



Major Amendment to Community Plan #3 Project Narrative (2.15.2018)

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company (“Owner” and “Master Developer”) is the owner and/or master developer of the approximately 3,200 acre Eastmark Master Planned Community located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (the “Property” or “Eastmark”) as shown in **Figure A**. 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.

Figure A. Eastmark Location



This application is a request for a Major Amendment to the CP (the “Amendment”) to make changes that impact Development Units (“DUs”) 1, 2, 4 and a portion of 3 on approximately 800 acres (the “Amendment Area”). The specific requested changes include:

- 1) Modification to the Development Unit map to slightly shift the boundary between Development Units 1 and 2;
- 2) Modification to the allowable Land Use Groups (“LUGs”) within DUs 1, 2, 4 and a portion of 3 (Exhibit 4.5);
- 3) Modification of Land Use Budget (“LUB”) DUs 1, 2, 4 and a portion of 3 (Exhibit 4.5);
- 4) Modification of Section 8.4 of the CP (Development Unit Character Themes) to refine the neighborhood character theme for DUs 1, 2, 4 and a portion of 3; and
- 5) Modification of various Sections in the CP to provide corresponding modifications or other minor changes.

These changes constitute a Major Amendment as defined by the CP. The Amendment will only impact DUs 1, 2, 4 and a portion of 3 as shown on **Figure B**

and are the last areas in Eastmark to be planned and developed. The 2,400-acre area that is not the subject of this Amendment has either been developed, subdivided or planned for development in accordance with an approved Development Unit Plan ("DUP"). Note that while DU 3/4 has an approved DUP which was approved in 2014, this DUP was based on the development of a significant university campus which will not be developed at Eastmark. Concurrently with this Amendment, the Master Developer will also be submitting a revision to the DUP for DU 3/4 and/or a new DUP for a portion of that area.

Figure B



Proposed Amendment

Ten (10) years have transpired since the original approval of the Eastmark entitlements and much has occurred during this period which has significantly impacted development in Eastmark and within the Mesa Gateway area. While development curtailed after the 2007 Great Recession and the grand plans and visions that formed the basis for the Eastmark vision did not transpire, the entitlement philosophy and structure for Eastmark have worked remarkably well and provided the necessary vision to guide development of the first 2,400 acres of the Property. The Eastmark CP has provided the structure that resulted in the creation of neighborhoods that are reflective of and consistent with the original vision as well as providing for the necessary flexibility to be able to quickly react to unanticipated employment opportunities that have started to shape the character of development occurring in the northern portions of Eastmark along Elliot Road. While the first 2,400 acres of development has occurred in a manner consistent with the CP (in some cases minor or major changes have been approved), additional refinements to the CP are necessary to continue with the development of the remaining 800 acres. Below is an overview summary of the proposed changes:

- Changes to allow the Campus LUG to be utilized within DUs 1, 2 and 4. This LUG is being requested to be able to allow for the types of large scale employment uses that are being developed along the Elliot Road corridor. These DUs currently do not allow the Campus LUG and instead only allow for higher intensity, vertical employment uses. The addition of the Campus LUG will allow these areas to be considered for a broader range of potential employment uses as well as a broader range of more typical retail and commercial use.
- Changes to allow the Village LUG (and to a lesser extent Estate LUG) to be utilized within DUs 4 and 2. The Village LUG has been widely used in Eastmark and provides the main vehicle for the development of a diverse range of single family development. This change will allow single family and other medium density residential to extend to Ellsworth Road, essentially replacing residential areas that were originally intended to occur within the DU 5 and 6 areas (and which now are planned for employment use). From a global perspective, there is a roughly equal shift in acres of this use.
- Changes to allow for elimination of minimum development parameters within the Land Use Budget. Specifically, we are seeking to eliminate the minimum residential requirement in DUs 1 and 2 and elimination of the minimum non-residential requirement in DUs 2 and 4. A reduction in the minimum non-residential parameter is also

requested in DU 1. While minimums were not intended to constrain first generation development, staff has expressed concern that the stated minimums may not be met in the first generation of development and therefore, reducing or eliminating minimums will allow for the first generation to meet these minimums.

- Changes to the Character Area Themes for DUs 1, 2, 3 and 4. Based on proposed changes together with a recognition of how the overall general area is developing and anticipated to further develop, the character themes have been modified to reflect the development of residential neighborhoods at a more conventional scale within DU 2 and 4 as well as the recognition that development in DU 1 and 2 will likely occur in a more conventional format (non-residential) than originally anticipated within the first generation of development. Additionally, shifts in commercial markets are demonstrated a reduced overall demand for office and retail which are translating to changes in character of these areas.
- Changes to Vision and other housekeeping and corresponding changes. A refinement and update to the vision to reflect 2018 development patterns and that development is occurring in a more traditional pattern as opposed to a more vertical, urban form as outlined in the vision.

Evolution of Development and Major Changes occurring since the 2008 adoption of the CP

In 2008, the original vision for the Property contemplated an environment that would include significant resort and hospitality uses, urban type commercial, office and residential and that uses would morph over time to be very urban in nature with the ability to take on an urban character with substantial height and intensity. The term “21st Century Desert Urbanism” was coined to describe this vision for Eastmark. In the ten (10) years since the original approval, several significant events and changes have occurred which have contributed to the reshaping of the community and development in Eastmark and the area in general. The Great Recession, which impacted the entire US economy and was particularly impactful to development in Arizona, was a significant event that changed the course of development in Eastmark. As a result of this globally impactful event, as well as other factors, anticipated uses and plans did not materialize (Gaylord abandoned plans to develop a 2,400 room resort and 400,000 square foot Convention Center (and 2nd resort)). Conversely, other non-anticipated industrial type employment in a campus-like setting did occur in the northeast portion of the Property with the development of a 1.3 million square foot

manufacturing facility in 2011. Today, that facility is occupied by one of the largest companies in the world and is acting as a catalyst for other large-scale users who are attracted to the area in part, because of the existence of infrastructure. Apple is operating their \$2 billion, data command center from the site. Having one of the largest and most important companies in the world at your front door is having an impact on the types of uses that are also considering this area. Additional users that have recently constructed along the Elliot Road Corridor include a water bottling plant and a hospital. A data center has also purchased a site west of the 202 interchange and additional data center announcements are planned along the Elliot Road corridor in the next couple of months. Other key employment users are considering locating facilities within this area and propose to develop in large scale, campus like facilities which are only allowed within the Regional Center/Campus LUG.

Another highly anticipated development that was planned for the area and which did not materialize included the development of a 150-acre Grand Canyon University campus to have been located at Ellsworth and Point Twenty-Two Boulevard. Development of this site would have activated the entire area along Ellsworth Road, but Grand Canyon did not move forward after receiving necessary approvals from the City in 2014.

With regard to commercial retail uses, another significant dynamic is occurring globally that is impacting demand for commercial buildings. Given the rise of internet shopping, buyer habits are heavily moving to purchase of goods online rather than shopping at the traditional mall. We are also seeing trends whereby grocery goods are also moving to an internet sales format as well, though the impact to the traditional neighborhood grocery is not yet apparent. These changes are impacting commercial demand and are still evolving. Plans for a fifteen (15) acre neighborhood commercial center with a grocery anchor are taking shape at Signal Butte and Point Twenty-two Boulevard and will be opening sometime in 2019. Originally it was anticipated that this use would first occur at Ray and Ellsworth, but local grocer and commercial users have not moved to develop in that area citing that the area is not yet ripe for this type use. We are currently updating our commercial demand projections and will include them in this report when available as they will provide an informational assessment of how much commercial is viable at Eastmark to serve the needs of residents in Eastmark and in the trade area.

With the development that has occurred and recognizing the unique locational characteristics of the Elliot Road corridor in particular, the City of Mesa branded this area in 2015 as the Elliot Road Technology Corridor and created an expedited zoning process for properties along Elliot Road. Through their robust economic development efforts, Mesa has also been successfully attracting major users to the area as is evidenced by several major users who are developing facilities or

who have announced that they will develop facilities in the area and beyond. The uses that are now anticipated for this area are more industrial in nature with large building footprints, requiring significant water and electric resources. This is a significant contrast from the original vision which anticipated several large resorts, convention facilities, golf courses, executive housing, all a short distance from a "Kierland style" urban core which would house high rise offices for Fortune 500 companies and headquarters, retail, commercial and high-rise condominium and apartments with heights up to 150 feet.

While the development that is taking shape along the Elliot Road corridor is quite different from what was envisioned in 2008, it is still contributing positively to the overall goals of the City to develop employment uses in the Gateway area. This development is particularly well suited for this type of development within the sensitive flight corridor areas of the Phoenix-Mesa Gateway Airport (the "Airport") which occurs parallel to Elliot Road. This emerging industrial development pattern, combined with the recognition that this area is a highly sought area for residential development, have both contributed to the need to recognize that the original vision of a vertical, urban place is ready for an update to not only reflect what is occurring, but also to provide an appropriate and realistic blueprint for the remaining portions of the Property that have yet to be developed.

Surrounding Development

The Amendment Area is surrounded by both developed and developing areas. To the north of Elliot Road, property is primarily undeveloped but zoned for industrial uses. The Niagra Bottling company is building a \$76 M manufacturing and bottling facility with approximately 450,000 square feet of manufacturing space within this area north of Elliot Road. To the northwest is a hospital facility that has been constructed but not yet operational. Property to the west of Ellsworth Road is undeveloped State Land. Property to the east of the Amendment Area is within Eastmark and is developing with single family and multi-family homes. The Queen Creek School District is planning on building a high school on a sixty (60) acre site located at Ray and Copernicus. Plans for several large-scale data center uses have been approved within DUs 5 and 6 including 1,400,000 total square feet of data center on fifty-one (51) acres and a 2nd facility totaling 552,000 square feet of data center on sixty-five (65) acres. The 1.3 M square foot Apple facility is further east at Signal Butte and Elliot Road. Adjacent land to the south is also developing with single family homes to the south of Ray Road.

Summary

The purpose of this Major Amendment is to pave the way for the development of the remaining 800 acres of the 3,200 acre Eastmark community. This change is necessary to continue the development pattern and character that is occurring in this area of the Gateway area which is of a lower intensity, light industrial nature with a more traditional and conventional residential development pattern than was visioned in the Eastmark CP. Ten (10) years ago, when the Eastmark plans were approved, a flexible framework was established that would allow development to occur that was responsive to the marketplace, which was compatible with the Airport and which provided significant opportunity for employment uses to occur, all within a modern, urban context. Dense, vertical type urban development with golf oriented resort uses, convention facilities and entertainment set the tone for the vision.

Since 2008 development of Eastmark progressed bringing us to 2018, where almost 2,400 acres have been developed, are developing or are planned for development. Importantly, all of the development that has occurred has accomplished the major goals of 1) Consistency with the Eastmark Vision, 2) being able to react quickly to market users, 3) creating development that is compatible with the Airport, and 4) providing opportunity for major employment use. Residential development has also provided diverse and highest-quality neighborhoods with significant open space and connectivity to easily reach the Eastmark Great Park. Development of superior school options has occurred and is continuing with the development of the Queen Creek High School. This change in character from an urban vision to a more traditional suburban scale is due in part to the following significant events:

1. Gaylord abandoned plans to develop a 2,400 room resort and 400,000 square foot Convention Center (and 2nd resort)
2. Grand Canyon University abandoned plans to develop 150-acre 2nd Campus at Eastmark
3. Development of a 1.3 million square foot First Solar Facility at Elliot Road and Signal Butte
4. Purchase of First Solar facility by Apple
5. City of Mesa brands Elliot Road Technology Corridor and creates zoning overlay to expedite industrial and employment uses along the Corridor
6. East Mesa is one of the hottest markets for residential in the U.S.

These factors have changed the character of this area, and instead, are creating a different type of opportunity, where high tech industrial uses can develop in large scale facilities. The Amendment recognize these changes and provides the vehicle to allow the continued development of residential into DU 4 and 2, in part, as a trade for areas in DU 5 and 6 that were originally intended for residential. The Amendment allows for the campus-like industrial development pattern to also occur in DUs 1, 2 and 4, to provide additional opportunity for major users looking

to locate on shovel ready sites in the Elliot Road corridor. The CP continues to allow for the flexibility to respond to such demands. Importantly, the CP continues to provide for the opportunity for uses to be able to redevelop into more urban type patterns in the 2nd and 3rd generation as envisioned in the CP.

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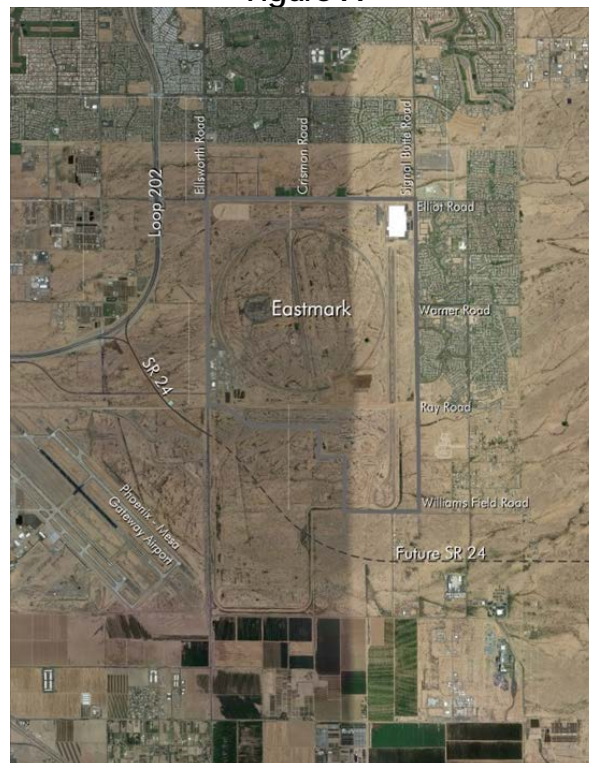


Major Amendment to Community Plan #3 Development Units 1, 2, 4 and portions of 3 Citizen Participation Plan (2.15.2018)

Project Description

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company (“Owner” and “Master Developer”) is the owner and/or 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”) as shown in **Figure A**. 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.

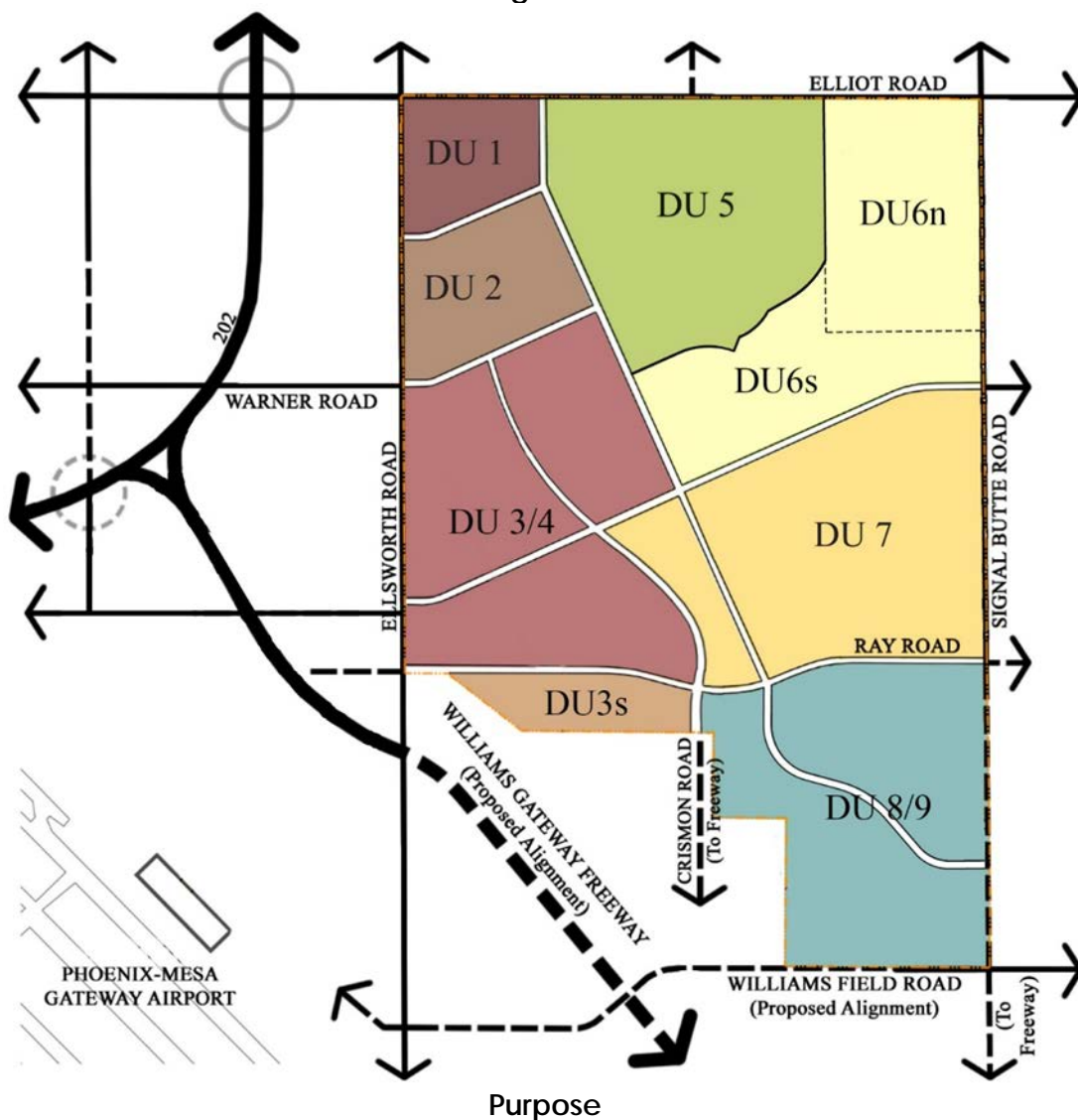
Figure A



This application is a request for a Major Amendment to the CP to make changes that impact Development Unit 1, 2, portions of 3 and 4 ("Major Amendment #3"). The specific requested changes include: 1) modification to the Development Unit map to slightly shift the boundary between Development Unit ("DUs") 1 and 2; 2) modifications to allowable land use groups ("LUGs") within DUs 1, 2, 4 and a portion of 3; 3) modification of the Land Use Budget ("LUB") for DUs 1, 2, 4 and a portion of 3; 4) modifications to Section 8.4 to refine the character theme for DUs 1, 2, 4 and a portion of 3; and 5) other corresponding changes. Given their scope, these changes constitute a Major Amendment.

The proposed changes will only impact DUs 1, 2, portions of 3 (the unplanned portion) and 4 as shown on **Figure B**. In accordance with Section 4.2 of the CP, Major Amendments are considered and approved by the Planning Board and the City Council.

Figure B



The Mesa Proving Grounds CP specifies that as part of the amendment process, a Citizen Participation Plan must be prepared. The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, school districts, and other identified parties in the vicinity of DUs 1, 2, 4 and a portion of 3 of the request. This Citizen Participation Plan will ensure that those affected by the amendment will have an opportunity to learn about and comment on the proposal.

Contacts

Eric Tune

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14646 N. Kierland Blvd., Suite 270
Scottsdale, AZ 85254
(602) 903-7506
Eric.tune@brookfieldrp.com

Jill Hegardt

DMB Associates, Inc.
7600 E. Doubletree Ranch Road, Suite 300
Scottsdale, AZ 85258
(480) 367-7322 (phone)
jhegardt@dmblnc.com

Pre-Application Meeting

Pre-application meetings with the City of Mesa planning staff were held during multiple meetings in 2017 and 2018. In accordance with the CP and the City of Mesa Zoning Ordinance, residents within 500 feet of the boundaries of impacted area, registered homeowner associations within ½ mile of the site, the Gilbert and Queen Creek School Districts, the Phoenix-Mesa Gateway Airport and Boeing Corporation are to be notified.

Action Plan

In order to provide effective citizen participation in conjunction with the Request, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts of the proposed amendment.

1. Contact List
 - a. A Contact List is attached that includes:
 - i. All registered neighborhood associations within ½ mile of project
 - ii. All property owners and residents within 500 feet of impacted area
 - iii. Interested parties who have requested that they be notified (none)
 - iv. Gilbert School District
 - v. Queen Creek School District
 - vi. Phoenix-Mesa Gateway Airport
 - vii. Boeing

- viii. Other potentially affected entity as determined by the Planning Director and the applicant (none)
2. Written Notice of Project
 - a. A letter will be mailed to all parties on the Contact List as noted above which provides general information on the Request together with contact information and notice of the approval process including anticipated time frame for decision by the Planning Board and City Council.
3. Community Meeting
 - a. A community meeting will be held and notice shall be provided to the Contact list fifteen (15) days prior to the meeting by the Planning Board.
4. Posting of the Site a minimum of fifteen (15) days prior to hearing decision by the Planning
 - a. Posting will occur in conformance with City of Mesa requirements
5. Publication in a newspaper of general circulation a minimum of fifteen (15) days prior to hearing by the Planning Board
 - a. Publication will occur in conformance with CP and the City of Mesa requirements and will be completed by City of Mesa staff
6. Additional Presentations
 - a. Presentations will be made to groups of citizens or neighborhood associations upon request.

Schedule (Draft)

Below is a summary overview of the proposed schedule. ***These dates are tentative and subject to change.***

Application Submittal:	February 15, 2018
Notification Letter:	March 1, 2018
Neighborhood Meeting:	March 22, 2018
Planning Board Study Session:	April 18, 2018
Submittal of Citizen Participation Report:	April 30, 2018
Planning Board Hearing (anticipated):	May 16, 2018
City Council Hearing (anticipated):	June 18 and July 2, 2018

Summary

Following implementation of the Citizen Participation Plan, a Final Citizen Participation Report will be submitted to the City of Mesa Planning Department. This report will identify comments that were heard during the process.



Major Amendment to Community Plan #3
Development Units 1, 2, 4 and portions of 3
Citizen Participation Report
(6.4.2018)

Project Description

DMB Mesa Proving Grounds, LLC, a Delaware limited liability company ("Owner" and "Master Developer") is the owner and/or 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") as shown in **Figure A**. 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.

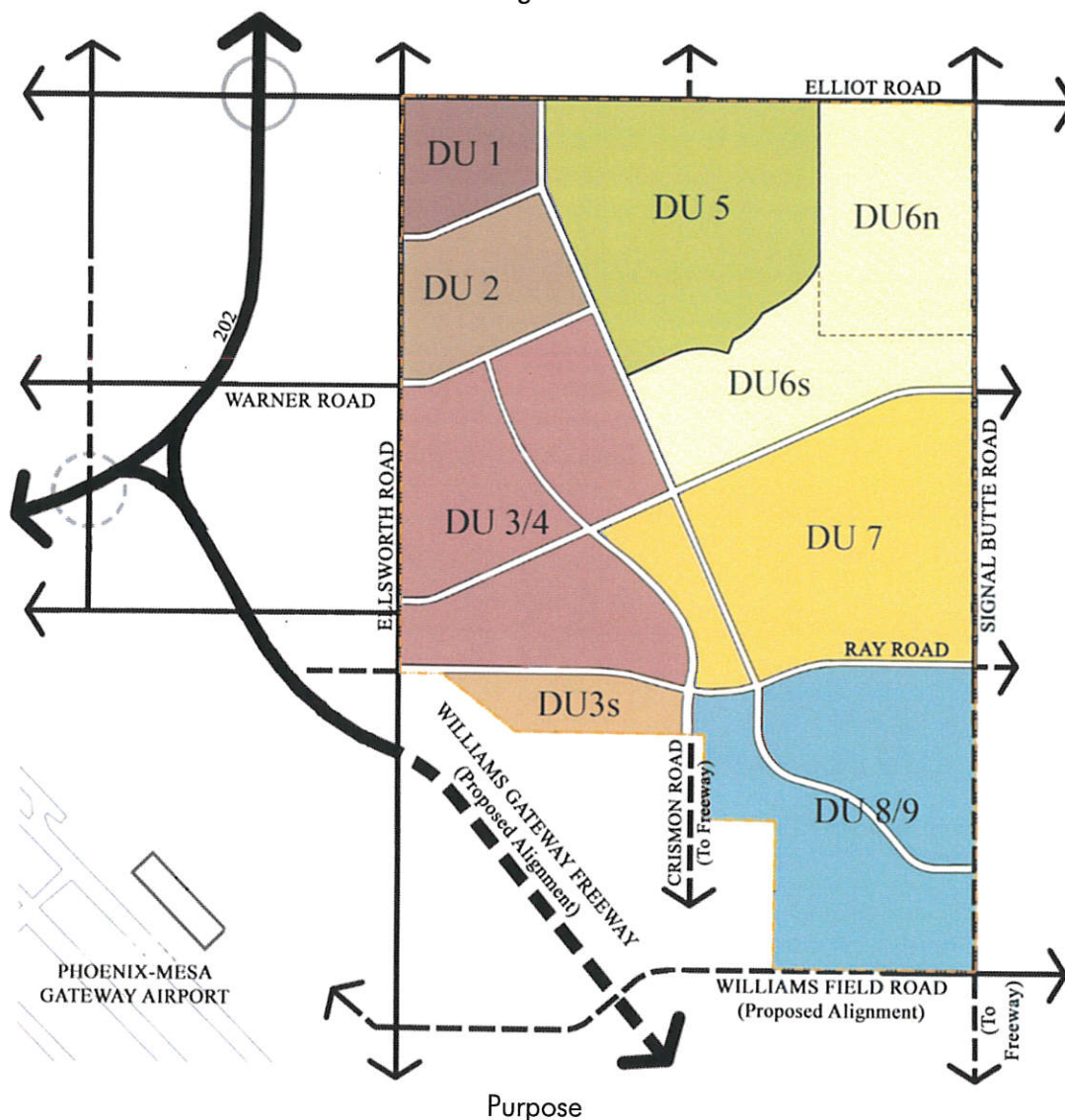
Figure A



This application is a request for a Major Amendment to the CP to make changes that impact Development Unit 1, 2, portions of 3 and 4 ("Major Amendment #3"). The specific requested changes include: 1) modification to the Development Unit map to slightly shift the boundary between Development Unit ("DUs") 1 and 2; 2) modifications to allowable land use groups ("LUGs") within DUs 1, 2, 4 and a portion of 3; 3) modification of the Land Use Budget ("LUB") for DUs 1, 2, 4 and a portion of 3; 4) modifications to Section 8.4 to refine the character theme for DUs 1, 2, 4 and a portion of 3; and 5) other corresponding changes. Given their scope, these changes constitute a Major Amendment. Additionally, we have, as part of a separate application, also filed a Development Unit Plan for 3/4 North. Information on this application was also provided during our citizen communication effort.

The proposed changes will only impact DUs 1, 2, portions of 3 (the unplanned portion) and 4 as shown on **Figure B**. In accordance with Section 4.2 of the CP, Major Amendments are considered and approved by the Planning Board and the City Council.

Figure B



The Mesa Proving Grounds CP specifies that as part of the amendment process, a Citizen Participation Plan was prepared. The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, school districts, and other identified parties in the vicinity of DUs 1, 2, 3 and 4 of the request.

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Pre-Application Meeting

Pre-application meetings with the City of Mesa planning staff were held during multiple meetings in 2017 and 2018. In accordance with the CP and the City of Mesa Zoning Ordinance, residents within 500 feet of the boundaries of impacted area, registered homeowner associations within ½ mile of the site, the Gilbert and Queen Creek School Districts, and the Phoenix-Mesa Gateway Airport are to be notified. In February, the application was filed and comments were received from staff.

Implementation of the Citizen Participation Plan

Following the submittal of the above noted application, the citizen outreach effort commenced. As noted in the Citizen Participation Plan, the outreach effort included communications with identified parties in the area (collectively, the "Interested Parties"). The Contact List was created, which included property owners located 550 feet of the boundaries of DU's 1, 2, 3 and 4. All registered neighborhoods and homeowner associations within one-half (1/2) mile of the boundary of DU's 1, 2, 3 and 4, both Gilbert and Queen Creek School districts and the Phoenix Mesa Gateway Airport were included.

A. Mailings

In accordance with the Citizen Participation Plan, on April 16, 2018, a letter was sent to those on the Contact List to inform them about the request and to notify individuals of the date of the neighborhood meeting, the Planning Board hearing and the City Council hearing dates. A copy of the letter is included at **Tab A**. Additionally, included at **Tab B** is a list of all property owners who were notified.

B. Other Required Notice

On April 20, 2018, the site was posted in conformance with City of Mesa requirements which included a total of five (5) signs with information on hearing dates. A photograph of the signs, the affidavit of posting and the location map for sign posting locations are included at **Tab C**. On or about April 29, 2018, the Arizona Republic published notice of hearings in accordance with City of Mesa requirements. This notice was executed by the City of Mesa.

C. Open House Meeting

A community meeting was held on May 2, 2018 from 5:15 to 6:30 pm at the Basis Charter School located at 5010 S. Eastmark Parkway. The meeting was a presentation format with a detailed presentation given to allow for individual questions and comments. Representatives of Eastmark and their consultants were on-hand to provide information and answer questions. An overview of the requested Application, the proposed project and timing was provided.

Approximately twenty-five (25) individuals attended the meeting as noted on the sign-in sheet included at **Tab D**. Additionally, eight (8) individuals signed a Petition of Support for the request which is included at **Tab E**. Multiple questions were asked including when commercial would be developed in the area, specifics on types of uses and other such general questions. No objections or issues were raised and residents were glad for the opportunity to hear information on the project.

Outside of this meeting, phone conversations with two (2) residents occurred to explain the request. No issues were expressed. People asked questions regarding the timing for commercial development and when residential development was to occur.

Additionally, separate meetings were held with several of the builders and /or land owners to explain the request. No issues were raised. We did receive several support letters which are included at **Tab F**.

Summary of Comments

Comments primarily involved finding out more information on the specific proposal, where the changes were occurring on the Eastmark site and what the changes actually entailed. In response to the questions, additional information was provided to give the specific location of the area the amendments impact as well as an explanation on how the Community Plan works and the impact of the proposed changes. General questions were asked about activity at Eastmark including residential development updates and updates on commercial development. There was no negative feedback expressed about the proposed Major Amendment, and input was positive.



Tab A



April 16, 2018

Dear Neighbor:

RE: Eastmark – Request for approval for a Major Amendment to the Community Plan (CP) (Case # ZON 18-00121) and approval of a Development Unit Plan (DUP) for Development Units 3/4 North

Dear Neighbor,

DMB and Brookfield Residential are the owners and/or Master Developer of the approximately 3,200 acre Eastmark community located south of Elliot Road, west of Signal Butte Road east of Ellsworth Road and north of Williams Field Road (Eastmark). The purpose of this letter is to provide you with information associated with several requests that have been made to the City of Mesa. The City requires that we send this notice letter as part of the process.

In accordance with the Community Plan for Eastmark, we have submitted the following requests: 1) A Major Amendment to the Community Plan, and 2) a request for approval for a DUP for DU 3/4 North that will supersede and replace the previous approved DUP for the area. The proposed change to the CP only impact the 800 acres that are not developed and which are located within the area west of Eastmark Parkway, south of Elliot Road as shown of the exhibit below and the DUP only impacts 428 acres of Eastmark within the 800 acres of undeveloped land. These changes will allow for continued development of Eastmark consistent with the existing development pattern. Proposed changes do NOT impact areas that are currently developed in Eastmark.

As required by the City, a neighborhood meeting will be held as noted below. Additionally, this letter also identifies the hearing dates for the proposed Major Amendment to the CP and the proposed DUP for 3/4 North.

Neighborhood Meeting:

May 2, 2018, 5:15 to 6:30
Basis School at Eastmark, 5010 S. Eastmark Parkway

Major Amendment to Community Plan:

Planning Board Hearing:

May 16, 2018, 4:00 p.m.
57 East First Street, Mesa, AZ 85211

City Council Hearings:

June 18, 2018, 5:45 p.m.
July 2, 2018, 5:45 p.m.
57 East First Street, Mesa, AZ 85211

DUP for Development Units 3/4 North:

Planning Board Hearing:

July 18, 2018, 4:00 p.m.
57 East First Street, Mesa, AZ 85211

Additional Information can be obtained at the City of Mesa Planning Department. Alternatively, if you have questions, please contact me at (480) 367-7322 or jhegardt@dmblnc.com. I would be happy to provide you with additional information or meet with you personally to further explain the proposal.

Sincerely,

Jill Hegardt, AICP

cc: John Wesley, City of Mesa Planning Department



City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

To be submitted to the Planning Division by April 17, 2018

Date: 04/30/2018

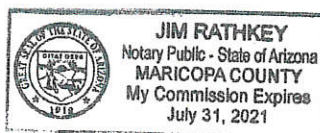
I, Paul Oliver, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #ZON18-00121 on the 30th day of April, 2018. At least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5"
BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: Paul D. Oliver

SUBSCRIBED AND SWORN before me this 30th day of Apr, 2018.

Jim Rathkey
Notary Public



Case Number: ZON18-00121

Project Name: _____







Tab D



**Eastmark-Major Amendment to Community Plan & DUP for 3/4 North
Neighborhood Meeting - May 2, 2018 - 5:15 PM @ Basis**

PLEASE PRINT CLEARLY

Name	Address	Zip Code	Phone	Email
Bob Yellon	10058 E THATCHER AVE	85214	480-385-9297	
Rose + Randy Breitenbrecker	10050 E Thatcher Ave	85212	480-221-7419	randy4448@gmail.com
MIKE + SHERRY MAJEFSKE	10350 E TAHOE AVE	85212	602-689-5547	MIKE.MAJEFSKE@ ICLOUD.COM
ROGER REISNER	5307 S CITATSWORTH	85212	623-521-1352	REISNERROGER@ GMAIL.COM
Ken KASWORN	10415 E Tahoe	85212	602 741-1516	KKASWORN@cox.net
George + Maribel AKINS	10121 E TOPAZ AVE	85212	602 518-5114	maribel-georgea- cox.net
Cathy Nolette	5442 S Boca	85212	480-710-0773	lakeextension @cox.net
GREG PEDEN	10117 E THATCHER	85212	602-509-9183	GPEDENI@ COX.NET
Jeff + Pat Bowman	5702 Winchester	85212	480-706-0244	jandpbowman@yahoo. com



**Eastmark-Major Amendment to Community Plan & DUP for 3/4 North
Neighborhood Meeting - May 2, 2018 - 5:15 PM @ Basis**

PLEASE PRINT CLEARLY

Name	Address	Zip Code	Phone	Email
Tom Wolf	5649 S CROWLEY, MESA	85212	480-982-4441 (L) 480-204-1444 (C)	ellobo45@msn.com
Jan Josephson	5466 S. Chatsworth	85212	480-497-8417	josephs1@hotmail.com
Lyle Breiner	10430 E. Tillman Ave	85212	208-871-0710	breinerlyle@gmail.com
Dick Miller	10128 E. TOPAZ Ave	85212	480-892-239	dmiller023@gmail.com
Larry Vento	10055 E. Tumbleweed Ave	85212	480-415-4149	LVENTO42@HOTMAIL.COM
Michelle Haney	5620 S. Encore, Mesa	85212	480-494-2550	mhaney@associatedassoc.com
MARY PROCOPIO GENE PROCOPIO	10310 E. Trent Ave. MESA	85212	480-567-6716	NOtthoo305@gmail.com
Roger Adams	10061 E. Thatcher Ave	85212	480-949-9263	Jba.261@cox.net
Carl Nink	5331 S Chatsworth	85212	801-560-7917	C.NINK55@gmail.com



Tab E



Petition of Support

I, the undersigned resident of the City of Mesa, have had an opportunity to review the Major Amendment to the Eastmark Community Plan (ZON18-00121) and the Development Unit Plan for Development Unit 3/4 North. I support Eastmark's requests as proposed.

[illegible]



Tab F

9000 East Pima Center Parkway
Suite 350
Scottsdale, AZ 85258

p. (480) 344-7000
f. (480) 344-7001

taylormorrison.com

TM HOMES OF ARIZONA, INC.
ROC #179178 B

May 21, 2018

Mr. John Wesley
Planning Director
City of Mesa Planning Department
55 N Center Street
PO Box 1466
Mesa AZ 85211-1466

RE: Eastmark – Major Amendment to Community Plan – Case ZON18-00121

Dear Mr. Wesley,

The purpose of this letter is to provide Taylor Morrison's support for the above noted case. We have met with the applicant who has provided us with an overview of the proposed amendment to the Community Plan, as well as an overview of the Development Unit Plan for Development Unit 3/4 North. We are supportive of the applicant's request and believe the proposed changes will allow for the continued development of the Eastmark community. With the attention given to architectural detailing of the homes and the landscaping, Eastmark is developing into a rich community that is unlike any master planned community in Mesa.

We appreciate the opportunity to review the proposed changes and provide this input to the City.

Sincerely,



Shannon Francoeur
Vice President of Land Acquisition and Development
Taylor Morrison Homes

Cc: Jill Hegardt, DMB Associates

May 29, 2018

Mr. John Wesley
Planning Director
City of Mesa Planning Department
55 N Center Street
PO Box 1466
Mesa AZ 85211-1466

RE: Eastmark – Major Amendment to Community Plan – Case ZON18-00121
& DUP for DU 3/4 North

Dear Mr. Wesley,

We are sending this letter of support for the above noted requests. As you know, EdgeCorp recently purchased 25 acres in the northern portion of Eastmark and are currently developing the first phase of our development which includes a 193,000 square foot data center building. Ultimately, we plan to build seven (7) buildings which will total 1.2 million square feet, all to be utilized for data center uses. Our site is located approximately ½ mile south of Elliot Road within the Elliot Road Tech corridor.

The Eastmark project is being planned to provide for both employment uses like EdgeCore and Apple (and others) along Elliot Road together with a well-planned and diverse residential community, that together, will provide for both employment opportunities and an engaging environment for an educated labor force. We appreciated the ability of Eastmark to be able to provide for our use and to provide for appropriate transitions that will serve the employment uses and the residential areas well.

Sincerely,



Jay DiMaggio
EdgeCore Data Centers

cc: Jill Hegardt, DMB Associates
Eric Tune, Brookfield Residential

TerraWest

COMMUNITIES

2222 W. Pinnacle Peak Rd. Suite 160, Phoenix, AZ 85027 | 602-374-2777 | terrawestaz.com

May 23, 2018

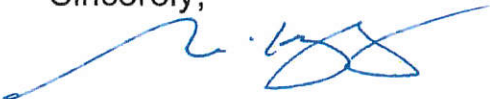
Mr. Tom Ellsworth
City of Mesa Planning Department
55 N Center Street
PO Box 1466
Mesa AZ 85211-1466

RE: Eastmark – Major Amendment to Community Plan – Case
ZON18-00121 & proposed amended DUP for DU 3/4 North

Dear Mr. Ellsworth,

Terra West is the owner and developer of The Estates at Eastmark, which is located within Eastmark, south of Ray Road and east of Eastmark Parkway. The Estates at Eastmark is a gated community within Eastmark intended for move-up buyers and families. We have reviewed the above noted requests and have spoken with the Eastmark team regarding the proposed changes. We understand the proposed changes and have no objections to the approval of both requests.

Sincerely,



Michael K. Jesberger
Terra West Communities

cc: Jill Hegardt, DMB Associates