

For Use at Planning and Zoning Hearing and City Council Hearing for Emblem Mesa LMC

To: Mayor John Giles & City of Mesa Councilmembers

From: Sunny Mesa I Homeowners Association, Inc.

Mayor & Councilmembers,

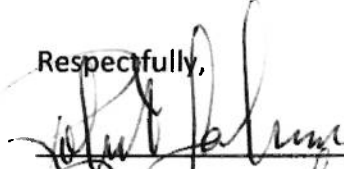
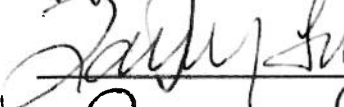
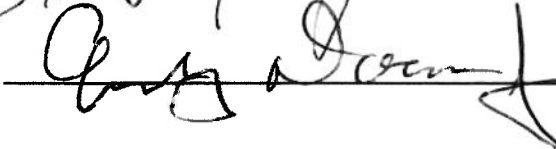
The Sunny Mesa HOA and the immediate neighbors are very supportive of the proposed multifamily development by LMC on the South 14-acre site, (140-54-0055 and 140-54-0055) located just southwest to the property at 1249 S. 48th Street; the project is the south half between Southern Avenue and East Hampton Avenue only, in the City of Mesa, Maricopa County. We believe that this multifamily project makes powerful economic sense as part of a larger growth strategy for Mesa.

As you are aware, the neighborhood initially was not enthusiastic about this development. However, the LMC team held numerous meetings with the neighbors and the HOAs to hear our concerns and worked through it together to address those concerns to our satisfaction. Particularly, they increased the setbacks and agreed to plant trees to screen the immediately adjacent properties. Further, the developer lowered the height of the buildings from three to two stories along with a density reduction of 40 units from 288 to 248 addressing our privacy concerns. Moreover, the LMC team closed the access at the south of the property to eliminate potential traffic through East Hampton Avenue. Furthermore they agreed to raise the fence between LMC and Sunny mesa to 8 feet for privacy and safety for the homeowners in the Sunny Mesa neighborhood.

This configuration allowed to preserve the ambiance of our community, brought a greater number of trees to create more shade, added more sidewalk space, and therefore a sense of walkability that favors the pedestrian. We greatly appreciate the close collaboration and regular updates that we received from the LMC development team for this project.

We are very pleased with the efforts of the LMC multifamily team to deliver the best possible development project for this site and work closely with the neighborhood modifying the site plan and making it sustainable for our community.

Respectfully,

 Sunny Mesa HOA President
 Sunny Mesa HOA TREASURER
 Sunny Mesa HOA Board Member

For Use at Planning and Zoning Hearing and City Council
Hearing for Emblem Mesa LMC

To: Mayor John Giles & City of Mesa Councilmembers

From: Fulton Park Homeowners Association

Mayor & Councilmembers,

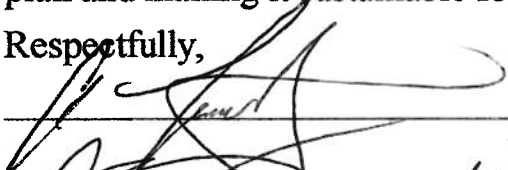

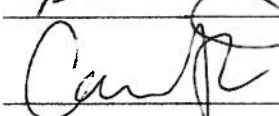
The Fulton Park HOA on behalf of its' constituents is expressing support for the proposed multifamily development by LMC on the 14-acre site, located adjacent to the property at 1249 S. 48th Street on the East, between Southern Avenue and East Hampton Avenue, City of Mesa, Maricopa County. We believe that this multifamily project makes powerful economic sense as part of a larger growth strategy for Mesa.

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We are very pleased with the efforts of the LMC multifamily team to deliver the best possible development project for this site and work closely with the neighborhood modifying the site plan and making it sustainable for our community.

Respectfully,

 / Chris Tompkins, President /
 / Anthony Carranza, Treasurer /
 / Carly Reynolds, Secretary /