

**From:** [Mike, Josh J.](#)  
**To:** [Jennifer Merrill](#)  
**Cc:** [Graff, Benjamin W.](#)  
**Subject:** RE: DESIGN REVIEW CASE NO. DR24-0063 [QBLLP-ACTIVE.FID42336830]  
**Date:** Wednesday, September 11, 2024 12:09:24 PM  
**Attachments:** [image001.png](#)

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Good Afternoon Jennifer,

I will be reaching out directly to Alfred to discuss the project and answer his questions. I will be sure to let you know how the call goes and include it in our Citizen Participation Report.

Thanks,  
Josh

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**From:** Arrizon, Alfred <[aarrizon@weoneil.com](mailto:aarrizon@weoneil.com)>  
**Sent:** Wednesday, September 11, 2024 11:58 AM  
**To:** Graff, Benjamin W. <[Benjamin.Graff@quarles.com](mailto:Benjamin.Graff@quarles.com)>  
**Cc:** [Jennifer.Merrill@MesaAZ.gov](mailto:Jennifer.Merrill@MesaAZ.gov)  
**Subject:** DESIGN REVIEW CASE NO. DR24-0063

Good morning

I want to first introduce myself. I live at 32 n. Date Mesa AZ. My property is adjacent to your property. I'm highly concerned about this project. My residence is currently almost surrounded by empty parcels. CPLC has been trying to develop this area for almost 10 years. Their project on Pepper took almost 3 years to complete. Is this what to expect? How are you going to handle construction traffic, noise, and security. Timeline for this project?

I would like a space reserved for me as I do have quite a few questions or concerns.

**Alfred Arrizon**  
Project Superintendent  
M 480.737.5744

 [weoneil.com](http://weoneil.com)

**W.E. O'Neil Construction**

4511 E. Kerby Ave. | Phoenix, AZ 85040

T 480.921.8000 | [aarrison@weoneil.com](mailto:aarrison@weoneil.com)

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**From:** [Ben Bidwell](#)  
**To:** [Jennifer Merrill](#)  
**Subject:** Rezoning Case No ZON24-00602  
**Date:** Tuesday, September 10, 2024 4:59:41 PM

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Hello Ms. Merrill,

My name is Benjamin Bidwell, and I am a resident of the C.A.N.D.O. neighborhood near the proposed development in ZON24-00602 and DR24-00603. I am writing to express my concern about allowing properties to be developed along the light rail line without adequate parking for residents.

As presented in the mailing I received on Monday, this apartment complex is to be built with 89 housing units and only 104 parking spaces. This is 1.17 parking spaces per unit. West Mesa does not attract high income residents; at current market rates, people working in service industries need at least two incomes to afford the monthly rent. This will typically mean that there are two working adults living in each unit. Per the 2020 census, 65% of Mesa residents drive to work alone. 65% of the recommended 2.1 parking spaces per unit is still 122 parking spaces. Furthermore, people, especially the younger demographic that this complex is likely intended to serve, often have guests in their homes, and the guests will most likely arrive in vehicles from areas not served by the light rail.

People do not like to walk when there are more comfortable alternatives available. Grocery shopping does not lend itself to the use of public transportation, and the Valley Metro park and ride lots do not allow parking for more than 24 hours. I am not looking forward to seeing West Pepper Place clogged with parked vehicles overflowing from the three property developments being built or proposed by Chicanos Por La Causa. I have seen this happen to other neighborhoods along Main Street. It will happen here too.

Thank you for your time,

Benjamin Bidwell

*515 W. Pepper Pl.  
Mesa AZ 85201*

<https://censusreporter.org/profiles/16000US0446000-mesa-az/>

<https://www.valleymetro.org/how-to-ride/park-and-ride>