

Date: September 27, 2016

To: Andrew Spurgin, AICP, Principal Planner

From: Neil Calfee

Subject: Sycamore Station Citizen Participation Report

As a component of the entitlement process for the proposed *Sycamore Station* redevelopment project, Miravista Holdings undertook a citizen participation process to inform the public about what is planned for the project and to receive feedback on the project itself. The primary outreach opportunities were two scheduled public meetings open to all residents, property owners and businesses in the area. These meetings were held on August 22, 2016 and August 31, 2016 both were at 6:30 pm at the City of Mesa Webster Recreation Center Activity Room. Additional meetings were held with the Mesa Grande Subcommittee and R.A.I.L at the request of each of those groups. Copies of the sign-in sheets for each meeting are included as **Attachment 1** to this report for reference.

The outreach process and parameters included direct mailings to residents and property owners within 1,000 feet of the project site as well as to all registered Homeowners and Neighborhood Associations within 1-mile of the project site, a copy of the notification letter is included as **Attachment 2**. The mailing list for the residents/property owners was provided by Lawyers Title Company and the list for the Homeowners and Neighborhood Associations was provided by City of Mesa Neighborhood Outreach Office – a copy of both lists are included as **Attachment 3** to this report for reference. Webster Elementary was also contacted in writing, whereby the school's principal requested further correspondence be directed to Mesa Public Schools' District Office.

Each meeting included a project overview presentation by Miravista Holdings and followed with questions and significant discussion. The overall tone of the discussions was positive and constructive with both support and opposition regarding certain elements of the project as well as issues related to the broader neighborhood. The following represents the primary areas of feedback and discussion from the meetings:

**Traffic** – much discussion and concern was expressed about the amount of existing traffic on Sycamore between Main and University, especially weekday mornings and afternoons when school is in session. Cut-through traffic not related to the school was also noted as a concern with questions as to whether Sycamore Station project residents would exacerbate this situation.

**Density** – Much discussion surrounded the total number of housing units proposed and the various configurations proposed. There was near universal support for the for-sale town home component and a mixture of support and opposition to the greater densities proposed for the multi-family and senior housing elements. Support for the denser project elements was based on a desire to see something new built in the neighborhood as well as a project that would be

transit supportive. Opposition was focused on negative impacts to Webster School in terms of the perceived number of students who might strain the capacity of the school and other negative impacts that might happen if a large population of school-aged children living in rental housing was placed next to Webster School. Opposition to density also cited concerns for additional traffic in the area as well a concern that the multi-family element would convert from market-rate to affordable housing now or in the future.

**Affordable versus Market-Rate** – The majority of meeting attendees supported the project's goals for all elements to be market-rate. However, there was some concern noted over a lack of affordability given the project's adjacency to light rail. As mentioned above, there was concerns expressed that the multi-family would convert to affordable at some point, specific concerns were mentioned that Section 8 Vouchers may be accepted and there was a specific request made for Miravista Holdings to go on record that Section 8 would not be accepted now or in the future.

**Park & Ride Garage** – There was some discussion regarding the proposed Park & Ride Garage with questions related to the wisdom of placing it in the middle of the site and not adjacent to the light rail station paired with concerns that it might not be used due to the distance between the two. It was noted that the placement of the garage was within the existing park & ride surface lot footprint and users would not have any greater walk than they have today. There was also a strong suggestion to include public restrooms in the new garage as it was felt that users of the park & ride would surely need such facilities.

**Webster School** – Concerns regarding the potential impacts to the school were noted earlier and they were shared by Miravista with Mesa Public Schools Administration. Dr. Joe O'Reilly, Mesa Public Schools Research and Evaluation Director evaluated the proposed project in terms of its potential impacts to Webster School and provided the attached report included as **Attachment 4**. Overall, the project was found not pose a detrimental impact to the school and might, in fact, help sustain the school's enrollment over time.

In closing, the public outreach process for Sycamore Station was productive in allowing the neighbors and general public to learn more about this project and for Miravista Holdings to understand the neighbor's likes and dislikes regarding the proposed project and mix of uses. E-comments from meeting participants was encouraged and those messages are attached as **Attachment 5**. I can be reached at [ncalfee@miravista.com](mailto:ncalfee@miravista.com) or (480)296-3998 with any questions or if further information or clarification is needed.

# **Attachment 1**

## **Meeting Sign-in Sheets**

Sycamore Station Redevelopment

Public Meeting #1

August 22, 2016 – 6:30 pm – Webster Recreation Center

Name	E-Mail or Phone #
Gabe Saia	gabe@eires.com
Tanya Collins	tebooks8@hotmail.com
Curry Lopez	dickysboy@gmail.com
Melissa Pimentel	jeftamilya@msn.com
Adam Gundersen	abgundy@gmail.com
Skyler Wright	skyhi4me@gmail.com
Gary + Cathy Rogers	rogersfamily22@gmail.com
Stephanie Wright	stephaniewright@eef.net

Sycamore Station Redevelopment

Public Meeting #1

August 22, 2016 – 6:30 pm – Webster Recreation Center

Name	E-Mail or Phone #
W. Dea Montague	
Reuben Valdez	Reuben.Valdez@cox.net
Marylou Rivera	
STANLEY MONSELL	
Terry Lewis	
Carolyn Crandall	
Ruth Sullivan	Sullivanr@earthlink.net
Jack Livingston	space5@earthlink.net 480-832-7859
Bob Schneider + Brenda	RSchneider4@cox.net
Roark Perry	Roark.Perry@hotmail.com
J Dee Will	jkwill@hotmail.com
Joyce Will	
Cathy Shepherd	playsmusic@hotmail.com



# Sycamore Station Redevelopment

## Public Meeting #2

August 31, 2016 – 6:30 pm – Webster Recreation Center

Name	E-Mail or Phone #
JACK RICHARDSON	Jack.i.sacramento@yahoo.com 490 610 6675
W. Dea Montague	wdeaumontague@hotmail.com
Tyler Montague	Tjmontague@gmail.com
TANYA COLLINS	tbooks@hotmail.com
Derek Broseman	
David & Iris Shumway	dshum42cox.net
Diane Ochoa	dga369dodgerblue@qmail.com
Larry & Lynette Haye	toaz-larry@msn.com
Neil + Janice Slade	sladestuff1@cox.net
Claud & Penny Cluff	claudcluff@gmail.com
Stephanie Wright	Stephaniewright@cox.net
PRESTON D CAMERON	pcameron.1@gmail.com
Jenny Richardson	jennyrichardsona2@gmail.com

Mesa GRANDE Community Alliance  
Steering Committee Meeting

Sycamore Station Redevelopment  
Mesa Grande  
August 24, 2016 – 4:00 pm

Name	E-Mail or Phone #
MARK FREEMAN	602 799 7092
Brian Durham	brian@dcicom.com
Carolyn Crandell	
Deborah McIff	deborahmiff@gmail.com
W. Dea Montague	wdeamontague@hotmail.com
TANYA COLLINS	tebooks8@hotmail.com
Cynthia Dunham	cynthia.wmcd@gmail.com
Tim Bove	
Heather Scantlebury	hscontz@cox.net
LYNN BURNHAM	BURNHAMLYNNW@GMAIL.COM



# Meeting Sign In &

## Sign Up for the E-mail List

25 August 2016

Name

E-mail

E-mail  
on-file

JARED N. HUISSH

jared@huish.net



Aulgie Gastelum



Jencastelum



Opal Gastelum

WHAT

MARK ARCHITECTURE

MARK@MARK-ARCHITECTURE.COM



GILLIAN PETRIE



Lori Osiedki

beati@mac.com



Keola Tweedy

LATE Last but not least

Nancy Thompson

priceless1nz@aol.com





# **Attachment 2**

## **Meeting Notification**

August 8, 2016

Dear Neighbor,

Miravista Holdings is proposing to redevelop approximately the 18 acres of property located at the northeast corner of Dobson and Main in Mesa. This is the property north and east of the existing Safeway shopping center (The proposed redevelopment will not impact or change the Safeway center). As a neighbor, we would like to invite you to a neighborhood meeting we are holding to meet our neighbors, show you our plans and get your feedback. The meeting will be held on:

Date: Monday, August 22, 2016

Location: City of Mesa Webster Gym & Recreation Center at Webster School – Activity Room  
202 N. Sycamore, Mesa  
(located at the southwest corner of the Webster Elementary School grounds)

Time: 6:30 pm

The project site consists of the parking lot north of the Safeway Plaza, the existing light-rail park-and-ride as well as the adjoining vacant property located directly north of the Sycamore Light Rail Station. In partnership with the City of Mesa and Valley Metro, the existing transit facilities and park-and-ride will be reconfigured to accommodate the proposed project as well as meet current and future demand for bus transfer facilities and parking.

Our proposed project is comprised of four components:

- Market-rate apartment housing
- For-sale townhomes
- Independent-living senior housing
- Parking garage for park-and-ride users

The attached plan shows the proposed location of each component as well as proposed streets and sidewalks. Miravista Holdings has submitted an application to the City of Mesa requesting to change the current zoning designation of “GC” to “Smart Growth Community Plan” which would allow the proposed uses in the densities and configuration shown on the attached site plan.

Detailed building design, colors, materials, etc. for each project component are not part of this rezoning process. As part of the City of Mesa rezoning process, our first step is to establish the uses and densities for the individual parts of the development. Then, we will process separate design plans for each part of the projects as the development moves forward. Each individual component of this mixed use development will require its own separate process that will include additional public involvement and approval process. Nothing shown on the attached site plan can be built without successfully completing that separate design approval process.

For your information, the City of Mesa has scheduled the following meetings for the rezoning request:

First Public Meeting: August 22, 2016

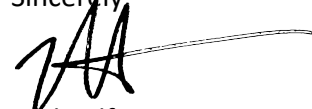
Second Public Meeting: August 31, 2016 (6:30 pm at same location as 8/22 meeting)

Planning & Zoning Commission Hearing: September 21, 2016

Any questions or feedback prior to the Public Meeting may be emailed to [ncalfee@miravistaholdings.com](mailto:ncalfee@miravistaholdings.com). The City of Mesa's contact for this process is Andrew Spurgin, who can be reached at [andrew.spurgin@mesaaz.gov](mailto:andrew.spurgin@mesaaz.gov).

We look forward to meeting you and discussing the redevelopment of this property.

Sincerely,

A handwritten signature in black ink, appearing to be 'NC', with a long horizontal line extending to the right.

Neil Calfee  
Miravista Holdings

# SYCAMORE STATION MASSING

miravista  
holdings

AYERS  
SAINT  
GROSS



Massing for discussion purposes and representative of basic building forms, not actual proposed architectural design.





# **Attachment 3**

## **Mailing List**

**Registered Homeowner and Neighborhood Associations**

NameofNeighborhood	CFirstName	CLastName	StreetNum	StreetDirectic	StreetName	StreetType	UnitNur	City	State	Zip
Westwood Park	Lynette	Kenney	249 N		Westwood			Mesa	AZ	85201
Westwood Park	Nathaniel	Layton	1124 W		2nd	Pl		Mesa	AZ	85201
Sunset Manor	Kay	Daniels	2128 W		1st	Pl		Mesa	AZ	85201
Roosevelt Neighborhood	Patricia	Attridge	2341 W		Del Campo	Cir		Mesa	AZ	85202
Roosevelt Neighborhood	Kelly	Vorseth	2343 W		De Palma	Cir		Mesa	AZ	85202
Redwood Gardens Mobile Home Park	Jim	Hilleary	2207 W		Main	St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livibilit Ryan		Winkle	911 W		Jacinto	Cir		Mesa	AZ	85210
RAILmesa (Retail, Arts, Innovation & Livibilit David		Crummey	1339 W		1st	St		Mesa	AZ	85201
RAILmesa (Retail, Arts, Innovation & Livibilit Jen		Duff	146 W		2nd	St		Mesa	AZ	85201
Pepper Place	Debbie	Anderson	1418 W		Pepper	Pl		Mesa	AZ	85201
Pepper Place	Cathy	Shepherd	1558 W		1st	St		Mesa	AZ	85201
Pepper Place	Jennifer	Mott	1609 W		Bentley	St		Mesa	AZ	85201
Pepper Place	Caroline	Lamoreaux	1317 W		Pepper	Pl		Mesa	AZ	85201
Oasis Neighborhood	Susan	Harms	9446 E		Elmwood	St		Mesa	AZ	85207
North Garden Grove	Steve	Wylie	701 N		Standage			Mesa	AZ	85201
North Garden Grove	Gail	Wylie	701 N		Standage			Mesa	AZ	85202
North Garden Grove	Derel	Parker	1323 W		Garden	Cir		Mesa	AZ	85201
North Garden Grove	Francisco	Leon	1420 W		4th	Pl		Mesa	AZ	85201
North Garden Grove	Jacqueline	Williams	1431 W		7th	Pl		Mesa	AZ	85201
North Garden Grove	Gilbert	Cardinal	1437 W		7th	St		Mesa	AZ	85201
North Garden Grove	Sandra	Cardinal	1437 W		7th	St		Mesa	AZ	85201
North Garden Grove	Robert	Meyers	1441 W		4th	Pl		Mesa	AZ	85201
North Garden Grove	Larry	Rawls	1444 W		Garden	St		Mesa	AZ	85201
North Garden Grove	Donna	Butler	1447 W		7th	Pl		Mesa	AZ	85201
North Garden Grove	Guille	Lopez	1448 W		4th	Pl		Mesa	AZ	85201
North Garden Grove	Chris	Will	1459 W		7th	St		Mesa	AZ	85201
North Garden Grove	Douglas	Hawley	1503 W		5th	Pl		Mesa	AZ	85201
North Garden Grove	Monica	Randez	1505 W		5th	St		Mesa	AZ	85201
North Garden Grove	Roy	Randez	1505 W		5th	St		Mesa	AZ	85201
North Garden Grove	Juan	Venegas	1557 W		4th	Pl		Mesa	AZ	85201
North Garden Grove	Maria	Sanchez	1561 W		7th	St		Mesa	AZ	85201
North Garden Grove	Gilbert	Rollier	533 N		Standage			Mesa	AZ	85201

Mesa Shadows HOA	Judy	May	332 N	Dobson	Mesa	AZ	85201
Mesa Grande Community Alliance	Stephanie	Wright	660 N	Date	Mesa	AZ	85201
Mesa Grande Community Alliance	Dave	Richins	833 W	11th			
Mesa Grande Community Alliance	Tanya	Collins	864 W	10th			
Los Racimos	Paula	Goetsch	540 N	May			
Kleinman Park Neighborhood Association	John	Willis	654 W	6th			
Holiday Village Mobile Home Resort	Cheryl	Bell	701 S	Dobson			
Holiday Village Mobile Home Resort	Bruce	Marsh	701 S	Dobson			
Garden Hills	Morgan	Giuntoli	1761 W	Devon			
Esquire Estates Neighborhood Association	David	Smith	646 S	Esquire			
Esquire Estates Neighborhood Association	Mike	Hufnagel	665 S	Esquire			
Esquire Estates Neighborhood Association	Diane	Olson	730 S	El Dorado			
Emerson Manor	Tim	Boyle	450 N	Emerson			
Emerson Manor	Jenny	Burnham	1062 W	4th			
Emerson Manor	Laverne	Krael	1014 W	5th			
Emerson Manor	Betty	Butler	1117 W	7th			
Devonshire Estates & Maricopa Manor	Jerry	Lewis	1303 W	7th			
Devonshire Estates & Maricopa Manor	Gerald	Burr	1311 W	Devonshire			
Comité de Familias en Acción	Carmen	Guerrero	551 N	Alma School			
Cibola Mobile Home Park	Steve	Wahl	2249 W	Main St.			
Casa Mesa II	Mischel	Whipple	1637 W	Alcott			
Bentley Street Neighborhood	Denise	Heap	1745 W	Bentley			
Alma Gardens Trailer Park	Carolyn	Jagla	530 S	Alma School			
Adams Estate Neighborhood	Sarvia	Ortiz	506 S	Sycamore			
Adams Estate Neighborhood	Ian	Bennett	1609 W	Capri			
Adams Estate Neighborhood	Rick	Jackson	1645 W	Carol			
Adams Estate Neighborhood	Jan	Neely	1729 W	Crescent			
Adams Estate Neighborhood	Jackie	Castro	1508 W	6th			



**Residents & Owners Addresses**

Name	Address	Unit	City	State	Zip
Neighbor	1801 Avenue Of The Stars	# 935	Los Angeles	CA	90067
Neighbor	2120 E 6Th St	# 1	Tempe	AZ	85281
Neighbor	10050 E Mountainview Lake Dr	# 55	Scottsdale	AZ	85258
Neighbor	1331 Nw Lovejoy St	# 755	Portland	OR	97209
Neighbor	333 S Dobson Rd	# 103	Mesa	AZ	85202
Neighbor	236 S Mulberry	# 107	Mesa	AZ	85202
Neighbor	2217 Scott St	# 302	San Francisco	CA	94115
Neighbor	2764 Lake Sahara Dr	# 111	Las Vegas	NV	89117
Neighbor	13771 N Fountain Hills Blvd	# 114	Fountain Hills	AZ	85268
Neighbor	8110 S Houghton Rd	# 158	Tucson	AZ	85747
Neighbor	1400 E Southern Ave	# 620	Tempe	AZ	85282
Neighbor	370 E Virginia Ave	# 100	Phoenix	AZ	85004
Neighbor	110 E Greenway Pkwy	# 1102	Phoenix	AZ	85022
Neighbor	2601 E Thomas Rd	# 110	Phoenix	AZ	85016
Neighbor	1400 S McClintock Dr	# 1	Tempe	AZ	85281
Neighbor	9905 E La Palma Ave	# 3	Gold Canyon	AZ	85118
Neighbor	802 Newton St	# 301	Seattle	WA	98109
Neighbor	5743 Corsa Ave	# 200	Westlake Village	CA	91362
Neighbor	330 Passaic Ave	# 110	Fairfield	NJ	7004
Neighbor	4742 N 24Th St	# 325	Phoenix	AZ	85016
Neighbor	2207 W Main St	# 29	Mesa	AZ	85201
Neighbor	1600 N 1575 W	# 207	Layton	UT	84041
Neighbor	9305 E Via De Ventura	# 201	Scottsdale	AZ	85258
Neighbor	2340 E University Dr	# 23	Tempe	AZ	85281
Neighbor	11811 N Tatum Blvd	# 4051	Phoenix	AZ	85028
Neighbor	901 Main St	# 4700	Dallas	TX	75202
Neighbor	20118 N 67Th Ave	# 300	Glendale	AZ	85308
Neighbor	302 N Sycamore	# 23	Mesa	AZ	85201
Neighbor	4856 E Baseline Rd	# 106	Mesa	AZ	85206
Neighbor	2023 E University Dr	# 3	Tempe	AZ	85281
Neighbor	411 N Kyrene Rd	# 139	Chandler	AZ	85226
Neighbor	7640 S Power Rd	# 1155	Gilbert	AZ	85297
Neighbor	3300 Fernbrook Ln N	# 210	Plymouth	MN	55447
Neighbor	3 N Leroux St	# 201	Flagstaff	AZ	86001
Neighbor	561 W 6Th Dr		Mesa	AZ	85210
Neighbor	1515 N 193Rd		Buckeye	AZ	85326
Neighbor	6713 S Constellation Way		Gilbert	AZ	85298
Neighbor	2009 Porter Field Way		Upland	CA	91786
Neighbor	2143 W Spruce Dr		Chandler	AZ	85286
Neighbor	2756 E Laurel St		Mesa	AZ	85213
Neighbor	820 S Terrace Ct		Chandler	AZ	85226
Neighbor	2129 E Oxford Dr		Tempe	AZ	85283
Neighbor	3660 E San Mateo Way		Chandler	AZ	85249
Neighbor	1054 Elmwood Ln		Elk Grove Village	IL	60007
Neighbor	1562 W 7Th St		Mesa	AZ	85201

Neighbor	322 N Dobson Rd 26	Mesa	AZ	85201
Neighbor	2438 N Forest Cir	Mesa	AZ	85203
Neighbor	4123 E Fairview Cir	Mesa	AZ	85206
Neighbor	575 W Chandler Blvd	Chandler	AZ	85225
Neighbor	4954 E Dallas St	Mesa	AZ	85205
Neighbor	4942 Tradewinds Ter	Fort Lauderdale	FL	33312
Neighbor	300 Wilmot Rd	Deerfield	IL	60015
Neighbor	836 W Main St	Mesa	AZ	85201
Neighbor	441 S El Dorado	Mesa	AZ	85202
Neighbor	5676 E Hermosa Vista Dr	Mesa	AZ	85215
Neighbor	9104 Mendenhall Mall Rd	Juneau	AK	99801
Neighbor	6240 W Orchid Ln	Chandler	AZ	85226
Neighbor	Po Box 3797	Phoenix	AZ	85030
Neighbor	189 Longmeadow Dr	Los Gatos	CA	95032
Neighbor	1985 E Stephens Dr	Tempe	AZ	85283
Neighbor	49 N Santa Barbara	Mesa	AZ	85201
Neighbor	16234 N 10Th Ave	Chandler	AZ	85248
Neighbor	59 N Santa Barbara	Mesa	AZ	85201
Neighbor	10044 E Butte St	Mesa	AZ	85207
Neighbor	16755 Von Karman Ave	Irvine	CA	92606
Neighbor	Po Box 367	Queen Creek	AZ	85142
Neighbor	2553 E Tulsa St	Gilbert	AZ	85295
Neighbor	Po Box 22223	Mesa	AZ	85277
Neighbor	Po Box 25918	Tempe	AZ	85285
Neighbor	2634 S Gaucho	Mesa	AZ	85202
Neighbor	Po Box 21581	Mesa	AZ	85277
Neighbor	18 W Palmcroft Dr	Tempe	AZ	85282
Neighbor	1858 E Southern Ave	Tempe	AZ	85282
Neighbor	1730 W Pepper Pl	Mesa	AZ	85201
Neighbor	1030 E Baseline Rd	Tempe	AZ	85283
Neighbor	664 S Williams	Mesa	AZ	85204
Neighbor	1021 E Hermosa Dr	Tempe	AZ	85282
Neighbor	1208 Grove Ave	Burlingame	CA	94010
Neighbor	2858 E Jasmine St	Mesa	AZ	85213
Neighbor	19617 N 43Rd Ave	Glendale	AZ	85308
Neighbor	Po Box 2129	Mesa	AZ	85214
Neighbor	2075 S Cottonwood Dr	Tempe	AZ	85282
Neighbor	2113 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1621 W Pueblo Ave	Mesa	AZ	85202
Neighbor	2137 W 1St Pl	Mesa	AZ	85201
Neighbor	549 N Stapley Dr	Mesa	AZ	85203
Neighbor	1826 N Sundial	Mesa	AZ	85205
Neighbor	Po Box 1466	Mesa	AZ	85211
Neighbor	2942 E Jasmine St	Mesa	AZ	85213
Neighbor	2715 Harris St	Bozeman	MT	59718
Neighbor	1617 E Brown Rd	Mesa	AZ	85203
Neighbor	8334 S Peninsula Dr	Littleton	CO	80120

Neighbor	1169 E Goldcrest St	Gilbert	AZ	85297
Neighbor	11572 Hiller Rd	Akron	NY	14001
Neighbor	2332 W Alta Vista Rd	Phoenix	AZ	85041
Neighbor	5306 Sea Grape Cir	Tamarac	FL	33319
Neighbor	1454 N Orlando	Mesa	AZ	85205
Neighbor	Po Box 156	Higley	AZ	85236
Neighbor	234 Essex St	Clawson	MI	48017
Neighbor	1464 S Key Cir	Mesa	AZ	85210
Neighbor	2425 W Canyon St	Apache Junction	AZ	85120
Neighbor	1846 W 3Rd St	Mesa	AZ	85201
Neighbor	22 W 9Th Pl	Mesa	AZ	85201
Neighbor	8410 E Indigo St	Mesa	AZ	85207
Neighbor	19426 E Oriole Way	Queen Creek	AZ	85142
Neighbor	3951 N Carnation Ln	Avondale	AZ	85392
Neighbor	2734 E Cheryl Dr	Phoenix	AZ	85028
Neighbor	16318 E Emerald Dr	Fountain Hills	AZ	85268
Neighbor	2031 E Norcroft St	Mesa	AZ	85213
Neighbor	3100 S Rural Rd	Tempe	AZ	85282
Neighbor	1216 E Baker Dr	Tempe	AZ	85282
Neighbor	1307 W 9Th St	Mesa	AZ	85201
Neighbor	1801 E Tulsa St	Chandler	AZ	85225
Neighbor	38 Tudor Rd	Hicksville	NY	11801
Neighbor	1746 E Primera Dr	Casa Grande	AZ	85122
Neighbor	1342 E Grandview St	Mesa	AZ	85203
Neighbor	Po Box 40216	Mesa	AZ	85274
Neighbor	6932 E Continental Dr	Scottsdale	AZ	85257
Neighbor	1346 N Amber	Mesa	AZ	85203
Neighbor	Po Box 41236	Mesa	AZ	85274
Neighbor	Po Box 52085	Phoenix	AZ	85072
Neighbor	1891 W Apache Trl	Apache Junction	AZ	85120
Neighbor	1742 W Bedford St	Mesa	AZ	85201
Neighbor	128 N A St	Oxnard	CA	93030
Neighbor	16767 S Camp Williams Rd	Bluffdale	UT	84065
Neighbor	1226 W 16Th St	Tempe	AZ	85281
Neighbor	1232 W Pepper Pl	Mesa	AZ	85201
Neighbor	1657 W Benford St	Mesa	AZ	85201
Neighbor	615 N Yale Dr	Gilbert	AZ	85234
Neighbor	21001 N Tatum Blvd	Phoenix	AZ	85050
Neighbor	14022 S 131St St	Gilbert	AZ	85233
Neighbor	812 N Jamaica Way	Gilbert	AZ	85234
Neighbor	Po Box 929	Mesa	AZ	85211
Neighbor	1530 W 4Th Pl	Mesa	AZ	85201
Neighbor	1221 N 79Th Pl	Scottsdale	AZ	85257
Neighbor	1633 W 6Th St	Mesa	AZ	85201
Neighbor	20272 E Appaloosa Dr	Queen Creek	AZ	85142
Neighbor	4530 E Decatur St	Mesa	AZ	85205
Neighbor	1756 W Argon	Mesa	AZ	85202

Neighbor	Po Box 5006	San Luis	AZ	85349
Neighbor	3091 E San Pedro Ct	Gilbert	AZ	85234
Neighbor	4318 E Cottonwood Ln	Phoenix	AZ	85048
Neighbor	2122 W 1St Pl	Mesa	AZ	85201
Neighbor	1504 W 5Th St	Mesa	AZ	85201
Neighbor	4848 E Cactus Rd	Scottsdale	AZ	85254
Neighbor	1502 W 1St Pl	Mesa	AZ	85201
Neighbor	8632 E Buena Terra Way	Scottsdale	AZ	85250
Neighbor	1649 W Belfast St	Mesa	AZ	85201
Neighbor	2512 E Javelina Ave	Mesa	AZ	85204
Neighbor	901 Main St Ste-4700	Dallas	TX	75202
Neighbor	6250 E Cheney Dr	Paradise Valley	AZ	85253
Neighbor	1729 W Belfast	Mesa	AZ	85204
Neighbor	918 E Gwen St	Phoenix	AZ	85042
Neighbor	632 Gateway South Rd	Gallatin Gateway	MT	59730
Neighbor	661 W Vine Ave	Mesa	AZ	85210
Neighbor	548 W Pampa Ave	Mesa	AZ	85210
Neighbor	802 W Redfield Rd	Tempe	AZ	85283
Neighbor	5263 E Delta Ave	Mesa	AZ	85206
Neighbor	7219 W Montecito Ave	Phoenix	AZ	85033
Neighbor	2048 E Monona Dr	Phoenix	AZ	85024
Neighbor	447 W Sunset Cir	Mesa	AZ	85201
Neighbor	553 N Orange	Mesa	AZ	85201
Neighbor	Po Box 20216	Mesa	AZ	85277
Neighbor	8025 E Mcdowell Rd	Mesa	AZ	85207
Neighbor	55089 Bay Area Dr Ne	Electric City	WA	99123
Neighbor	3105 S Potter Dr	Tempe	AZ	85282
Neighbor	1664 E Hermosa Dr	Tempe	AZ	85282
Neighbor	14263 S 43Rd Pl	Phoenix	AZ	85044
Neighbor	1603 W Auburn	Mesa	AZ	85203
Neighbor	572 N Bell Dr	Chandler	AZ	85225
Neighbor	5107 E Tano St	Phoenix	AZ	85044
Neighbor	1511 N Sinova	Mesa	AZ	85205
Neighbor	2875 W Player Dr	Snowflake	AZ	85937
Neighbor	7000 N 16Th St	Phoenix	AZ	85020
Neighbor	450 N Emerson	Mesa	AZ	85201
Neighbor	4242 E Elmwood St	Mesa	AZ	85205
Neighbor	1791 E Del Rio St	Gilbert	AZ	85295
Neighbor	1348 W Esplanade St	Mesa	AZ	85201
Neighbor	123 Winthrop Rd 18	Brookline	MA	2445
Neighbor	6407 E Cambridge Ave	Scottsdale	AZ	85257
Neighbor	29200 Sw Town Center Loop E	Wilsonville	OR	97070
Neighbor	2345 W Dixon Ln	Queen Creek	AZ	85142
Neighbor	1833 W Cactus Rd	Safford	AZ	85546
Neighbor	3508 E Dover St	Mesa	AZ	85213
Neighbor	751 N Santa Anna	Mesa	AZ	85201
Neighbor	2070 W 6Th St	Brooklyn	NY	11223



Neighbor	1451 Bentley St		Concord	CA	94518
Neighbor	61 N Standage		Mesa	AZ	85201
Neighbor	1360 E Hilton Ave		Mesa	AZ	85204
Neighbor	3823 S Siesta Ln		Tempe	AZ	85282
Neighbor	1525 N 67Th St		Mesa	AZ	85205
Neighbor	Po Box 31568		Mesa	AZ	85275
Neighbor	1263 W Kiva Ave		Mesa	AZ	85202
Neighbor	5306 E Via Del Cielo		Paradise Valley	AZ	85253
Neighbor	200 S Center St		Mesa	AZ	85210
Neighbor	Po Box 209221		Austin	TX	78720
Neighbor	Po Box 5766		Mesa	AZ	85211
Neighbor	1959 W Northwest Hwy		Dallas	TX	75220
Neighbor	33 S Sycamore		Mesa	AZ	85202
Neighbor	Po Box 925		Tempe	AZ	85280
Neighbor	560 Pony Ln		Gilbert	AZ	85296
Neighbor	16751 Charmel Ln		Pacific Palisades	CA	90272
Neighbor	20225 N Scottsdale Rd		Scottsdale	AZ	85255
Neighbor	3501 Rice Blvd		Houston	TX	77005
Neighbor	7170 E Paradise Canyon Rd		Paradise Valley	AZ	85253
Neighbor	1208 S Palomino Creek Dr		Gilbert	AZ	85296
Neighbor	2407 Pinehurst Ct		Discovery Bay	CA	94505
Neighbor	Po Box 40397		Mesa	AZ	85274
Neighbor	Po Box 40682		Mesa	AZ	85274
Neighbor	2131 N 3Rd St		Mesa	AZ	85201
Neighbor	11406 W Alvarado Rd		Avondale	AZ	85392
Neighbor	1917 E Secretariat Dr		Tempe	AZ	85284
Neighbor	2050 W University Dr		Mesa	AZ	85201
Neighbor	17133 E Salida Dr		Fountain Hills	AZ	85268
Neighbor	Po Box 153		Mesa	AZ	85211
Neighbor	3317 S Higley Rd		Gilbert	AZ	85297
Neighbor	7609 E Sands Dr		Scottsdale	AZ	85255
Neighbor	2042 W 2Nd St		Mesa	AZ	85201
Neighbor	214 N Dobson Rd		Mesa	AZ	85201
Neighbor	1464 W Crescent Ave		Mesa	AZ	85202
Neighbor	Po Box 5363		Mesa	AZ	85211
Neighbor	1640 E 1St Ave		Mesa	AZ	85204
Neighbor	1344 S Nassau		Mesa	AZ	85206
Neighbor	1923 E Mahoney Ave		Mesa	AZ	85204
Neighbor	332 N Dobson Rd	# 1	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 2	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 3	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 4	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 7	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 9	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 10	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 11	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 12	Mesa	AZ	85201

Neighbor	332 N Dobson Rd	# 14	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 17	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 19	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 20	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 21	Mesa	AZ	85201
Neighbor	332 N Dobson Rd		Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 24	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 25	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 27	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 31	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 32	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 32	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 34	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 37	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 38	Mesa	AZ	85201
Neighbor	332 N Dobson Rd	# 38	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 19	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 2	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 4	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 6	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 7	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 8	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 9	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 11	Mesa	AZ	85201
Neighbor	302 N Sycamore		Mesa	AZ	85201
Neighbor	302 N Sycamore	# 13	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 14	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 16	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 18	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 20	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 21	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 23	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 24	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 26	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 27	Mesa	AZ	85201
Neighbor	302 N Sycamore	# 28	Mesa	AZ	85201
Neighbor	1840 W 1St Ave		Mesa	AZ	85202
Neighbor	33 S Sycamore		Mesa	AZ	85202
Neighbor	66 S Dobson Rd	#117	Mesa	AZ	85202
Neighbor	2117 W 3Rd St		Mesa	AZ	85201
Neighbor	2125 W 3Rd St		Mesa	AZ	85201
Neighbor	2139 W 3Rd St		Mesa	AZ	85201
Neighbor	2142 W 2Nd Pl		Mesa	AZ	85201
Neighbor	2134 W 2Nd Pl		Mesa	AZ	85201
Neighbor	2128 W 2Nd Pl		Mesa	AZ	85201
Neighbor	2114 W 2Nd Pl		Mesa	AZ	85201
Neighbor	2113 W 2Nd Pl		Mesa	AZ	85201

Neighbor	2119 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2141 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2112 W 2Nd St	Mesa	AZ	85201
Neighbor	2104 W 2Nd St	Mesa	AZ	85201
Neighbor	2056 W 2Nd St	Mesa	AZ	85201
Neighbor	2042 W 2Nd St	Mesa	AZ	85201
Neighbor	2028 W 2Nd St	Mesa	AZ	85201
Neighbor	2022 W 2Nd St	Mesa	AZ	85201
Neighbor	214 N Dobson Rd	Mesa	AZ	85201
Neighbor	2021 W 2Nd St	Mesa	AZ	85201
Neighbor	2027 W 2Nd St	Mesa	AZ	85201
Neighbor	2035 W 2Nd St	Mesa	AZ	85201
Neighbor	2041 W 2Nd St	Mesa	AZ	85201
Neighbor	2049 W 2Nd St	Mesa	AZ	85201
Neighbor	2055 W 2Nd St	Mesa	AZ	85201
Neighbor	2063 W 2Nd St	Mesa	AZ	85201
Neighbor	2103 W 2Nd St	Mesa	AZ	85201
Neighbor	2117 W 2Nd St	Mesa	AZ	85201
Neighbor	2125 W 2Nd St	Mesa	AZ	85201
Neighbor	2139 W 2Nd St	Mesa	AZ	85201
Neighbor	2021 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2023 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2025 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2027 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2031 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2037 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2043 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2061 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2062 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2054 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2046 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2038 W 2Nd Pl	Mesa	AZ	85201
Neighbor	2039 W 3Rd St	Mesa	AZ	85201
Neighbor	2047 W 3Rd St	Mesa	AZ	85201
Neighbor	2055 W 3Rd St	Mesa	AZ	85201
Neighbor	2063 W 3Rd St	Mesa	AZ	85201
Neighbor	2040 W 3Rd St	Mesa	AZ	85201
Neighbor	2048 W 3Rd St	Mesa	AZ	85201
Neighbor	2054 W 3Rd St	Mesa	AZ	85201
Neighbor	2060 W 3Rd St	Mesa	AZ	85201
Neighbor	2068 W 3Rd St	Mesa	AZ	85201
Neighbor	2108 W 3Rd St	Mesa	AZ	85201
Neighbor	2116 W 3Rd St	Mesa	AZ	85201
Neighbor	2124 W 3Rd St	Mesa	AZ	85201
Neighbor	2128 W 3Rd St	Mesa	AZ	85201
Neighbor	340 N Dobson Rd	Mesa	AZ	85201
Neighbor	324 N Dobson Rd	Mesa	AZ	85201

Neighbor	332 N Dobson Rd	#38	Mesa	AZ	85201
Neighbor	43 N Santa Anna		Mesa	AZ	85201
Neighbor	45 N Santa Anna		Mesa	AZ	85201
Neighbor	53 N Santa Anna		Mesa	AZ	85201
Neighbor	55 N Santa Anna		Mesa	AZ	85201
Neighbor	836 W Main St		Mesa	AZ	85201
Neighbor	33 N Santa Barbara		Mesa	AZ	85201
Neighbor	39 N Santa Barbara		Mesa	AZ	85201
Neighbor	59 N Santa Barbara		Mesa	AZ	85201
Neighbor	65 N Santa Barbara		Mesa	AZ	85201
Neighbor	32 N Santa Barbara		Mesa	AZ	85201
Neighbor	63 N San Jose		Mesa	AZ	85201
Neighbor	2013 W 1St St		Mesa	AZ	85201
Neighbor	2021 W 1St St		Mesa	AZ	85201
Neighbor	2027 W 1St St		Mesa	AZ	85201
Neighbor	2035 W 1St St		Mesa	AZ	85201
Neighbor	2041 W 1St St		Mesa	AZ	85201
Neighbor	2057 W 1St St		Mesa	AZ	85201
Neighbor	2103 W 1St St		Mesa	AZ	85201
Neighbor	2117 W 1St St		Mesa	AZ	85201
Neighbor	2125 W 1St St		Mesa	AZ	85201
Neighbor	2131 W 1St St		Mesa	AZ	85201
Neighbor	2126 W 1St St		Mesa	AZ	85201
Neighbor	2120 W 1St St		Mesa	AZ	85201
Neighbor	2112 W 1St St		Mesa	AZ	85201
Neighbor	2106 W 1St St		Mesa	AZ	85201
Neighbor	2052 W 1St St		Mesa	AZ	85201
Neighbor	2044 W 1St St		Mesa	AZ	85201
Neighbor	2038 W 1St St		Mesa	AZ	85201
Neighbor	2030 W 1St St		Mesa	AZ	85201
Neighbor	2022 W 1St St		Mesa	AZ	85201
Neighbor	2016 W 1St St		Mesa	AZ	85201
Neighbor	2136 W 1St Pl		Mesa	AZ	85201
Neighbor	2130 W 1St Pl		Mesa	AZ	85201
Neighbor	2128 W 1St Pl		Mesa	AZ	85201
Neighbor	2122 W 1St Pl		Mesa	AZ	85201
Neighbor	2114 W 1St Pl		Mesa	AZ	85201
Neighbor	2108 W 1St Pl		Mesa	AZ	85201
Neighbor	2064 W 1St Pl		Mesa	AZ	85201
Neighbor	2056 W 1St Pl		Mesa	AZ	85201
Neighbor	2050 W 1St Pl		Mesa	AZ	85201
Neighbor	2042 W 1St Pl		Mesa	AZ	85201
Neighbor	2036 W 1St Pl		Mesa	AZ	85201
Neighbor	2024 W 1St Pl		Mesa	AZ	85201
Neighbor	2011 W 1St Pl		Mesa	AZ	85201
Neighbor	2017 W 1St Pl		Mesa	AZ	85201
Neighbor	2029 W 1St Pl		Mesa	AZ	85201

Neighbor	2037 W 1St Pl	Mesa	AZ	85201
Neighbor	2043 W 1St Pl	Mesa	AZ	85201
Neighbor	2049 W 1St Pl	Mesa	AZ	85201
Neighbor	2055 W 1St Pl	Mesa	AZ	85201
Neighbor	2115 W 1St Pl	Mesa	AZ	85201
Neighbor	2121 W 1St Pl	Mesa	AZ	85201
Neighbor	2123 W 1St Pl	Mesa	AZ	85201
Neighbor	2133 W 1St Pl	Mesa	AZ	85201
Neighbor	2137 W 1St Pl	Mesa	AZ	85201
Neighbor	333 N Dobson Rd	Mesa	AZ	85201
Neighbor	329 N Dobson Rd	Mesa	AZ	85201
Neighbor	319 N Dobson Rd	Mesa	AZ	85201
Neighbor	315 N Dobson Rd	Mesa	AZ	85201
Neighbor	309 N Dobson Rd	Mesa	AZ	85201
Neighbor	1954 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1948 W 2Nd Pl	Mesa	AZ	85201
Neighbor	302 N Ironwood	Mesa	AZ	85201
Neighbor	304 N Ironwood	Mesa	AZ	85201
Neighbor	308 N Ironwood	Mesa	AZ	85201
Neighbor	316 N Ironwood	Mesa	AZ	85201
Neighbor	324 N Ironwood	Mesa	AZ	85201
Neighbor	328 N Ironwood	Mesa	AZ	85201
Neighbor	334 N Ironwood	Mesa	AZ	85201
Neighbor	348 N Ironwood	Mesa	AZ	85201
Neighbor	1831 W University Dr	Mesa	AZ	85201
Neighbor	354 N Sycamore	Mesa	AZ	85201
Neighbor	346 N Sycamore	Mesa	AZ	85201
Neighbor	1806 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1820 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1832 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1840 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1858 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1864 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1902 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1906 W 3Rd Pl	Mesa	AZ	85201
Neighbor	316 N Cholla	Mesa	AZ	85201
Neighbor	324 N Cholla	Mesa	AZ	85201
Neighbor	1859 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1865 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1903 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1907 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1917 W 3Rd Pl	Mesa	AZ	85201
Neighbor	331 N Ironwood	Mesa	AZ	85201
Neighbor	317 N Ironwood	Mesa	AZ	85201
Neighbor	1914 W 3Rd St	Mesa	AZ	85201
Neighbor	1908 W 3Rd St	Mesa	AZ	85201
Neighbor	1904 W 3Rd St	Mesa	AZ	85201

Neighbor	1864 W 3Rd St	Mesa	AZ	85201
Neighbor	1901 W 3Rd St	Mesa	AZ	85201
Neighbor	1909 W 3Rd St	Mesa	AZ	85201
Neighbor	1915 W 3Rd St	Mesa	AZ	85201
Neighbor	1921 W 3Rd St	Mesa	AZ	85201
Neighbor	1929 W 3Rd St	Mesa	AZ	85201
Neighbor	1928 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1922 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1914 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1908 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1902 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1856 W 2Nd Pl	Mesa	AZ	85201
Neighbor	301 N Cholla	Mesa	AZ	85201
Neighbor	307 N Cholla	Mesa	AZ	85201
Neighbor	315 N Cholla	Mesa	AZ	85201
Neighbor	1839 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1831 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1825 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1819 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1813 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1807 W 3Rd Pl	Mesa	AZ	85201
Neighbor	1901 W 2Nd St	Mesa	AZ	85201
Neighbor	1909 W 2Nd St	Mesa	AZ	85201
Neighbor	1913 W 2Nd St	Mesa	AZ	85201
Neighbor	1917 W 2Nd St	Mesa	AZ	85201
Neighbor	1925 W 2Nd St	Mesa	AZ	85201
Neighbor	1937 W 2Nd St	Mesa	AZ	85201
Neighbor	1943 W 2Nd St	Mesa	AZ	85201
Neighbor	1949 W 2Nd St	Mesa	AZ	85201
Neighbor	1955 W 2Nd St	Mesa	AZ	85201
Neighbor	1950 W 2Nd St	Mesa	AZ	85201
Neighbor	1919 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1925 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1931 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1937 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1943 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1949 W 2Nd Pl	Mesa	AZ	85201
Neighbor	1629 W University Dr	Mesa	AZ	85201
Neighbor	1762 W Bedford St	Mesa	AZ	85201
Neighbor	1754 W Bedford St	Mesa	AZ	85201
Neighbor	1748 W Bedford St	Mesa	AZ	85201
Neighbor	1742 W Bedford St	Mesa	AZ	85201
Neighbor	1734 W Bedford St	Mesa	AZ	85201
Neighbor	1722 W Bedford St	Mesa	AZ	85201
Neighbor	1714 W Bedford St	Mesa	AZ	85201
Neighbor	1662 W Bedford St	Mesa	AZ	85201
Neighbor	1650 W Bedford St	Mesa	AZ	85201

Neighbor	1644 W Bedford St	Mesa	AZ	85201
Neighbor	1638 W Bedford St	Mesa	AZ	85201
Neighbor	1630 W Bedford St	Mesa	AZ	85201
Neighbor	1624 W Bedford St	Mesa	AZ	85201
Neighbor	1618 W Bedford St	Mesa	AZ	85201
Neighbor	1612 W Bedford St	Mesa	AZ	85201
Neighbor	1605 W Bedford St	Mesa	AZ	85201
Neighbor	1611 W Bedford St	Mesa	AZ	85201
Neighbor	1617 W Bedford St	Mesa	AZ	85201
Neighbor	1625 W Bedford St	Mesa	AZ	85201
Neighbor	1631 W Bedford St	Mesa	AZ	85201
Neighbor	1637 W Bedford St	Mesa	AZ	85201
Neighbor	1643 W Bedford St	Mesa	AZ	85201
Neighbor	1665 W Bedford St	Mesa	AZ	85201
Neighbor	1703 W Bedford St	Mesa	AZ	85201
Neighbor	1709 W Bedford St	Mesa	AZ	85201
Neighbor	1729 W Bedford St	Mesa	AZ	85201
Neighbor	1735 W Bedford St	Mesa	AZ	85201
Neighbor	1741 W Bedford St	Mesa	AZ	85201
Neighbor	1749 W Bedford St	Mesa	AZ	85201
Neighbor	1755 W Bedford St	Mesa	AZ	85201
Neighbor	1761 W Bedford St	Mesa	AZ	85201
Neighbor	1762 W 2Nd St	Mesa	AZ	85201
Neighbor	1746 W 2Nd St	Mesa	AZ	85201
Neighbor	1732 W 2Nd St	Mesa	AZ	85201
Neighbor	1724 W 2Nd St	Mesa	AZ	85201
Neighbor	1718 W 2Nd St	Mesa	AZ	85201
Neighbor	1666 W 2Nd St	Mesa	AZ	85201
Neighbor	1660 W 2Nd St	Mesa	AZ	85201
Neighbor	1652 W 2Nd St	Mesa	AZ	85201
Neighbor	1644 W 2Nd St	Mesa	AZ	85201
Neighbor	1630 W 2Nd St	Mesa	AZ	85201
Neighbor	1618 W 2Nd St	Mesa	AZ	85201
Neighbor	1604 W 2Nd St	Mesa	AZ	85201
Neighbor	1605 W 2Nd St	Mesa	AZ	85201
Neighbor	1611 W 2Nd St	Mesa	AZ	85201
Neighbor	1617 W 2Nd St	Mesa	AZ	85201
Neighbor	1623 W 2Nd St	Mesa	AZ	85201
Neighbor	1631 W 2Nd St	Mesa	AZ	85201
Neighbor	1637 W 2Nd St	Mesa	AZ	85201
Neighbor	1643 W 2Nd St	Mesa	AZ	85201
Neighbor	1651 W 2Nd St	Mesa	AZ	85201
Neighbor	1665 W 2Nd St	Mesa	AZ	85201
Neighbor	1703 W 2Nd St	Mesa	AZ	85201
Neighbor	1717 W 2Nd St	Mesa	AZ	85201
Neighbor	1733 W 2Nd St	Mesa	AZ	85201
Neighbor	1739 W 2Nd St	Mesa	AZ	85201

Neighbor	1747 W 2Nd St	Mesa	AZ	85201
Neighbor	1753 W 2Nd St	Mesa	AZ	85201
Neighbor	1746 W Argon St	Mesa	AZ	85201
Neighbor	1742 W Argon St	Mesa	AZ	85201
Neighbor	1728 W Argon St	Mesa	AZ	85201
Neighbor	1720 W Argon St	Mesa	AZ	85201
Neighbor	1710 W Argon St	Mesa	AZ	85201
Neighbor	1706 W Argon St	Mesa	AZ	85201
Neighbor	1666 W Argon St	Mesa	AZ	85201
Neighbor	1658 W Argon St	Mesa	AZ	85201
Neighbor	1650 W Argon St	Mesa	AZ	85201
Neighbor	1644 W Argon St	Mesa	AZ	85201
Neighbor	1628 W Argon St	Mesa	AZ	85201
Neighbor	1616 W Argon St	Mesa	AZ	85201
Neighbor	1608 W Argon St	Mesa	AZ	85201
Neighbor	1602 W Argon St	Mesa	AZ	85201
Neighbor	1756 W Belfast St	Mesa	AZ	85201
Neighbor	1742 W Belfast St	Mesa	AZ	85201
Neighbor	1736 W Belfast St	Mesa	AZ	85201
Neighbor	1730 W Belfast St	Mesa	AZ	85201
Neighbor	1722 W Belfast St	Mesa	AZ	85201
Neighbor	1716 W Belfast St	Mesa	AZ	85201
Neighbor	1710 W Belfast St	Mesa	AZ	85201
Neighbor	1634 W Belfast St	Mesa	AZ	85201
Neighbor	1628 W Belfast St	Mesa	AZ	85201
Neighbor	1614 W Belfast St	Mesa	AZ	85201
Neighbor	1608 W Belfast St	Mesa	AZ	85201
Neighbor	1601 W Belfast St	Mesa	AZ	85201
Neighbor	1607 W Belfast St	Mesa	AZ	85201
Neighbor	1613 W Belfast St	Mesa	AZ	85201
Neighbor	1623 W Belfast St	Mesa	AZ	85201
Neighbor	1627 W Belfast St	Mesa	AZ	85201
Neighbor	1633 W Belfast St	Mesa	AZ	85201
Neighbor	1643 W Belfast St	Mesa	AZ	85201
Neighbor	1649 W Belfast St	Mesa	AZ	85201
Neighbor	1659 W Belfast St	Mesa	AZ	85201
Neighbor	1665 W Belfast St	Mesa	AZ	85201
Neighbor	1703 W Belfast St	Mesa	AZ	85201
Neighbor	1709 W Belfast St	Mesa	AZ	85201
Neighbor	1721 W Belfast St	Mesa	AZ	85201
Neighbor	1741 W Belfast St	Mesa	AZ	85201
Neighbor	1747 W Belfast St	Mesa	AZ	85201
Neighbor	1755 W Belfast St	Mesa	AZ	85201
Neighbor	1759 W Belfast St	Mesa	AZ	85201
Neighbor	1762 W Bentley St	Mesa	AZ	85201
Neighbor	1746 W Bentley St	Mesa	AZ	85201
Neighbor	1740 W Bentley St	Mesa	AZ	85201



Neighbor	1734 W Bentley St	Mesa	AZ	85201
Neighbor	1728 W Bentley St	Mesa	AZ	85201
Neighbor	1724 W Bentley St	Mesa	AZ	85201
Neighbor	1714 W Bentley St	Mesa	AZ	85201
Neighbor	1708 W Bentley St	Mesa	AZ	85201
Neighbor	1702 W Bentley St	Mesa	AZ	85201
Neighbor	1668 W Bentley St	Mesa	AZ	85201
Neighbor	1662 W Bentley St	Mesa	AZ	85201
Neighbor	1656 W Bentley St	Mesa	AZ	85201
Neighbor	1648 W Bentley St	Mesa	AZ	85201
Neighbor	1642 W Bentley St	Mesa	AZ	85201
Neighbor	1636 W Bentley St	Mesa	AZ	85201
Neighbor	1622 W Bentley St	Mesa	AZ	85201
Neighbor	1616 W Bentley St	Mesa	AZ	85201
Neighbor	1603 W Bentley St	Mesa	AZ	85201
Neighbor	1609 W Bentley St	Mesa	AZ	85201
Neighbor	1615 W Bentley St	Mesa	AZ	85201
Neighbor	1621 W Bentley St	Mesa	AZ	85201
Neighbor	1629 W Bentley St	Mesa	AZ	85201
Neighbor	1635 W Bentley St	Mesa	AZ	85201
Neighbor	1647 W Bentley St	Mesa	AZ	85201
Neighbor	1655 W Bentley St	Mesa	AZ	85201
Neighbor	1661 W Bentley St	Mesa	AZ	85201
Neighbor	1667 W Bentley St	Mesa	AZ	85201
Neighbor	1701 W Bentley St	Mesa	AZ	85201
Neighbor	1707 W Bentley St	Mesa	AZ	85201
Neighbor	1713 W Bentley St	Mesa	AZ	85201
Neighbor	1723 W Bentley St	Mesa	AZ	85201
Neighbor	1733 W Bentley St	Mesa	AZ	85201
Neighbor	1739 W Bentley St	Mesa	AZ	85201
Neighbor	1745 W Bentley St	Mesa	AZ	85201
Neighbor	1753 W Bentley St	Mesa	AZ	85201
Neighbor	1761 W Bentley St	Mesa	AZ	85201
Neighbor	1605 W Argon St	Mesa	AZ	85201
Neighbor	1611 W Argon St	Mesa	AZ	85201
Neighbor	1623 W Argon St	Mesa	AZ	85201
Neighbor	1631 W Argon St	Mesa	AZ	85201
Neighbor	1639 W Argon St	Mesa	AZ	85201
Neighbor	1653 W Argon St	Mesa	AZ	85201
Neighbor	1659 W Argon St	Mesa	AZ	85201
Neighbor	1713 W Argon St	Mesa	AZ	85201
Neighbor	1721 W Argon St	Mesa	AZ	85201
Neighbor	1735 W Argon St	Mesa	AZ	85201
Neighbor	1743 W Argon St	Mesa	AZ	85201
Neighbor	1757 W Argon St	Mesa	AZ	85201
Neighbor	1763 W Argon St	Mesa	AZ	85201
Neighbor	1760 W Auburn St	Mesa	AZ	85201

Neighbor	1748 W Auburn St	Mesa	AZ	85201
Neighbor	1740 W Auburn St	Mesa	AZ	85201
Neighbor	1734 W Auburn St	Mesa	AZ	85201
Neighbor	1726 W Auburn St	Mesa	AZ	85201
Neighbor	1712 W Auburn St	Mesa	AZ	85201
Neighbor	1704 W Auburn St	Mesa	AZ	85201
Neighbor	1660 W Auburn St	Mesa	AZ	85201
Neighbor	1652 W Auburn St	Mesa	AZ	85201
Neighbor	1646 W Auburn St	Mesa	AZ	85201
Neighbor	1624 W Auburn St	Mesa	AZ	85201
Neighbor	1610 W Auburn St	Mesa	AZ	85201
Neighbor	1604 W Auburn St	Mesa	AZ	85201
Neighbor	1609 W Auburn St	Mesa	AZ	85201
Neighbor	1615 W Auburn St	Mesa	AZ	85201
Neighbor	1621 W Auburn St	Mesa	AZ	85201
Neighbor	1629 W Auburn St	Mesa	AZ	85201
Neighbor	1637 W Auburn St	Mesa	AZ	85201
Neighbor	1651 W Auburn St	Mesa	AZ	85201
Neighbor	1657 W Auburn St	Mesa	AZ	85201
Neighbor	1665 W Auburn St	Mesa	AZ	85201
Neighbor	1719 W Auburn St	Mesa	AZ	85201
Neighbor	1725 W Auburn St	Mesa	AZ	85201
Neighbor	1733 W Auburn St	Mesa	AZ	85201
Neighbor	1741 W Auburn St	Mesa	AZ	85201
Neighbor	1755 W Auburn St	Mesa	AZ	85201
Neighbor	1761 W Auburn St	Mesa	AZ	85201
Neighbor	127 N Sycamore	Mesa	AZ	85201
Neighbor	113 N Sycamore	Mesa	AZ	85201
Neighbor	106 N Flint Cir	Mesa	AZ	85201
Neighbor	114 N Flint Cir	Mesa	AZ	85201
Neighbor	118 N Flint Cir	Mesa	AZ	85201
Neighbor	121 N Flint Cir	Mesa	AZ	85201
Neighbor	119 N Flint Cir	Mesa	AZ	85201
Neighbor	110 N Jade Cir	Mesa	AZ	85201
Neighbor	116 N Jade Cir	Mesa	AZ	85201
Neighbor	107 N Jade Cir	Mesa	AZ	85201
Neighbor	1662 W Alcott St	Mesa	AZ	85201
Neighbor	1654 W Alcott St	Mesa	AZ	85201
Neighbor	1648 W Alcott St	Mesa	AZ	85201
Neighbor	1630 W Alcott St	Mesa	AZ	85201
Neighbor	1622 W Alcott St	Mesa	AZ	85201
Neighbor	1616 W Alcott St	Mesa	AZ	85201
Neighbor	1610 W Alcott St	Mesa	AZ	85201
Neighbor	1604 W Alcott St	Mesa	AZ	85201
Neighbor	1603 W Alcott St	Mesa	AZ	85201
Neighbor	1609 W Alcott St	Mesa	AZ	85201
Neighbor	1615 W Alcott St	Mesa	AZ	85201

Neighbor	1623 W Alcott St	Mesa	AZ	85201
Neighbor	1629 W Alcott St	Mesa	AZ	85201
Neighbor	1637 W Alcott St	Mesa	AZ	85201
Neighbor	1643 W Alcott St	Mesa	AZ	85201
Neighbor	1649 W Alcott St	Mesa	AZ	85201
Neighbor	1663 W Alcott St	Mesa	AZ	85201
Neighbor	1707 W Alcott St	Mesa	AZ	85201
Neighbor	1721 W Alcott St	Mesa	AZ	85201
Neighbor	1729 W Alcott St	Mesa	AZ	85201
Neighbor	1735 W Alcott St	Mesa	AZ	85201
Neighbor	1743 W Alcott St	Mesa	AZ	85201
Neighbor	1755 W Alcott St	Mesa	AZ	85201
Neighbor	1606 W Pepper Pl	Mesa	AZ	85201
Neighbor	1612 W Pepper Pl	Mesa	AZ	85201
Neighbor	1618 W Pepper Pl	Mesa	AZ	85201
Neighbor	1634 W Pepper Pl	Mesa	AZ	85201
Neighbor	1640 W Pepper Pl	Mesa	AZ	85201
Neighbor	1646 W Pepper Pl	Mesa	AZ	85201
Neighbor	1660 W Pepper Pl	Mesa	AZ	85201
Neighbor	1666 W Pepper Pl	Mesa	AZ	85201
Neighbor	1716 W Pepper Pl	Mesa	AZ	85201
Neighbor	1724 W Pepper Pl	Mesa	AZ	85201
Neighbor	1736 W Pepper Pl	Mesa	AZ	85201
Neighbor	1742 W Pepper Pl	Mesa	AZ	85201
Neighbor	1750 W Pepper Pl	Mesa	AZ	85201
Neighbor	1762 W Pepper Pl	Mesa	AZ	85201
Neighbor	1763 W Pepper Pl	Mesa	AZ	85201
Neighbor	1757 W Pepper Pl	Mesa	AZ	85201
Neighbor	1751 W Pepper Pl	Mesa	AZ	85201
Neighbor	1743 W Pepper Pl	Mesa	AZ	85201
Neighbor	1737 W Pepper Pl	Mesa	AZ	85201
Neighbor	1731 W Pepper Pl	Mesa	AZ	85201
Neighbor	1725 W Pepper Pl	Mesa	AZ	85201
Neighbor	1717 W Pepper Pl	Mesa	AZ	85201
Neighbor	1711 W Pepper Pl	Mesa	AZ	85201
Neighbor	1661 W Pepper Pl	Mesa	AZ	85201
Neighbor	1647 W Pepper Pl	Mesa	AZ	85201
Neighbor	1635 W Pepper Pl	Mesa	AZ	85201
Neighbor	1619 W Pepper Pl	Mesa	AZ	85201
Neighbor	1613 W Pepper Pl	Mesa	AZ	85201
Neighbor	1607 W Pepper Pl	Mesa	AZ	85201
Neighbor	1760 W Main St	Mesa	AZ	85201

**Attachment 4**  
**Webster School**  
**Report**

# MEMO

To: Joe O'Reilly  
From: Aparna Thatte  
Subject: Miravista Holdings/ Neil Calfee  
Date: September 12, 2016

MESA PUBLIC SCHOOLS

Research and Evaluation

September 12, 2016

## POTENTIAL EFFECT OF MULTI-FAMILY DEVELOPMENT ON WEBSTER ELEMENTARY

This report analyses the potential effect of the multi-family development that is proposed on the lot adjacent to Webster Elementary. The development is anticipated on 18 acres of property located at the northwest corner of Sycamore and Main, directly south of Webster Elementary. The development is expected to be complete in the next 5 years and following uses are planned:

1. 300 market-rate, rental apartments
2. 80 market-rate, for sale townhomes
3. 150 market-rate, senior housing (55+ age, independent living)

Neighbors to the development have expressed concerns that the development might overwhelm the resources of Webster Elementary. Therefore, in order to address the concerns of neighbors, this report studies the historical enrollment at Webster Elementary, the projected enrollment, the current capacity for enrollment, the new students that might result due to the development, and the projected increase in the student population.

### Historical Enrollment at Webster Elementary

Table 1 shows the historic enrollment at Webster Elementary from the school year 2000-01 to the current year 2016-17. Webster Elementary had increasing enrollment from 2000-01 to 2007-08 with the highest enrollment in 2007-08 of 936 students. From 2011-12 the enrollment has steadily declined from 701 students to 595 students in the current year.

School Year	Students Enrolled
2000-01	853
2001-02	827
2002-03	811
2003-04	854
2004-05	888
2005-06	899
2006-07	925
2007-08	936
2008-09	867
2009-10	817
2010-11	692
2011-12	701
2012-13	629
2013-14	625
2014-15	572
2015-16	586
2016-17	595

*Table 1: Webster Elementary Enrollment from 2000/01 through 2016/17*

### Projected Enrollment at Webster Elementary

Table 2 shows the projected enrollment at Webster Elementary, based on the cohort survival rate of last five years. The enrollment is projected to steadily decline from 502 students in the 2017-18 school year to 406 students in the 2020-21 school year.

School Year	Projected Students Enrolled
2017-18	502
2018-19	479
2019-20	451
2020-21	406

*Table 2: Webster Elementary Projected Enrollment from 2017/18 through 2020/21*

### Webster Elementary Current Capacity for Students

Webster Elementary currently has a total of 24 regular classrooms in use. With an estimated class size of 28 students in each classroom, the current capacity of Webster Elementary is  $24 \times 28 = 672$  students. In addition, there are classrooms used for non-class purposes, which could increase the capacity even more.

### Projected Additional Students as a Result of the Proposed Development

Elementary school density ratios are calculated based on number of students that lived in similar housing types of similar number of units, in the past school years. The average density ratio for apartment complexes with a range of 200-400 units is 0.17 students per unit. Therefore for 300 apartment units, the number of students projected to attend Webster Elementary is  $300 \times 0.17 = 51$  students. The density ratio for Webster Elementary using the number of students who lived in apartment complexes with a range of 51-99 units provides a maximum density expected. With this maximum density ratio, the projected new students will be  $300 \times 0.28$  students per unit = 84 students. Therefore the projected range of students from 300 apartment units is 51-84 students.

The district's average density ratio for number of elementary students living in townhomes is 0.12 students per unit. Therefore for 80 townhome units, the projected number of students is  $80 \times 0.12 = 9.6$  or 10 students. For townhome developments with 50-99 units, the average density ratio is 0.16 students per unit. So the projected students for 80 townhome units will be  $80 \times 0.16 = 12.8$  or 13 students. Therefore, the projected range of students from 80 town homes will be 10-13 students.

Children will not be allowed as residents in the senior housing, so we project no students from these units.

Therefore, the total projected students from the proposed development including apartments and townhomes, are in the range of 61-97 students.

### Projected Increase in Student Population

The development is projected to be completed in the next five years.

School Year	Projected Students Enrolled	Projected range for students including proposed development
2017-18	502	563-599
2018-19	479	540-576
2019-20	451	512-548
2020-21	406	467-503

*Table 3: Projected increase in student population as a result of proposed development.*

As seen in Table 3, the projected range of enrolled students in 2020-2021 including potential new students from the proposed development is 467-503 students.

Webster Elementary with its current capacity for 672 students can accommodate the projected new students. In fact, the addition of new students will strengthen enrollment that would otherwise decline. Schools with 400 or fewer students are annually reviewed for potential consolidation with other nearby schools if they also have declining enrollment.



**Attachment 5**  
**Meeting Attendee**  
**E-Mails**

to me

Neil,

I really appreciate the time and effort that you have invested in meeting with the neighborhood, and your request for feedback from members of the community.

Following the Webster School meeting on August 22, I wrote some of my observations and opinions; but did not share them with you. I fully realize that there are people with strongly-held opinions that disagree with me. My email is below.

After your meeting with the Mesa Grande Community Alliance Steering Committee on Wednesday, I would add a few additional thoughts:

- My basic objection to high-density development is my experience that massive numbers of apartments, subsidized or not, have a negative impact upon residential neighborhoods as the per-household income declines. This impacts schools, churches, businesses, and existing homeowners. Our attempts to reverse this impact and attract businesses are rejected because the household income is too low! More than 22% of West Mesa residents live below the poverty line.
- Having lived in West Mesa for 48 years, I have not seen any examples of large apartment complexes that have improved the neighborhood:
  - Schools have higher turnover resulting in less stability and lower test scores; programs are lost and many good teachers, administrators and coaches leave;
  - Crime has increased around these complexes;

- Businesses have deteriorated and disappeared with the demise and closures of shopping centers, grocery stores, banks, hospitals, doctors offices, car dealerships, etc., having been replaced by an excess of pawn shops, check cashing stores, title loan stores, tattoo parlors, etc.
- I see no evidence by way of studies or history that people in the West want the same type of life-style that TOD entails. It is not like moving into New York City where public transportation can easily and efficiently move you in multiple directions, giving access to amenities and facilities that are desired.
- Most existing residents in the area of Sycamore Station (including where I own a home on West Argon) have more than one vehicle. In the evenings, pickup trucks line the streets, often with a trailer attached.
- The Light Rail in Mesa has not resulted in a cadre of business people coming here or going to and from jobs in their high-rise offices.
  - If you question my observations, sit by the stations in Mesa for a few hours and note the ridership as they come and go.
- **I do like the idea of the for-sale townhouses** and believe that if they have a value of \$300K each, my goal of raising the household income of West Mesa could be assisted.
  - I believe that the townhouse project should be the first phase of the development to check the market for that level of a project.
  - While hopeful that this area can be elevated, I am skeptical that anyone would want to purchase a \$300K townhouse next door to a 400-unit apartment building; especially next door to a vacant parking lot, an elementary school, a bus stop and a light rail station. I may be wrong; but where is the market study that would substantiate such a development in Mesa, Arizona?

- **I am not opposed to the proposed housing for Seniors**, except that if it is intended that Seniors will be attracted to the light rail, these would have to be located much closer to the boarding station. People (young or old) that do not have ankle, knee or hip pain with every step, can not appreciate how far four, five or six hundred feet is. (When I was younger, my walking pace was one mile in 14 minutes. Today, I can hardly get in the car and drive that far in that amount of time.)
- That is also the reason for my objection to the proposed location of the parking garage. As mentioned in my prior comments, I have even been the chauffeur for a granddaughter when she was running late and would not have time to walk the distance from the parking to the station as it now exists.
- If the Light Rail is to be used in a massive way as envisioned, it has to be convenient. It is one-directional and this proposal makes it less convenient to riders coming to Sycamore Station.
- Regarding the hoped-for dream that Mesa Community College teachers, professors and married students would be attracted to Sycamore Station for their housing, where is the study?
  - Has a survey been conducted to see where they now live, and what it would take to get them to move here?
  - Where would their children go for schooling?
  - How would they be transported?

Local politicians, such as the Mayor and members of the City Council campaign on "Healthy Neighborhoods" and "Strong Schools." The City Government leaders do not hire teachers or build schools. The way that they contribute to strong schools and healthy neighborhoods is through use of zoning powers. I will be encouraging them to not grant the massive changes that are being proposed; rather, will encourage them to consider approval of the townhouse and senior living aspects of your proposal.

Respectfully submitted,

W. Dea Montague

[480-251-9590](tel:480-251-9590)

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**From:** Dea Montague <[wdeamontague@hotmail.com](mailto:wdeamontague@hotmail.com)>

**Sent:** Monday, August 22, 2016 10:10 PM

**Subject:** Report on Sycamore Station Meeting

Hello,

The Public Hearing Meeting #1 was held tonight. There will be another on Wednesday, August 31, also at 6:30 p.m. at the Webster Rec Center.

Thanks to those who attended. There are some aspects of the development that were possibly attractive. I was impressed with the portion that is for Senior Housing and the for-sale Town Houses.

**Here are some concerns that I have (others may certainly disagree with my viewpoint):**

- Personally, I am opposed to having a high-rise building (up to 85' high) right up against Main Street, with up to 400 apartments. That is a huge number. [See my information below about Webster School]
- I do not like the canyon-wall effect of buildings like those built up along Apache in Tempe!
- I would be more in favor of for-sale townhouses on the entire property. I am not a high-density fan.
- The project proposes as many as 700 new dwelling units. Again, I am not a high-density fan!
- I also believe that the proposed parking garage is way too far from the Light Rail stations. The experience of two of my grandchildren who have boarded there for the Downtown Phoenix ASU campus is that they don't have the time or interest in walking 600 to 800 feet to get on the train (especially when it is so hot). They are not interested in looking at shops along the way; they want to get on the train as quickly as possible and get to school. The Park-and-Ride aspect of the Light Rail, with quick access has always been a key element
- I am very concerned about a huge increase in the amount of traffic on Sycamore and filtering through the neighborhood streets from Longmore down to Sycamore. I do not believe that this would be good for the school children, nor do the neighbors

want that increase. Gratuitous pass-through traffic is never good for a neighborhood.

**Impact Upon Webster School:** A question came up about the number of students currently at Webster Elementary School. This year's numbers will not be available until the end of October. Here are the figures from last year for Webster as of October, 2015:

- Total # of students: 614
- % living in Single Family Dwelling: 37.3%
- % living in Multi-Family Dwelling: 62.7%
- % eligible for Free & Reduced Lunch: 90.4%

Therefore, if a projected 200 more students from the 400 apartment units were to attend Webster, the % living in Single Family Dwellings would drop to 28%. (I actually believe the number will be more than 200.) The reason this is a problem is that when the number of multi-family students increases, the math and reading scores decrease. This is a statistically proven fact across the Mesa School District. Of course, the School District should and will always say that they will accommodate all of the students that come; however, families of students attending should be concerned with the mix because of the proven negative impact caused by a more highly transient student population. Traditionally, where there are large numbers of apartments the school community is negatively impacted. This is true whether the apartments are financed for Low Income people or are "market rate." When the scale is tipped as dramatically as it already is at nearly 63% in apartments, there is not the same level of "leadership" for the schools with parents who are able to assist in the classrooms and serve on committees. Then, when the lifting becomes too heavy for those who are able to help, those "lifters" move to an area with a better balance. The Best Teachers, who are evaluated based upon student scores and progress, are given transfer preference and over time they tend to move to those schools where there is more balance and higher scores.

**"Healthy Neighborhoods"** is a buzzword in every piece of literature about the quality of life in a City. Politicians promise healthy neighborhoods and quality schools. It is up to us to help keep our schools in balance. I believe that this proposal, when added to other multi-family projects that already exist in the area, such as La Mesita and the new one across the street from EVIT, is not good for us and should be opposed.

W. Dea Montague

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From: [wdeamontague@hotmail.com](mailto:wdeamontague@hotmail.com)

To: [wdeamontague@hotmail.com](mailto:wdeamontague@hotmail.com)

Subject: ADDENDUM: Sycamore Station Massing - Meeting Tonight at 6:30

Date: Mon, 22 Aug 2016 15:34:34 -0700

Addendum:

I said that this is a big deal. I got out my magnifying glass and have been looking at the plans and want to add some additional information. I have been looking at the proposal that is being submitted.

- The parking garage is 48' high and holds 350 vehicles.
- The main building on the corner is 85' high; but I can't see what the proposed use is?
- The apartments are 66' high and contain up to 400 units.
- The Senior Living buildings are also up to 66' high and contain up to 200 units.
- The Townhouses are 3 stories high; but I can't see a proposed number of units; but there may be up to 200 [information at the meeting projected 100] of these.

If you don't mind 600--800 new units, then stay home; but, if this will be a problem to you like it is to me, please come!

Dea

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From: [wdeamontague@hotmail.com](mailto:wdeamontague@hotmail.com)

Subject: Sycamore Station Massing - Meeting Tonight at 6:30

Date: Mon, 22 Aug 2016 13:58:15 -0700

Greetings Friends & Neighbors of West Mesa,

I hope that you are planning on attending the Neighborhood Meeting regarding the proposed development of 18 acres at the NW corner of Sycamore and Main Street.

Miravista Holdings is the proposed developer. They are seeking a zoning change from the City to allow this project which consists of:

- "Market-rate" apartment housing
- For-sale townhomes
- Independent-living senior housing
- Parking garage for park-and-ride users

If approved, this will have a significant impact on the neighborhood, particularly on Webster School and the Wards in the area. "Market-rate" apartments are not high end; although the current proposal does not include Low Income Housing Tax Credits (LIHTC) as the funding mechanism.

Please bring family, friends and neighbors to this important meeting:

Date: Monday, August 22, 2016

Time: 6:30 p.m.

Place: Webster Gym & Recreation Center at Webster School (SW corner of the campus)

202 N. Sycamore, Mesa 85201



**From:** Dea Montague <[wdeamontague@hotmail.com](mailto:wdeamontague@hotmail.com)>

**Sent:** Thursday, August 25, 2016 11:27 PM

**To:** kanani123; tcbooks8; cynthiawmcdc; BurnhamLW; jerrylewis; councilmemberrichins; azcrandell; Tyler Montague; davidmontague; hscantz; mlhporter; [cdmayor@cox.net](mailto:cdmayor@cox.net); tim; [dakenskou@gmail.com](mailto:dakenskou@gmail.com); rich; markafreeman2003; stephaniewright; [gunderson.adam.b@gmail.com](mailto:gunderson.adam.b@gmail.com); Dea Montague; djsbom; playsmusic; hmw; RobScantilbury; prestoncameron

**Subject:** Number of Apartments

Greetings,

Stephanie asked me how the number of apartments being proposed at Sycamore Station compares to surrounding complexes:

Sandal Ridge Apartments	645 N. Country Club Drive, 85201	196 Units
Mark 87	708 N. Country Club Drive, 85201	92 Units
Parkside	325 W. 5th Street, 85201	87 Units
Metro on Main	944 W. Main Street, 85201	336 Units
Shadow Run	56 N. Extension Road, 85201	80 Units
Legacy (Palm Cove)	950 W. Main Street, 85201	78 Units
Warren Park & Warren House	1433 & 1457 W. University, 85201	92 Units in each for a total of 184 Units
<b>SYCAMORE STATION</b>	<b>Sycamore &amp; Main Street, 85201</b>	<b>~700 Units are proposed</b>

So, you can see that 700 units is more than the combined occupancy of Metro on Main, Shadow Run, Legacy, Warren House and Warren Park, which total 678.

When we say that these numbers will have a significant impact on the neighborhoods, the schools, etc., it must be considered.

Dea

August 29, 2016

Sent Via Email: [NCalfee@MiraVistaHoldings.com](mailto:NCalfee@MiraVistaHoldings.com)

Neil Calfee  
MIRA VISTA HOLDINGS, LLC  
5320 East Wonderview Road  
Phoenix, AZ 85018

Re: Proposed Development – Sycamore Station  
NWC Main Street & Sycamore, Mesa, AZ

Dear Neil :

I attended the neighborhood meeting on August 22, 2016, held at the Webster Gym regarding the proposed development of the  $\pm$  18 acre site known as the “Sycamore Station”, and located at the north-west corner of Main Street & Sycamore.

Since 1999, our family has owned and operated the retail plaza at the south-east corner of Main Street & Sycamore. During the course of the past 17 years we have experienced life pre-LRT, we survived through the initial LRT construction, and, most recently, the construction activities for the expansion of the rail line.

Overall, I am very encouraged with the proposed plan of the Sycamore Station. It contains a good and varied mix of product types, interesting massing, with attention to the pedestrian experience. However, we have concerns with certain elements of the master plan as it is currently proposed. Those concerns are summarized as follows:

**1. Position of the LRT Public Parking Structure.**

- a. *Issue.* The proposed site plan provides for a 3-level above grade, LRT public parking structure at Parcel “C”. The position of this new parking structure is more than 720 feet north of Main Street, (as measured from the sidewalk on Main Street to the structure footprint). The parking structure then runs north for an additional  $\pm$  300 feet. Resultantly, the walk from a commuter’s car door to the LRT station landing could be as far as a 1/4 mile in distance. When the temperature is 100 degrees + it is human nature to short cut long outdoor walks. That is, the greater the distance that public parking is from a commuter’s intended designation (the LRT station), the more a commuter is tempted to park their vehicle on neighboring commercial properties as the distance to the station will be much shorter. Therefore, due to its distance, the current proposed position of the LRT public parking structure will result in greatly increased parking by LRT commuters on neighboring commercial properties.

b. *Request.* Actions to help mitigate this condition are as follows:

- i. *Reposition Public Parking Structure* – The LRT public parking structure should be repositioned to Parcel “A1” in lieu of Parcel “C”. This would provide the LRT commuter a much more manageable pedestrian course, especially in inclement weather.
- ii. *Significant Signage* – The project should include an abundance of signage; way-finding signage and instructional signage to inform LRT commuters of where and where-not to park.
- iii. *Shaded Pedestrian Walkway* – The pedestrian walkway from the public parking structure to the LRT station should be enhanced with an abundance of trees and shade structures. If the pedestrian walkway from the public parking structure to the station is drab and hot, LRT commuters will avoid utilizing the parking structure. They will opt instead to park on neighboring commercial parcels as their walking distance will be much shorter.

**2. Lack of Drop-Off / Pick-Up Staging Zone.**

- a. *Issue.* LRT commuters often get dropped-off or picked-up by family or friends. The motorist dropping-off or picking-up the LRT commuters tend to utilize the closest available area as a drop-off/pick-up ‘staging’ zone. Presently, this staging zone is generally a portion of the existing public parking area, which is currently positioned immediately adjacent to the LRT station. However, the proposed position of the public parking structure pushes the accessibility of the drop-off/pick-up staging zone much further away from the LRT station. This long distance will greatly encourage motorists to utilize the neighboring commercial parcels as a pseudo public drop-off/pick-up staging zone—resulting in mass traffic congestion on those neighboring commercial parcels.
- b. *Request.* For the benefit of LRT patrons, the final master site plan should incorporate an area for a drop-off / pick-up staging zone. This staging zone should be positioned in close proximity to the LRT station.

**3. Lack of Public Restrooms.**

- a. *Issue.* It is my understanding that the new site plan does NOT include a public restroom facility. The LRT station brings thousands of daily commuters to the intersection of Main & Sycamore. With no public restroom facility, the commuters will be forced to make solicitation to the individual neighboring businesses in order to utilize their private bathrooms. This has been a big complaint of our retail tenants. In fact, we have had tenants move-out from our

retail plaza naming the this type of negative impact from LRT commuters as their reason for vacating

- b. *Request.* The final master site plan for the Sycamore Station should include a public restroom facility in order to accommodate the needs of the many thousands of commuters that the LRT station brings to the intersection. Additionally, the restroom facilities should be constructed simultaneously with the construction of the new parking structure.

#### **4. Accommodation for Parking during Construction Activities.**

- a. *Issue.* This issue was not addressed during the August 22, 2016 neighborhood meeting. During the course of construction activities how will the need for LRT public parking be managed?
- b. *Request.* The LRT public parking structure and the associated pedestrian walkway should be completed prior to any diminution of the existing public parking areas.

#### **5. Lack of Public Bicycle Parking.**

- a. *Issue.* The existing LRT station facility includes a public bicycle parking area that is both abundant and in immediate proximity to the LRT station. The proposed site plan does not illustrate the location or scope of public bicycle parking. If the public bicycle parking area is repositioned to a location that is far from the LRT station then bicyclist will tend use whatever-is-available fixed structures on neighboring commercial properties.
- b. *Request.* The final master site plan for the Sycamore Station should include an adequately sized public bicycle parking area that is in immediate proximity to the LRT station.

Should you have any questions, please feel free to call me. I can be reached at 480-804-1076, ext. 102 or 480-220-2030.

Sincerely,  
SAIA ENTERPRISES, INC.  
d/b/a Integrated Real Estate Services

*Gabriel G. Saia, Jr.*

Gabriel G. Saia, Jr., CPA  
Chief Financial Officer

CC: Andrew Spurgin, City of Mesa, [Andrew.Spurgin@MesaAZ.gov](mailto:Andrew.Spurgin@MesaAZ.gov).