



**DU2 Phase 1 & 2
Pre-Submittal for Preliminary Plat
Project Narrative
(10.02.20)**

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 approval of the Pre-Submittal for Preliminary Plat for DU2 Phase 1 & 2 on an approximately 184.52 gross acre site.

Proposed Use

The proposed site is located between Ellsworth Road on the west, Eastmark Parkway on the east, Mesquite Road on the north and Warner Road on the south. The project will include two (2) phases. Phase 1 will consist of residential Parcels and 20 Tracts on 108.12 gross acres and 359 total lots. This includes 10.04 Net acres of land to be dedicated to the Eastmark Great Park. Phase 2 will consist of residential parcels and 22 tracts on gross 76.30 acres and 243 total lots. The combined lot quantity of Phase 1 and Phase 2 will be 602 lots.

Phase 1 includes parcels of 60'x135' lots, 50'x125' lots, 50'x80' lots, Green Court parcels, 1 Multi-family parcel, and 3 Great Park parcels. Phase 2 includes a portion of 60'x135' lots, 50'x125' lots, 2 Auto Court parcels, 1 Green Court parcel, and 2 Commercial parcels.

The conceptual land plan provides a blueprint for the evolution of the Community and the Great Park. The land plan provides substantial open space for active and passive recreation, distributed throughout the project, consistent with previous phases of Eastmark.

Proposed Design

The project is designed to provide a density transition from south to north with lower density to the south and higher to the north. Within both Phase 1 and 2, the 60'x135' lots are adjacent to Warner Road, similar in density to the built product on the south side of Warner in Eastmark DU3/4 North. Phase 1 includes a Multi-Family parcel on the north adjacent to Mesquite Road while Phase 2 includes two Commercial parcels which are both adjacent to Ellsworth Road. One on north side of Warner Road and the other on the south side of Mesquite Road. The two commercial parcels are visually linked with open space tracts on the west side of 2 Autocourt parcels.

The internal open space is distributed throughout the project to provide parks at residential parcel entries, between green court lots and along the project perimeter. These open space locations are consistent with previous Eastmark Development Units.

Description of General Area

DU2 Phase 1 & 2 of Eastmark is within Development Unit ("DU") 2 and was included in the Development Unit Plan ("DUP") under planning record number ZON19-00592. DU2 is located in the north west portion of the property. The DU2 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. DU2 is designed to promote pedestrian activity with strong connections to the Eastmark Great Park.

Infrastructure Plans

Infrastructure master plans have been approved as part of the DUP for DU2. Warner Road and Eastmark Parkway are being developed now. Inspirian Parkway as well as improvements to the existing Ellsworth Road will be developed as part of the development of these subdivisions. Infrastructure improvement plans will be submitted as part of the platting process.

Summary

The proposed pre-submittal for the preliminary plat for DU2 Phase 1 & 2 of Eastmark provides a wide variety of land uses that blends seamlessly in the fabric of the overall community.