



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 (“Eastmark”) as shown in **Figure A**. 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. On March 24, 2021, the Development Unit Plan (“DUP”) for Development Unit (“DU”) 3/4 North was approved that identifies the development plan for the area that is the subject of this application.

This aerial map of the Mountain View area in San Jose, California, displays a network of streets and a proposed transit project. The map includes labels for major roads such as ELLIOT RD, E RIPPLE DR, E POINT TWENTY TWO BLVD, E CADENCE PKWY, E WILLIAMS FIELD RD, and S MOUNTAIN RD. A red line indicates a proposed transit route, and a green line marks a proposed station location. The map also shows various landmarks, including a large industrial building and a baseball field.

## **Request**

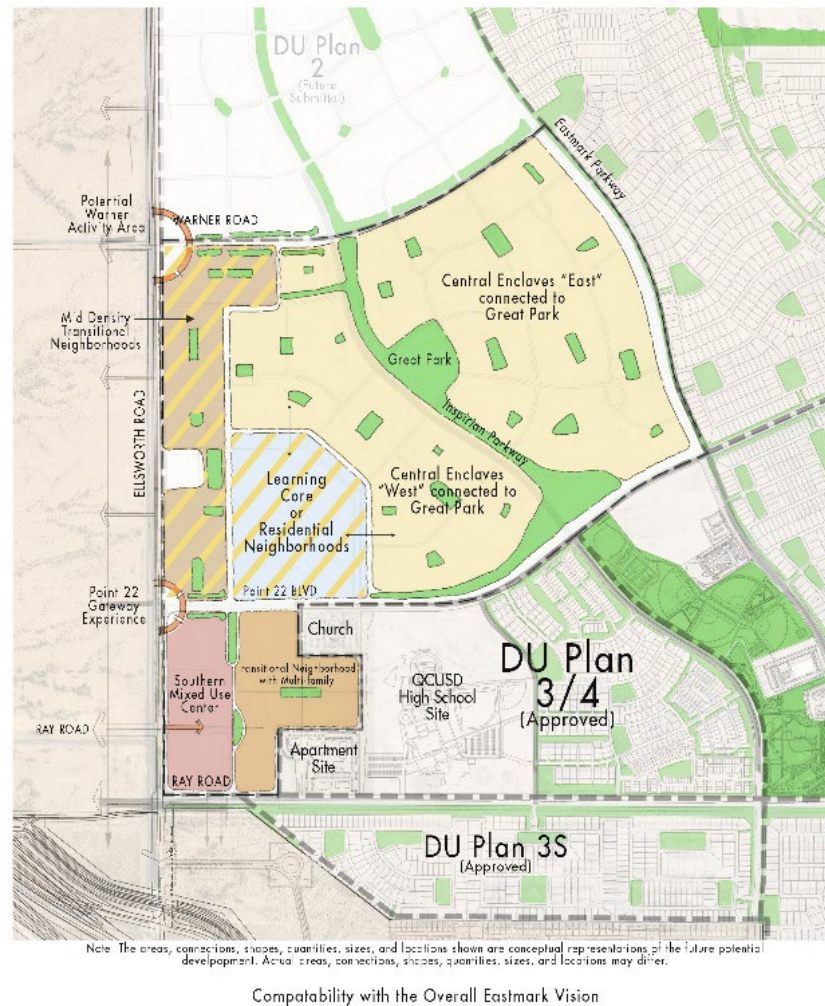
This request is for the approval of a Major Site Plan for the approximate 6.6-acre site located at the northeast corner of Ray Road and Ellsworth Road (the "Property"). Originally, a conceptual site plan was submitted for a larger 32-acre area, but since the original application submittal (application ZON23-00208), the Master Developer has identified a user to develop this portion of the larger site. This updated site plan application proposes a Major Site Plan Approval for the Common Bond commercial/retail site. Development of this initial anchoring site will set the stage for the development of Eastmarket, which represents an important capstone commercial/retail space with anticipated surrounding high density residential uses. When Eastmarket is ultimately completed, including the development of this first phase, it will be consistent with the originally envisioned concept for a cohesive mixed-use environment and activity area.

## **Overview of Proposal**

The mixed-use EastMarket site is one of the last undeveloped properties in Eastmark. The majority of the 3,200-acre Eastmark community has been planned, platted and constructed, or under final stages of development. The northern 1/3 of the community has developed with tech/industrial uses along the Elliot Road corridor, with virtually all of this area planned and under final development. The remaining 2/3's of Eastmark is almost completely developed with residential neighborhoods, schools, parks, and commercial spaces. The Property is one of the last remaining sites to develop (other remaining sites include the 3-acre site at the northeast corner of Ellsworth and Point Twenty-Two Boulevard, the Great Park Phase 5 on the south side of Rubidium Ave near Signal Butte (under development), and the industrial parcels North of Rubidium Ave and Signal Butte).

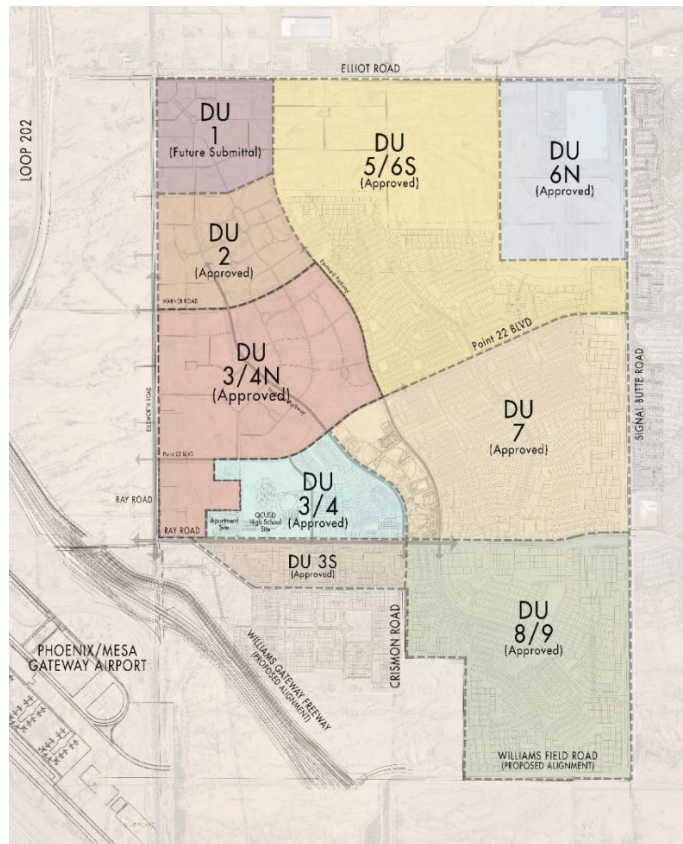
The proposed plan is consistent with the approved Community Plan (CP) and the approved DUP for 3/4 North. The DUP for 3/4 North identifies the larger 32-acre area as the Southern Mixed-Use Center/Transitional Neighborhood with Multi-family. Uses for this area are anticipated to be commercial, retail, and service uses such as restaurants, retail, gas, grocery and other such uses intended to serve the immediate neighborhood area on 15 to 25 acres. Select service hotels and offices may also be located in the subject property. Additionally, multi-family and other types of higher density residential are anticipated. **Figure B** below is a depiction of this area as approved in the DUP for DU 3/4 North.

**Figure B**



To maintain the integrity of a mixed-use development and foster the success of the quality tenancy that is desired for EastMarket, the multi-family component is an important part of the development of the larger commercial property. In the future, the Master Developer will continue to propose that residential units be transferred from Development Unit I to Development Unit 4 consistent with the Land Use Budget Transfer process outline in the CP. This application does not include that DU transfer at this time, but it is important to highlight that the overall success of this project as well as the future commercial within the 32-acre site is highly dependent on the development of additional residential to support the site and to ensure that the highest quality of tenants are secured. A copy of the map showing the location of the Development Units is shown for reference below in **Figure C:**

**Figure C**  
**Existing Development Unit Plan Areas**



**Intended Land Use & Project Vision in the Context of the larger site:**

The northeast intersection of Ray and Ellsworth Road has long been planned to be neighborhood-serving mixed-use retail/commercial space. With this Major Site Plan submittal for Common Bond, we are bringing forth the development concept for the first part of this area. The Master Developer has been working with a well-known and sought-after commercial developer to plan a commercial mixed-use area that will serve residents and other needs in the area as well as one that is responsive to market conditions – all at the appropriate size and scale. Consistent with high level planning concepts previously approved and submitted, the proposed site plan for the Property includes a mid-size scale specialty grocer use as well as two (2) attached shop pads and three (3) detached retail/restaurant pads. The intent for this grocer and restaurant space is to create the anchoring hub for EastMarket and contribute to the overall future expansion of a larger walkable mixed-use center, attracting high quality commercial occupants that serve Eastmark and surrounding community. The Properties adjacency to the intersection of Ray and Ellsworth as the starting point sets the



stage for the general urban nature of the overall site and land use density to gradually blend into greater context of the surrounding community.

The uses for the Property will tie into the larger proposed EastMarket site which utilizes pedestrian walkways and routes, gathering and dining spaces, shopping and entertainment, living space, and open community space. The perimeter and major internal roadways of the larger center including Point Twenty-Two Blvd., Ellsworth Rd., Ray Rd., Bradley Way, Serenity Ave. and Momentum were constructed or improved in previous CFD projects and thus, the site plan is designed to coordinate within the context of the existing infrastructure. The site plan envisions a pedestrian accessible development with safe automobile access points and parking area to serve the residents of the local area.



**Figure E**  
Conceptual Design for Eastmarket



(note updates have been made to the subject site plan submittal)

## **Surrounding Development**

Below is a summary of the zoning and existing development status for the subject property and properties immediately surrounding it located within DU 3/4 North, which will be receiving the 600 units:

	Existing Zoning	Development Unit	Existing Use
Subject Property	PC MPG PC With approved CP	DU 3/4 North	Undeveloped but developed with loop road
North (Pt. 22)	PC MPG PC With approved CP	DU 3/4 North	Apartments, Fire Station
East	PC MPG PC With approved CP	DU 3/4 North	Apartments, including existing and developing, Church
South	PC MPG PC with approved CP	DU 3/4 South	Retail at Ellsworth Road and Cadence Pkwy, Single Family, Mid density residential,
West	LI	N/A	Undeveloped land, anticipated Ray Rd re-alignment.

## **Summary**

The proposed Common Bond Major Site Plan approval request will provide the Eastmark community with the beginnings of its long anticipated local grocer/restaurant development at this location. The proposed development is consistent with the Community Plan, the DUP for 3/4 North and sets the stage for future development on the Ray and Ellsworth corridor for the long anticipated EastMarket mixed-use commercial center.