



MEMORANDUM

To: City of Mesa, Planning
From: Charles Huellmantel – Huellmantel & Affiliates
Date: April 22, 2019
Re: Preliminary Plat SEC First & MacDonald Phase 2

Please consider this the Pre-Plat submittal for the next phase of the site located at the southeast corner of MacDonald and 1st Avenue in Mesa, the Residences on First. We would like to construct the additional phase of Residences on First per the Council approved Development Agreement (2016-0119249). The existing Residences on First consists of 24 units in one building, which faces north towards 1st Avenue. We would like to construct three additional buildings consisting of 72 new units, to create a total of 96 residential units in four buildings.

The buildings will be three stories each, using the same materials in a similar fashion to the existing Residences on First. The proposed new buildings will expand the existing site and add additional amenities for Residences on First such as a pool, leasing office and club room. We believe that these additions to the site will create an aesthetically pleasing residential development that will complement the surrounding buildings and bring new life to downtown Mesa.

Please feel free to contact me for any additional information, to set up a pre-submittal conference, or if you have any questions. I can be reached through email at charles@huellmantel.com or at (480) 921-2800. Thanks.

Charles Huellmantel