



Liv Eastmark, Mesa Major Site Plan Submittal Narrative

Request

Liv Communities (“Liv”) is pleased to provide this Major Site Plan Submittal request for **Liv at Eastmark**, a new proposed for-rent multi-family development. This submittal follows up on the previously Pre-Submittal Review (PRS25-00788) meeting held on 10/21/2025. We request Josh Grandlienard be the planner assigned to this case since he’s been an active part of our Pre-Submittal process and is on the Eastmark Design Review Committee, who we are also submitting to.

The parcel (APN 304-32-891a) is part of the Eastmark (Mesa Proving Grounds) Community Plan (CP), Eastmark Development Unit (DU) Plan 3/4 North. We are proposing Land Use Group (LUG) General Urban (GU), which includes multi-family as an allowed use.

Parcel Information

The subject parcel (APN 304-328-91A) is comprised of approx. 8.55 net acres and is located generally near the NEC of Ray Rd & Ellsworth Rd, more specifically at the NEC of Ray Rd & S Bradley Way. Immediately east is The Premiere at Eastmark, a recently developed 2 and 3-story multi-family project. To the north-east is a vacant parcel proposed as future multi-family development “The Harley at Eastmark”. To the north, across E Serenity Ave are vacant parcels proposed as a future multi-family development by the master developer. To the west, across S Bradley Way is the retail development “EastMarket” which is currently under construction. To the south, across E Ray Rd is a mixture of single family, retail and vacant land.

Project Description

Liv at Eastmark contains approx. 208 dwelling units, located in twelve 3-story walk-up buildings. Along the southern boundary along E Ray Rd, three 3-story building have been lined up as requested by the City to create a “street wall”. These buildings are comprised of 2-story carriage units over 1st floor garages.

This proposed project meets the requirements of Land Use Group (LUG) General Urban (GU) which allows for a max density of 50 DU/AC, Floor Area Ratio (FAR) up to 9.5, and max building height of 7 stories.



Site Features & Concepts

Liv at Eastmark will be a secure gated community. Vehicular access will be from two points. The main entry will be off S Bradley Way to the west, aligned with the existing curb cut. We are proposing this as a full movement access, leading to a visitor keypad, full turn around and guest parking in front of the Clubhouse portion of the main building.

The secondary vehicular access is to the east, connecting to a private drive shared by our neighboring multi-family project, Premiere at Eastmark. This will be exit only, plus emergency vehicle access. No visitor access. This is response to City comments during our Pre-Submittal conference, namely Traffic concerns about possibly backing up cars onto Ray Rd if this was an entry point.

All parking will be on-site, as a combination of surface, carport and private garages.

Open Space & Pedestrian Circulation

The proposed concept plan features multiple areas of open space for residents to gather and socialize. The Clubhouse building features indoor amenities such as a resident lounge, kitchen and fitness center, which overlook the large central courtyard including pool, spa, gaming lawn, outdoor kitchen and various shaded seating areas. A second outdoor open space area is provided on the north half of the site, including a dog park and children's play area. All amenities are connected via a pedestrian path system, which also connects to the public way at multiple points. An enhanced pedestrian path and crosswalk is being provided on S Bradley Way so residents can have easy access to the Sprouts and other retail pads at EastMarket to the west. Additional pedestrian connection points are provide to Serenity Ave to the north and the E Ray Rd & S Bradley Way intersection to the SW.

Pre-Submittal Review Comments from 10/21/2025

We have addressed the comments generated from the Pre-Submittal Review meeting and Memorandum. Below are some specific items of note, but not a complete list:

- **Site Plan comment 9** – Brookfield has supplied an updated land use budget tracker. Please see separate document uploaded with this resubmittal.
- **Site Plan comment 19** – Per our Pre-Submittal meeting, we have shifted the enhanced pedestrian crosswalk on Bradley Way to the north side of the EastMarket entry drive. This aligns with their sidewalk and also aligns with the gap between buildings on our



side of the street, allowing for a view corridor and focal point. We have also added an internal sidewalk to this area, enforcing the pedestrian connectivity between the two projects.

- **Site Plan comment 20** – We understand the desire to enhance our corner of this intersection to provide a sense of arrival. This finger of parking near our SW corner is required though to meet City parking standards. What we are proposing is to fully screen this parking via solid decorative block wall and enhanced landscaping. This, in addition to our proposed monument sign at this corner, will create a focal point and neighborhood entry feature. Please see additional plans and 3D views of this corner provided in this submittal.
- **Site Plan Comment 30** – We have safety concerns with using buildings as our site fencing, especially where it exposes 1st floor dwelling unit windows and patios directly to the street. We have revised the perimeter fencing layout to utilize buildings where it's not a security concern, such as the W end of building 10 and the 3 southern building along Ray Rd.
- **Civil Development Planning comment 25, sub comment 5** – Per our Pre-Submittal meeting, our proposed vehicular access point on the east side, to the Premier at Eastmark private drive, is a concern because residents entering that gate could back up traffic onto Ray Rd. What we are now proposing is that this access point be revised to exit only, as well as emergency vehicle access. It will not be an entrance for residents or guests. We feel this, plus our main entry off Bradley Way are sufficient for this size project, so we did not add a third entry on the north to Serenity Ave.
- **Civil Water Resources comment 28, paragraph 2** – Per the City's utility maps, there does not seem to be evidence of a water main in the easement on the site. Can the City please confirm, and if there is an existing water line, provide info on it's size and what it's serving?
- **Building Safety Fire Review comment 4, sub comment 5** – Regarding the aerial fire apparatus access to buildings 9 & 10, we feel these still have adequate access even though they are angled to the drive aisle. Building 9 has direct access to 90% of the south, long elevation, plus access to 100% of the east elevation and 50% of the north elevation from a public street. Building 10 has 100% access along the north, long elevation from a public street, plus access to the east and partial south elevation. We have added more dimensions at these two buildings to better understand the access.



Summary

The layout of this proposed site plan was the result of careful and purposeful planning by the design team, in response to the surrounding environment and proposed land uses. Our goal is to add our unique project to the diverse and growing premier master planned community of Eastmark. We look forward to working with the City and the Eastmark Design Review Committee on this exciting new development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon Hanna".

Jon Hanna . AIA

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