

**7/28/16 Neighborhood Meeting Summary
NexMetro—Val Vista & Thomas**

Attendees

Brian Rosenbaum, NexMetro
Dave Soltysik, Terrascope Consulting
Nick Anderson, McGough Group
Tom Bilsten, Bilsten Consulting
Brennan Ray, Burch & Cracchiolo
Morgan Klaas, Burch & Cracchiolo
29 +/- neighbors (see sign-in sheets)

Introduction

- The Site is currently a dying citrus grove zoned for commercial development and designated for commercial development in Mesa's General Plan.
- NexMetro is proposing to develop the site with one-story, detached, rental casitas. The concept originated in Tucson.
- The residences are high quality and are a lifestyle choice. Demographically, occupants are typically young professionals who can afford homeownership but just do not choose it. 40% are above 40 years of age, and 75% are single women due to the privacy factor enjoyed by residents.
- The interiors of the residences include stainless steel appliances, granite countertops, 10-foot ceilings, high quality materials and design, and are maintenance free. The development will have maintenance workers and a concierge-like trash service.
- Original elevations included in Rezoning Application and that were presented at the Design Review Board were a flat roof concept. Based on the feedback received at the Design Review Board, pitched roof homes that incorporate materials/theming from Lehi Crossing are now being proposed. Three different elevations for pitched roof are: Spanish, Ranch, and Tuscan.
- Homes have a mix of 1, 2, and 3 bedrooms. One bedroom homes are in duplex-style buildings; two and three bedrooms are in stand-alone buildings.
- The proposed density is 10 +/- du/ac.
- Each residence has its own private rear yard. Garages are provided on a limited basis for an additional fee.
- Access to the development will be off Thomas Road. There are no connections to Lehi Crossing.
- The proposal is to rezone the site from Commercial to Residential. NexMetro is also proposing modifications to the existing development standards to accommodate this unique style/concept. Site Plan and Design Review Board approval are also being requested.

Questions, Answers, and Comments

1. Who owns the property?
 - a. NexMetro is in escrow to purchase the property.
2. How many acres is it?
 - a. Approximately 11 acres.
3. How will the proposed plans change if the City enforces the existing 25-foot setbacks instead of allowing the 10-foot setbacks being requested?
 - a. The Site plans will have to be redrawn, especially on the southern and western sides. Some residences may be lost.
4. What is the 25-foot setback?
 - a. RM-2 zoning currently requires side and rear setbacks of 25 feet.
5. What changes will take place on Thomas Road for traffic?

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- a. Half-street improvement will be done. Additional Right of Way will be dedicated. There will not be any substantial/significant changes due to traffic along Thomas Road. Thomas is an arterial street, and we are not aware of any concerns from the Traffic Department.
- 6. Are you involved with the development north of Thomas Road?
 - a. No. There was talk of apartments for that site. It is believed that a General Plan Amendment for that property was approved, but we are unsure what has happened since then.
- 7. Will the street be widened from two lanes to three? We currently have two lanes with a suicide lane.
 - a. We will not be widening the street. We are only required to do half-street improvements by the City. That includes curb, gutter, sidewalk, and asphalt to match the other side of the street.
- 8. The backyards at one of NexMetro's developments in Chandler were rock. Will the backyards here be the same?
 - a. The yards will be concrete patio with one tree and one bush/shrub. Customization is allowed (ie. pavers, barbecue, table and chairs, etc.) with management approval. The residents of this type of development are typically minimalists and generally do not bring or require a lot for a backyard.
- 9. Have you considered raising the perimeter wall?
 - a. Due to potential permitting and liability issues the perimeter wall will not be altered.
- 10. Are there plans to lower the ground level then?
 - a. The goal would be to match the grading and elevation of the surrounding community. The grading plans are still being finalized.
- 11. Do their yards touch ours?
 - a. Yes. The buildings are setback 10 feet from the wall.
- 12. Did you consider a running path or something like that to serve as a buffer between this development and our community?
 - a. No. There are possible safety concerns with a path between two walls with limited visibility.
- 13. For what price will the units be rented?
 - a. In today's dollars, the one-bedroom casitas will rent for \$1,010. The three-bedroom casitas will rent for \$1,600. The household income for the residents is estimated at \$70-80k. Renters go through screening and background checks. The development will also be compliant with crime prevention techniques.
- 14. What is the ratio of US citizens to non-US citizens?
 - a. Don't know.
- 15. What requirements do you have for pet owners?
 - a. Maintenance checks the yards every two weeks and takes care of anything that could be in it. There are no requirements for the number or size of pets allowed.
- 16. What is the expected full capacity of the development?
 - a. 118 residences are being proposed. The exact number of residents is hard to estimate due to how different people choose to use the number of bedrooms in each unit.
- 17. What is the expected timeline upon groundbreaking?
 - a. All casitas will be constructed in one phase over the course of 18-24 months.
- 18. How were property values and homeowners in the surrounding communities affected on past projects/other sites?

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- a. Not sure. No data out there can predict this impact—good or bad. We do not believe there will be negative impact. NexMetro is proposing a \$35 +/- million development. Based on discussions with Real Estate professionals, it is believed that the “fear of the unknown” has a greater impact on property values.
- 19. What happens if the maintenance workers miss some trash or the residents don’t put their trash out on the correct day?
 - a. Trash gets picked up five days per week.
- 20. If you can’t rent the units will you drop their prices?
 - a. Generally property management companies offer an incentive rather than drop the price per month (ie. rent now get \$200 off your first month).
- 21. What is the minimum lease term?
 - a. Twelve months. The average lease term is about 28 months due to privacy benefits. Residents come from all kinds of employment (ie. pilots, nurses, etc.).
- 22. Have you had issues with renters in your other developments?
 - a. Not aware of any issues in other communities. This is not a last resort housing option full of people who get kicked out of other places. People choose to live in this type of development.
- 23. What sorts of things on a background check would disqualify people?
 - a. Don’t know. We use a background check service and can provide you with the types of questions they ask.
- 24. Is the wall height the same for the whole development?
 - a. Yes, it will all be the same.
- 25. How will the height of the wall affect business and theft?
 - a. No idea.
- 26. Will some citrus trees remain?
 - a. We will have citrus trees along Thomas Road and along the western and southern perimeters of the community.

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Case Nos. PLN2016-00327 & DR16-020 - NexMetro; Val Vista & Thomas

SIGN-IN SHEET (PLEASE PRINT)

NAME	ADDRESS (please include Zip Code)	PHONE NO.
Lew & Cora Lenz	3717 E Pomegranate St. mesa	480 396 3945
James Lacarand	3426 E Riverdale St mesa	480 247 1411
Susan Shelby	3435 North Orchard mesa	(806) 777-4770
CYNTHIA HERR	3429 NORTH ORCHARD MESA	267-994-1131
Jill & Richard Vanderwoude	3541 N 34 th St, Mesa	623 980 0905
Colleen & Morgan Borgia	3523 N 34 th St Mesa	480 223-8721
Renee & Todd Borgia	3520 E Pearl Circle Mesa 85213	505-250-0559
Bart & Mary Beale	3054 E Menlo St. Mesa 85213	480-924-8262
Steven & Shannon Lillman	3529 N 34 th St mesa 85213	480 529 4539
Julie & Brandon Barrott	3527 E. Pearl Cir mesa AZ 85213	480 - 219-3378
Stephen Anderson	3440 N. Mayfair	480-266-6556
Bryan Rood	3453 N MIRMAR	480-247-0803
Justin Fox	3517 N. 34 th ST MESA	
FRAN WILLIS,	3010 E. PALM ST.	480.220.2091
Debbie Haden	2558 E. hemlock Mesa, AZ 85213	480-830-9000
John Barbieri	Greenfield Citrus Nursery	

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