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April 7, 2026

Mary Kopaskie - Brown
Planning Director
City of Mesa
55 North Center Street
Mesa, AZ 85201

RE: Eastmark (formerly Mesa Proving Grounds) – Final Design Review – Eastmark DU6S – The Homestead at Signal Butte – Site Plan, Preliminary Landscape, Conceptual Architecture

Dear Mary,

In accordance with the Mesa Proving Grounds Community Plan, Brookfield has reviewed and conditionally approved the revised Site Plan, Preliminary Landscape, Conceptual Architecture submitted by Evergreen. Conditions of approval are:

1. SITE

- Add another pedestrian access from southern end of retail/shops from Signal Butte.
- Reselect masonry finishes, painted masonry is not allowed in Eastmark.
 - Refer to the Eastmark Kit of Parts for wall rules and approved finishes and colors.
 - Wall breaks should occur every 60' or less
- Perform final coordination with Developer for all connections/access to parks and existing commercial site.
- Confirm bike parking requirements are satisfied.
 - Bicycle parking may be provided within residences, private patios and yards.
- Obtain approvals for any encroachments into the SRP easement
- Maintain minimum required clearances within the SRP easement

2. ARCHITECTURE

- Provide screening of SES cabinets & meters
- Show on sections and elevations roof top equipment will be fully screened from view
- Use same type of bracing at all framed popout conditions. Suggest using a "tie back rod" type bracing to replace knee bracing.
- Suggest using accent color, DEA156 Cherry Cola, in place of DE6226 Foggy Day at Maintenance building.
- Final submittals of all structures proposed are required for Eastmark Design Review and final approval by the Eastmark Design Review Committee prior city permit review submittal.

3. Landscape

14648 N. Scottsdale Rd., Suite 290
Scottsdale, Arizona, 85254

Phone: 480.903.7493
www.Eastmark.com
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- Final approval for Landscape requires submittal of complete Construction Documents prior permit review submittal.
 - These submittals should include specifications and details of all Site Amenities and Furnishings not included with Architectural submittal.
4. Signage
- Suggest designating signage areas on elevations facing Signal Butte of both commercial buildings
 - Submittals of all signage proposed, attached and detached, are required for Eastmark Design Review and final approval by the Eastmark Design Review Committee prior city permit review submittal.
5. Any modifications to the approved must be submitted for review and approval.

Please contact me if you have any questions or need additional information.

Sincerely,

Eric J. Tune, P.E.
Sr. Vice President, Development
Brookfield Residential

cc: Jill Hegardt, DMB Associates
Christian Orr, Brookfield Residential
Julie Jones, Tate-Studio Architects
Evan Balmer, City of Mesa

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