



**Phase 3 of the Eastmark Great Park  
Minor Site Plan  
Project Narrative  
(5.15.2017)**

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company (“Owner” and “Master Developer”) is the owner/master developer of approximately 3,200 acres located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (the “Property” or “Eastmark”). The Property is also commonly referred to as Eastmark (formerly the Mesa Proving Grounds). On November 3, 2008, the City of Mesa (the “City”) approved among other items, a rezoning of the Property to Planned Community. As part of that request, a Community Plan (the “CP”) was also approved that identified the vision for the development of the Property together with development standards and permitting processes.

In accordance with the CP, this application is a request to approve a minor site plan for the third portion of the Eastmark Great Park (“Phase 3”) on an approximately 30+ acre site. Phase 3 will be an extension of the Eastmark Great Park and will extend the park north to Point Twenty-Two Parkway.

### **The Eastmark Great Park**

The Eastmark Great Park currently extends north-south between Inspirian Parkway and Eastmark Parkway, the two major north south roadways connecting the project and consists of a series of parks that form the hub of the Eastmark community. The northern reach of the Eastmark Great Park is planned to be Warner North and the southern reach is Ray Road. The Eastmark Great Park will, when complete, consist of multiple parks and “finger” extensions that together total 106 acres and will be ultimately owned by the City. Additional areas adjacent to the Eastmark Great Park will also be owned by the Eastmark Community Alliance. Maintenance of the Great Park has been addressed in a Community Facilities Maintenance Agreement.

The Eastmark Great Park is a key element of the Eastmark project and is intended to provide a major open space component for the entire community that provides a central location for a range of activities. Paths and trails within the community will provide connectivity to the Eastmark Great Park and important social infrastructure including schools and civic uses that are intended to be located in close proximity to the Eastmark Great Park. It is expected that a multiplicity of uses will be located in and around the Eastmark Great Park further defining this area as a community focal point, gathering spot and social hub.

A conceptual Master Plan has been approved and provides a blueprint for the evolution of the park, including active and passive recreation zones, urban plazas, lakes and civic elements which will be incorporated in and around the Eastmark Great Park. The Eastmark Great Park will be developed in phases and in a series of connected parks as Eastmark develops.

### **Phase 1 and 2 of the Eastmark Great Park**

Phase I has been constructed and consists of approximately 8 acres located immediately north of Ray Road between Eastmark Parkway and Inspirian Parkway. Phase 1 of the Great Park includes several important uses including the community center/welcome center (privately owned by Eastmark Alliance) as well as an event lawn, event pavilion, urban plaza with splash pad, lake, ramadas (future), bio-habitat areas, paths and walkways, and parking and recreation areas.



The community center/welcome center (“the ‘Mark”) serves a dual function in the early stages of the project as the welcome and information center for potential home buyers as well as the community center for residents. The ‘Mark is shown below:



Phase 2 has also been constructed and provides a seamless and logical extension of the park from Phase 1 but also to provide areas that provide for engagement with the adjacent Basis Charter School (“Basis”) and the future fire station. Specifically, Phase 2 provides for an extension of the bio-habitat areas existing in Phase 1, lawn areas that can be utilized by Basis students for informal team sports such as volleyball, dodgeball and other such activities. North of the existing lake, a contemporary and unique play sculpture (the Orange Monster) provides for a fun and interesting play area for kids. Additionally, a restroom facility designed consistent with architectural theming has been constructed.



### Phase 3 Plans

Phase 3 will provide the next extension and will include active recreation uses including 4 baseball fields (lighted), a multi-purpose field, sand volleyball courts, basketball courts, tot lot, ramada, pathway extensions and restroom facilities. Phase 3 may be built in 2 phases, but the totality of the area extends to Point Twenty-Two Parkway. Several lots with frontage to Eastmark Parkway have been identified for future uses. Phase 3 concept plans have been reviewed by the Parks Department and the Parks Commission.

### Description of General Area

Phase 3 of the Eastmark Great Park is located in Development Unit (“DU”) 7 and was included in the Development Unit Plan (“DUP”) which was approved on 5/17/2012. DU7 is located in the central portion of the Property. DU7 is almost completely developed and is functioning as a central neighborhood for the community. The DU7 residential neighborhoods are designed as intimate neighborhoods that encourage walking and social interaction with small neighborhood parks and plazas serving as defining elements for these intimate areas. DU7 is designed to encourage pedestrian activity with strong connections to the Eastmark Great Park.

To the west of Phase 3 of the Eastmark Great Park is DU 3/4. DU3/4 is also developing with higher density housing to the west of Inspirian Parkway.

## Summary

The proposed minor site plan for Phase 3 of the Eastmark Great Park is a local extension of the existing park areas and includes active recreation uses.

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