

February 2021

To Whom in May Concern,

The Country Club Heights Neighborhood is more than concerned with the Proposed Waypoint 5 Project that will be presented as case number ZON 20-00538 on the February 24<sup>th</sup> meeting.

Enclosed you will find a petition letter, signatures for the petition, a variety of pictures, and an impact and facts letter.

We appreciate you taking the time to view our materials. We have been involved in all of the meetings to date and have also had several meetings of our own to discuss the impact and the seriousness of Waypoint 5.

It has been very challenging getting only 3 minutes to speak during these hearings, and no way to really display our photographs in a fair manner. Covid-19 should not be allowed to be an excuse for the neighborhood to not get a "fair shake" to state their case.

Sincerely,

Country Club Heights Neighbors

## Impact and Facts

We have to ask this question of anyone who is listening. And you are welcome to come see for yourself what type of an impact this proposed parking garage would have to our historic, unique neighborhood.

Honestly, would you want this to be in your backyard? A 4-story open parking garage with minimal screening that will shine car lights and garage lighting into your backyard? A 534' long 365,000 square foot monolith with no design whatsoever? No breaking up of the façade? An unending, monotonous 534' roofline? No relation to the other buildings in the center other than color? Completely devoid of any contextual relationship with the long-standing residential neighborhood? Would you like this in your backyard?

Well, that's what we are faced with. A developer who's gotten greedy. The city-approved Master Plan has been built out. It's done. The prior developer chose to develop Option 1 from the 2014 administrative amendment that allowed two office buildings along the south side with surface parking in between. That's what is there today. The Master Plan is complete. Now a new developer comes in wanting more. OVER HALF A MILLION SQUARE FEET MORE. A new 152,000 square foot office building and 365,000 square foot parking garage. Neither of these new buildings were ever contemplated in the 2007 approval or even in the six (6) administrative amendments.

We're resigned to what's there today even if we had no knowledge of or opportunity to review ANY of the six (6) administrative amendments that happened since 2007. And remember, the 2007 site plan that was presented to the surrounding neighborhoods included only 2-story buildings and the developer represented to the neighbors that the buildings would all be 2-stories. Yes, the neighbors did bring up this issue in 2007. They asked whether the buildings would be too tall and impact their quality of life. In both the 2007 neighborhood meeting and again at the public hearing, the developer told the neighbors not to worry about the building height because all the buildings would be 2-stories. Then, 6 secret administrative changes later, we are now looking at a 4-story parking garage and another 3-story office building.

Your own design guidelines aren't being met by this parking garage. As I stated, it's a 534' long 365,000 square foot behemoth with little design.

### **Section 11-71-6 Review Criteria:**

**#3:** Does the parking garage overall design ... provide architectural interest in areas visible from streets, sidewalks, and public areas?

No, it doesn't. A 534' long dark grey building with dark grey accents isn't exactly "architecturally interesting".

**#5:** Is the parking garage design "internally and visually consistent" with and "fully integrated" with the other buildings?

No, it's not. The garage has absolutely no architectural relationship with the other buildings. Other than the color being grey in tone, this garage has none of the visually interesting elements that the existing or proposed office building have. This Board already unanimously indicated the parking garage's lack of design in the last full DRB hearing, but I see no improvements here.

**#6:** Is the garage compatible with neighboring development by avoiding big differences in building scale and

character ... and does it provide a harmonious transition in scale and character between different districts?

No, it doesn't. There is a huge difference here in the scale and character of the parking garage and office building versus the residential homes to the south. And there is no transition of scale or character unless you can honestly say two proposed buildings that will be the largest and tallest buildings in this center are an appropriate transition to the adjacent homes.

**#7:** Is the parking garage a well-articulated structure that presents well designed building facades on all sides, rooflines, and building heights that promotes compatibility among neighboring land uses within the same or different districts?

Absolutely not. The garage has virtually no articulation, is not a well-designed façade on any side, has a monotonous roofline, and is too tall to be compatible with the predominantly 1-story homes?.

**#8:** Does the garage creates visual variety and relief avoiding a large-scale, bulky, or box-like appearance?

No. It's a large box. Just look at it.

February 16, 2021

To The City of Mesa Planning and Zoning Committee:

We, the residents of the Country Club Heights Neighborhood, would like to request that the following adjustments be made to the proposed Waypoint 5 development:

We first and foremost request that this development not be allowed to be built in this location. The addition of a large parking garage and another commercial building directly to the north of our neighborhood will provide a considerable amount of light and noise pollution. The buildings already constructed have been disruptive due to the increase of traffic, noise from landscapers, garbage pick up, and commercial lighting (see attached evidential documents).

Our neighborhood is well-kept and one of the few upscale neighborhoods in West Mesa. Our city should be seeking to preserve such neighborhoods, not allow the development of structures that will detract from their beauty.

We plead with you to suggest a different location for this development. Please wait for a better proposal for the use of this space, one that can improve the Riverview complex and not be a detriment to our neighborhood.

If our first request cannot be granted, we would request that, at a minimum, the following restrictions be placed on the development:

1. We request that there be a height restriction placed on the parking garage, that it may be no more than 1 story above the ground- this is in total - solar panels, lights, elevator shafts, etc. should not extend higher than this height. If this concession were to be made, that would resolve the majority of our concerns. We realize that building the parking garage underground would cause the developer to incur a greater cost. If it costs them, for example, half a million dollars more, the alternative of allowing them to build a 4 story garage above ground would cost us, as homeowners, collectively more than half a million dollars. We would lose more than their added cost in the loss of our property value and resale amounts.
2. Require that the proposed 3 story commercial Waypoint building 5 have a height maximum of 2 stories, equivalent to existing Waypoint buildings 1, 2, and 3. Decreasing the size of this building, along with our request in item 1 above would alleviate the rest of our major concerns.
3. Please also consider these additional requests that should be implemented and contractually bound as a common courtesy to the well-being of our neighborhood:
  - Request that the developer provide a photometric study and demand changes to their construction plans if their buildings prove to be increasing the light pollution in our neighborhood
  - Include in their contract that they not be permitted to have solar panels on top of the parking structure (solar panels would reflect onto our neighborhood).
  - Include in their contract that they not be permitted to have any exterior, parking or landscape lights that would face west, south, or east - any bright lights pointed any direction but north would cause light pollution to our neighborhood.
  - Include in their contract that trash collection must be located to the north of the proposed building 5, anything bordering the canal or our neighborhood would cause noise pollution from trash collection and frequent dumpster use.
  - Include in their contract that the proposed landscaping buffer to the south of the parking garage include not only tall trees but also a vine trellis attached to the parking garage. Also, ensure that their contract binds them to maintain this landscaping throughout their ownership of this property. We are deeply concerned that, without a landscape/vegetation breakup the large, black facade would cause a pancake effect and we would have light bleed from the parking garage.
  - Include in their contract that the mechanical enclosure be moved to the north side of the parking structure. It is large, obnoxious, and would present consistent noise - we cannot have this bordering our neighborhood.
  - Require that the developer provide an updated rendering with the required changes. The initial renderings have been incorrect and evasive, not showing the planned solar panels, parking structure lights, landscape lights, or the fact that there is an entire neighborhood just to the south of the development.

- Ensure that the building owners/tenants are contractually bound to the above requirements, including maintaining the above restrictions and requests in the future (i.e. do not allow them to plant the landscaping and then not maintain it).

We appreciate your consideration of our requests. We urge you to work with us to maintain the quality of our neighborhood and its positive contribution to the City of Mesa.

Sincerely,

The Residents of the Country Club Heights Neighborhood



*Figure 1 View from 1318 W Mt View Drive/ Bldg. beyond the pool is Waypoint 3/ 4 Project*

Proposed 4 story garage will go just to the right of that building and extend way to the right/east



*Figure 2 View 1318 address with a Virtual Designer Scan of what a 4-story parking garage will look like from 10' off ground*

Figure 3 Existing/Current View from 1242 W Mountain View Drive

Figure 4 Existing/Current View from 1318 W Mountain View Drive



Figure 5 6:30am from 1328 W Mountain View Dr. /Winter 2020

Figure 6 7:00pm from 1318 W Mountain View Dr. on a Sunday! /Sunday 2-14-2021

This is taken from Boyle's lot (where they are planning to build their custom home) The lights are from Waypoint 3 & 4 Building. The building that was built without our notice.

The point is, there is lighting going on all time of the night. Why? When we addressed this to Michael Monroe and Mike Edwards on November 3<sup>rd</sup> 2020, they said they would look into this. As of 2/15/2021, we see no changes. As a matter of fact, it seemed to get worse.

Waypoint light pollution and invasion from a parking garage will be extreme.

Figure 5



Figure 6



In support of the attached letter requesting adjustments to the planned Waypoint 5 Development:

Printed Name	Signature	Street Address
ROBERT COUGHLIN	Robert Coughlin	1236 W. MOUNTAIN VIEW DR.
Maureen B. Shults	Maureen B. Shults	1242 W. Mountain View Dr
THEDA COUGHLIN	Theda Coughlin	1236 W. MOUNTAIN VIEW DR.
<sup>Keyman Trust</sup> Laurie Kagiyama	Laurie Kagiyama	1252 W. Mountain View Dr.
Lewis Smith	Lewis Smith	1253 W. Mountain View Dr.
Logan Smith	Logan Smith	1251 W. Mt. View Dr.
Sora Smith	Sora Smith	" " " " " "
Janice Jaicks	Janice Jaicks	1318 W Mountain View Dr
PERRY JAICKS	Perry Jaicks	1388 W. Mountain View DR.
Ruth Ann Shults	Ruth Ann Shults	1262 W Mountain View Dr
Anna M Shults	Anna M Shults	1262 W Mountain View Dr
Shauna Boyle	Shauna Boyle	1328 W. Mountain View Dr.
JOSH BOYLE	Josh Boyle	1328 W. Mountain View Dr.
Richard Gurtler	Richard Gurtler	1304 W. Mountain View Dr
Doris S. Gurtler	Doris S. Gurtler	1304 W. Mountain View Dr
Anthony K. DeBoer	Anthony K. DeBoer	1265 W Mtn View DR 85201
Wanda Moore	Wanda Moore	1235 W. Mtn View DR 85201
Julie Blair	Julie Blair	930 N. Vale 85201
James Blair	James Blair	930 N. Vale 85201
Gregory Nielson	Gregory Nielson	1348 W. Mtn View 85201
Lee Nielson	Lee Nielson	1348 W. Mtn View 85201
Mary King	Mary King	937 N. Vale St. <sup>Mesa AZ</sup> 85201
PAUL LAURITSA	Paul Lauritsa	940 N VALE MESA AZ 85201
ERIN LAURITSA	Erin Lauritsa	940 N VALE MESA AZ 85201
Dawn Brown	Dawn Brown	1338 W. Mountain View Dr, 85201
Stephen Brown	Stephen Brown	1338 W. Mountain View Dr, 85201
Candice Belliston	Candice Belliston	1339 W. Mountain View Dr 85201
Richard Belliston	Richard Belliston	" " " "

**From:** [Robert Coughlin](#)  
**To:** [Ryan McCann](#)  
**Subject:** Case ZON20-00538  
**Date:** Monday, January 18, 2021 2:35:45 PM

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[ryan.mccann@mesaaz.gov](mailto:ryan.mccann@mesaaz.gov)

Case ZON20-oo538

This is a purely emotional letter. If you feel you only deal with hard cold facts then do not read any further.

I am near 80 years old and my husband 82. We moved to Mesa 27 years ago and have lived in this same house for nearly one third of our lives.

Now that we are so elderly, seeking out a new dwelling, packing and moving is not an option. We have been happy in a dignified pleasant community of like souls that have the same values and even the younger generation that have moved here want to raise their children in such a varied community.

My heart is breaking at the current battle of big corporation wanting to ruin the last piece of serenity.

They are taking the last piece of available land in Waypoint 5 and planning on erecting a 3-story office building AND a 4-story parking structure that will effectively wall off the entire Waypoint area and any view except straight up to the clouds of what we could see from a quality community that has geared views from their homes. It should be a crime for these heartless businessmen to ruin our community. They are too big to fight in any way but through the City of Mesa Planning Department AND we are begging for help.

This land in dispute was the first proposal submitted some twenty-five years ago showed a restaurant area in this space, one story and lulled us into thinking this was acceptable. We have had little notification of any source of next-phase building as that area developed. By the time we had a clue the building had begun, it was signed, sealed and going full blast night and day....taking years for each building.

These current proposals are just plain greed. Build two monsters, rent it out and ignore the helpless little people. They offer us landscaping to pacify and then dust their hands and say they tried. WE DO NOT WANT LANDSCAPING and the gardening crew which is noisy and haphazard at best and starts at daylight. WE WANT OUR MOUNTAIN VIEW!!!!!!!

In proper proportion to the other buildings already in place, maximum two-stories and a smaller footprint, no parking structure would be needed. The available land is too small to crowd in such gigantic sizes. It's just NOT right. NOT FAIR for business to invade areas of

homes and families and leave us with a blight on our quality community.

DAVIS [associated with this project] recently sent us idealized color pictures of how this complex would look. These show an innocent empty plain with only their buildings and the current #1 and #2 buildings reduced to small blank white nothingness as they expose their dominance of the area. DO NOT BE FOOLED. They even encroach with their landscaping along the south side of the SRP Canal in the photos. If they have not provided you with copies, just ask me and I will sent them to you. You are also invited to view the proposed area from our home. Again, just ask.

PLEASE take pity on we old people who believed maintaining our property with painting and yard work was worth our money, hard work and attention. We are too old to start over, as are many here. PLEASE, many times PLEASE, we are begging for help to keep our community and not wall us in for all the years to come. The City of Mesa Planning Department has the ultimate power to deny the permit to build as it stands now and we are hopeful you will make the fair decision. Thank you, sincerely.

Robert and Theda Coughlin  
1236 W Mountain View Dr.  
Mesa, AZ 85201

602 290 4929

**From:** [Robert Coughlin](#)  
**To:** [Ryan McCann](#)  
**Cc:** [adam@witheymorris.com](mailto:adam@witheymorris.com)  
**Subject:** Project ZON20-00538  
**Date:** Friday, December 18, 2020 2:30:20 PM

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[Ryan.McCann@mesaaz.gov](mailto:Ryan.McCann@mesaaz.gov)

Ryan,

Thank you for forwarding the information from the developer of Waypoint 5 from their "Community Meeting". Case ZON20-00538.

While we disagree that this is not a compromise solution for a parking structure when the main building was not mentioned. We still feel we have sensibly compromised at limiting both building and parking structure to two stories. Two stories would still leave a glimpse of mountain tops and skyline and not feel as if as if we are looking at enormous walls.

Did you see their drone pictures?

I am attaching our reply message so you have a copy on file and so you can forward it to Withey Morris. Again, we sincerely appreciate the cooperation you've evidenced with your reply.

Robert and Theda Coughlin

1236 W. Mountain View Drive

Mesa, Arizona 85201

480-464 1975

PARCEL: 135-33-008

Withey Morris, PLC,

Subject: Case ZON20-00538

In response to your "Community Meeting" via electronic devices which we were unable to contribute, we still think that this is not a compromise solution for a parking structure {nor the main building}. Lowering by one level on the south side only still leaves the north side just as tall as proposed by you still blocks any view. The rest of the responses were just window dressing. Understand it is the height of the parking structure AND the main office building.

TWO STORIES! That is our compromise. We would prefer that you not build at all!

If you are so adamant about three stories, just bury the one story beneath ground level. Then you would have what you want and we the people who forever will have to look at it could deal with it. And possibly you should put the parking structure in the front of your building where only you could view it if you think you're beautifying it. As it stands, it sounds as if you don't think trees and flowers is enough for you to look at it either. Maybe you should revamp your office building to two stories and not have a parking structure at all.

We disagree and perhaps this just is not the building site for you.

Sincerely,

Robert and Theda Coughlin

1236 W. Mountain View Drive

Mesa, Arizona 85201

**From:** [Robert Coughlin](#)  
**To:** [Ryan McCann](#)  
**Date:** Monday, November 16, 2020 2:18:55 PM

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We are writing once again in reply to Withey Morris, PLC's November 11, 2020's "Neighborhood's Meeting Notification" letter. It is not anything we are able to participate in the way wanted. We have not the knowledge or ability to respond via electronic devices.

Again, we still are not in favor of this proposed building project at Waypoint 5, 1130 N. Alma School Road as it stands. They are trying to force through a 3-story office building plus an even larger parking structure. This will eliminate any view of mountains as our street is named Mountain View for a reason. Or do you intend to also rename it Parking Structure View?

We still prefer a two-story building complex in these changing times when most business is and will be done from home via computers. That would be in keeping with other existing buildings as they sit idle with reduced occupancy.

With hopeful expectations, we can only leave it in the hands of the City of Mesa Planning and Permit Department. Please take into consideration the reduction of our property values and overall affect to our neighborhood and a way of life here.

Personally, after 26 years here in this location we have endured years of noise and dirt here with the preceding building. We did not foresee the final blow where our peace and quiet would result in losing the tiny sliver left of the mountain view and leave us only an ugly parking structure to observe nearly in our backyard. Some how, I feel tricked and cheated for cooperating in the past.

Thank you for any assistance you can give,

Robert and Theda Coughlin

1236 W. Mountain View Drive

Mesa, Arizona 85201

480-464-1975

PARCEL: 135-33-008

**From:** [Leo Munie](#)  
**To:** [Ryan McCann](#)  
**Subject:** Fwd: 1130 n alma schoolacrr=ess to south maountain and  
**Date:** Tuesday, September 29, 2020 4:55:25 PM

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check the comment card. I have been told by traffic engineering when the city first put in the access road to Riverview that I was just shit out of luck. Since then I have be harrassed by zoning enforcement to take care to the un-landscaped road easement in front of my house. It took years for them to realize that the city condemned the property for the improvements in the 90's and the city forced the sale of the right a way them yet I was supposed to maintain it. then animal enforcement decided I was not zoned to keep bees and forced the removal of my Hives even though I have 53,000 square feet of land plus a 150 foot plus buffer on each side. the last office building constructed bldg 3 blocked my line of sight to South mountain and took out my internet connection as well .

river view has not been a benefit to me or my property. I don't have the money required to sue for all the inconveniences imposed on me by its existence.

***Leo Munie***  
***Mesa AZ 85201-3001***  
***602-538-2242 cell***  
***520-261-7713***  
***559-566-3993 fax***  
***skype: deserdragin***  
***leo@desertdragin.com***

----- Original Message -----  
From: Leo Munie <leo@desertdragin.com>  
To: "medwards@thedavisexperience.com"  
<medwards@thedavisexperience.com>  
Date: 09/28/2020 4:45 PM  
Subject: 1130 n alma school

this will just involve more traffic exiting Bass pro drive and pointing their headlights into my house. It will also make it more difficult to enter my property going south on alma school. it is already almost impossible to do so. the bike lane has made it very dangerous to try.

***Leo Munie***  
***Mesa AZ 85201-3001***  
***602-538-2242 cell***

**520-261-7713**  
**559-566-3993 fax**  
**skype: deserdragin**  
**leo@deserdragin.com**

**From:** [Leo Munie](#)  
**To:** [Ryan McCann](#)  
**Cc:** [District 1](#)  
**Subject:** headlights into my windows from bass pro drive  
**Date:** Friday, January 08, 2021 8:12:39 PM

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another building to create more traffic exiting on to Alma School with the headlights shining into my house windows what steps are you taking to mitigate this intrusion. It was my understanding that in that zoning code it restricts light from commercial property to shine on to residential or is the city and Riverview exempt from the code. YOU widened the road and took 30 ft off the front of my property that's almost 80 feet over the years. and now you have restricted the flow of traffic by adding a bike lane with medians to increase the risk of my being able to safely exit the property onto Alma School. It is not safe to enter my property heading south on alma school I have had to go around and approach from the south especially if I am towing a trailer. HOW much more bull shit am I going to be subjected to. Zoning enforcement tried to force me to maintain city property at my expense after threatening to sue they finally got the message and the expense of their surveying form the forced sale documents I finally am not being threatened with fines and jail time. the intersection of alma and bass pro is dangerous and with the increase in traffic it is going to be increasingly worse

thanks for more bull shit

***Leo Munie***  
***Mesa AZ 85201-3001***  
***602-538-2242 cell***  
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