, August 04, 2015 2:03 PM
To: Larry Smith <Larry.Smith@MesaAZ.gov>
Subject: FW: Dana Park Master Plan redevelopment

Larry,

I am tracking down answers for citizen questions about the current Dana Park Village Square case (PLN2015-00250). I am asking for your help in getting answers to the following traffic questions, copied from the original email, below:

1. What is the estimated increase in traffic by the addition of 300+ residents, 8 new businesses, a theatre and a 200 room hotel? Are there sufficient improvements in the traffic management system anticipated to accommodate this increase? Staff updated info, per the applicant: 260 to 320 residential units are proposed. The movie theater is estimated at 40,000 sf.
2. Will there be access to the proposed apartment complex in the northwest corner of Dana Park via West Miramar Street? Staff updated info, per the applicant: this is not being proposed by the applicant.
3. Will there be any other exits added to the Village at Dana Park onto Baseline Road or Val Vista Drive to ease some of the bottleneck that may occur from the increase in traffic associated with the proposed enhancements to the master plan? Staff updated info, per the applicant: this is not being proposed by the applicant. Are we requiring any changes?

Thanks,

Kim



development services dept.

Kim Steadman, RA

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From: John Wesley

Sent: Monday, July 06, 2015 8:16 AM

To: Kim Steadman <Kim.Steadman@MesaAZ.gov>

Subject: FW: Dana Park Master Plan redevelopment

Please review the email below and see the questions at the end.

The original was sent to Councilmembers Finter and Luna so we will need to keep them in the loop on a response. I think the answers are pretty easy. We will need to work with Transportation on any traffic impacts and be sure we notify Gilbert Schools for any comments they have.

John

From: Councilmember Finter

Sent: Saturday, July 04, 2015 1:42 PM

To: John Wesley

Subject: Fwd: Dana Park Master Plan redevelopment

FYI. Looks like we will need to bring these folks up to speed.

Sent from my iPad

Begin forwarded message:

From: ROD BAILEY <rodb4@prodigy.net>

Date: July 4, 2015 at 1:23:45 PM MST

To: District 2 <District2@MesaAZ.gov>, Councilmember Luna
<Councilmember.Luna@mesaaz.gov>, Planning Info
<Planning.Info@MesaAZ.gov>
Cc: Janet Faulkner <jcalfaulk@yahoo.com>, Wally Delecki
<wdelecki@aol.com>
Subject: Dana Park Master Plan redevelopment
Reply-To: ROD BAILEY <rodb4@prodigy.net>

Hello Councilman Finter, Councilman Luna and members of the City of Mesa Planning and Zoning Commission:

A number of residents of Mission Bay Estates have expressed concerns regarding the proposed changes to the Village Square at Dana Park Master Plan which are appropriate to bring to your attention as consideration is given to moving forward.

We are in a rather unique position of coming forward to address these with you since we are citizens of the Town of Gilbert, however there are some mitigating factors that make it appropriate to provide some thoughts for your consideration:

1. Mission Bay literally lies within a few hundred feet of the boundary that separates the two municipalities and, as such, is one of the reasons that the Whitestone REIT provided us notice of a neighborhood meeting to present and discuss a development proposal that they will be submitting for your consideration. The Village at Dana Park is one of our primary retail outlets and is of very significant interest to us.
2. The area in which the development is taking place, which we now understand includes approximately 300 residential apartment dwellings is in the Gilbert Public School system. As such, the elementary children living in this development would be attending Val Vista Lakes Elementary School located in our neighborhood.

Please understand that, by no means, are we opposed to changes which further economic development and enure to the benefit of citizens both from a tax revenue base as well as environmental improvement. We are somewhat concerned, however that the original plan which was sent to all of us indicated only the possibility of a new hotel and a movie theater. On the face of it, these appear to be enhancements that would strengthen the area and could be well accepted. It was surprising to learn at the informational meeting that a four story apartment complex with parking below was also to be a part of the development.

This substantially changes the character of the project and gives rise for concern about traffic impact, access for both residents and emergency services as well the impact for our community school.

The original letter sent to area property owners dated June 22, 2015 stated that "the design team and owner's representative, together with City Planning staff, will be present to describe the proposal and answer any questions."

Unfortunately, no one from the City of Mesa Planning staff was there to answer a few concerns. As a result, we are submitting these questions to you so that you can have an opportunity to research them before the next meeting on July 14th which we would respectfully urge you to attend.

1. What is the estimated increase in traffic by the addition of 300+ residents, 8 new businesses, a theatre and a 200

room hotel? Are there sufficient improvements in the traffic management system anticipated to accommodate this increase?

2. Will there be access to the proposed apartment complex in the northwest corner of Dana Park via West Miramar Street?
3. Will there be any other exits added to the Village at Dana Park onto Baseline Road or Val Vista Drive to ease some of the bottleneck that may occur from the increase in traffic associated with the proposed enhancements to the master plan?

Thank you for your consideration of these factors which have an impact on not only Mission Bay Estates and Val Vista Lakes in general, but also the Mesa Dana Ranch residential neighborhood.

Best regards,

Rodney D. Bailey, M.S.W., Ph.D.
1334 E Catamaran Drive
Gilbert AZ 85234
(480) 892-4805