



**Development Unit Plan for Development Unit 1
Project Narrative
(12.16.2020)**

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 (the “Property” or “Eastmark”) as shown in **Figure A**. The Property is also commonly referred to as Eastmark (formerly the Mesa Proving Grounds). 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.

**Figure A.
Eastmark Location**



The purpose of this application is for consideration of a Development Unit Plan (“DUP”) for Development Unit 1 (“DU 1”). This area consists of approximately 130

acres and is bounded on the north by the Elliot Road, on the south by the Mesquite Road alignment, on the west by Ellsworth Road and on the east by Eastmark Parkway (extended) as shown on **Exhibit B**. Prior to the development of any area within Eastmark, it is necessary for a DUP to be approved. In conformance with that requirement, the Planning Board is required to review and approve the DUP for DU 1. **Exhibit B** illustrates the locations of the approved DUPs. The DUP for DU 1 is the last area in Eastmark that requires approval of a DUP.

Concurrently with this application, the Master Developer is also submitting several other requests including an amendment to the CP to amend the character area descriptions DU's 1 and 2. A modification to the approved DUP for DU 2, as well as revisions to existing approved areas to create smaller subsets that are to be called DU 5 N and DU 6 S are also being submitted with this request. These requests impact the northern portions of the Eastmark Master Planned Community and are summarized below. **Exhibit C** illustrates the locations of the new DUP areas that are also being submitted concurrently with this request.

From an overall perspective, these requests involve multiple modifications which essentially will allow for development of large areas with large scale, non-residential use and to allow residential within areas that are not authorized within approved DUPs. To accomplish this, the request for a Major Amendment to the CP to modify character area descriptions for DU 1 and DU2 and to allow for detached single family residential use located north of the Mesquite alignment is necessary to set the stage for the subsequent approval of the DUP for DU 1 and modifications to DUPs for DU 2, DU 5 and 6. In addition to the approval of the DUP for DU 1 (which is the subject of this application), the Master Developer intends to file the following additional requests:

- 1) **Major Amendment to the CP**: Modification of character area and Exhibit 4.1
- 2) **DU 1**: Submittal of a DUP for DU 1. (Subject of this application)
- 3) **DU 2**: Modification of the approved DUP for DU 2.
- 4) **DU 6 South**: Submittal of a new DUP (called DU 6 South) that would encompass approximately 69 acres and which would allow single family and mid-density residential use as well as multi-family.
- 5) **DU 5 North**: Submittal of new DUP (called DU 5 North) that would encompass approximately 322 acres a portion of which currently allows multifamily and single family attached residential uses. The request for DU 5 North includes the addition of single family detached uses to the existing approved uses within a portion of this new DUP. This new DU 5 North DUP comprises a portion of DU 5/6.
- 6) **Updates to conform the DUPs for DU 6 North and DU 5/6 South**: Revisions to conform existing DUPs to exclude the new DUP areas would also

occur (similarly to what was done in DU ¾). These conforming changes would be made after the approval of the above applications.

Exhibit B

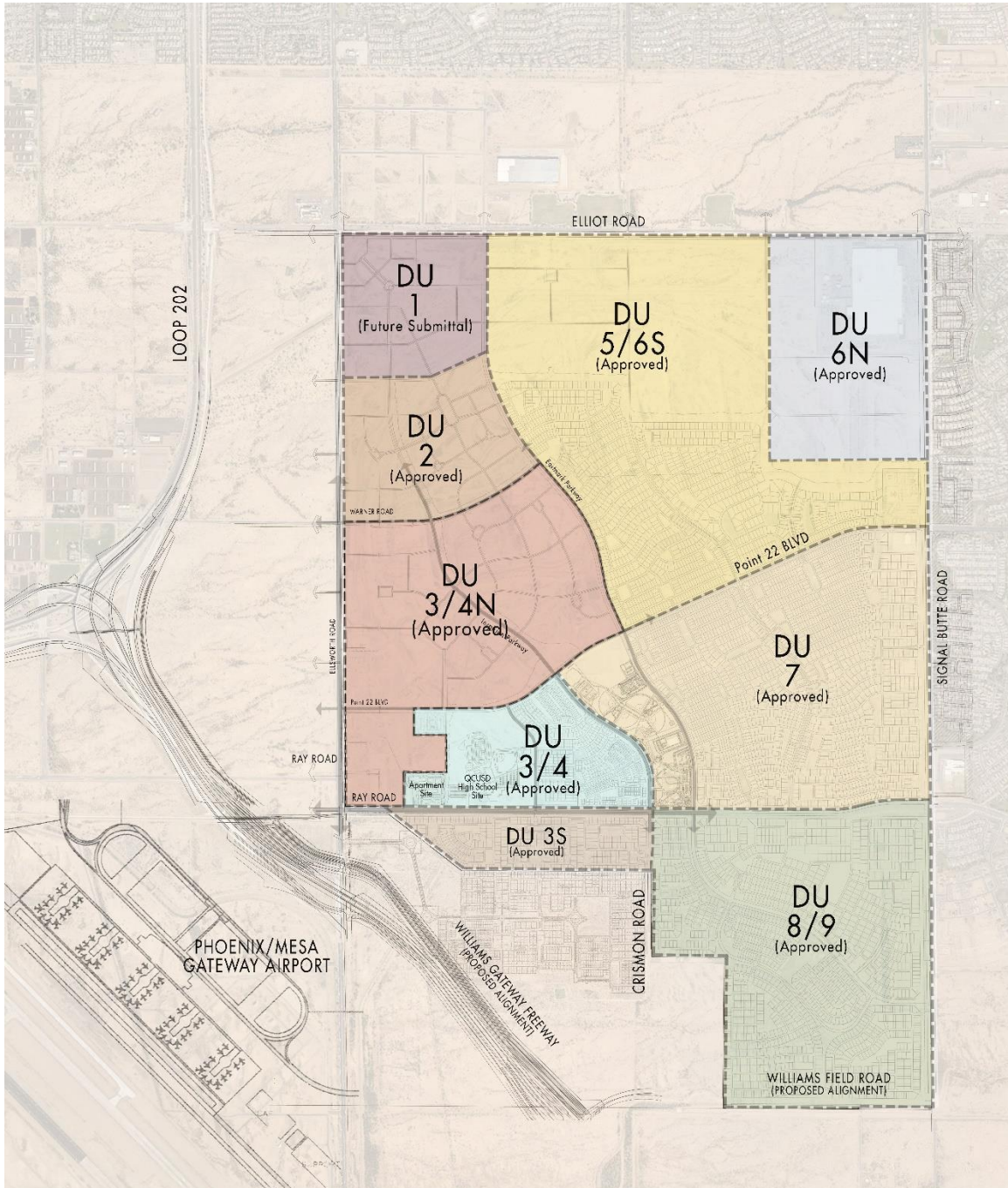
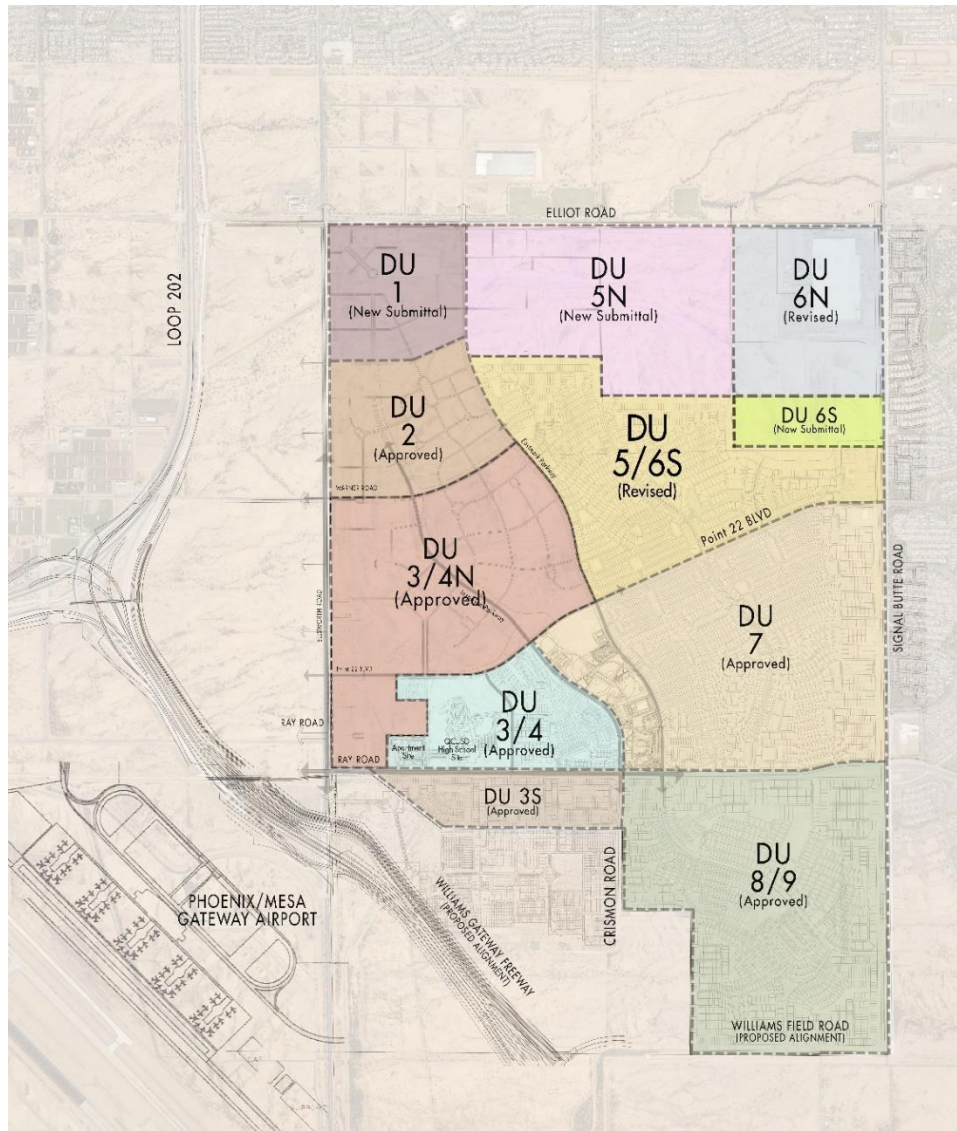


Exhibit C



Development Unit 1 Vision

DU 1 is established to provide for the ability to develop in one of two forms. Consistent with the Eastmark CP and underlying entitlement philosophy to allow for flexibility to be able to respond to market opportunities, DU 1 embraces this approach and provides the framework to take advantage of emerging employment opportunities. Specifically, the DU allows for two distinct forms as follows: Scenario 1) DU 1 could be predominantly employment in nature with a development pattern that includes large-scale campus type development, or Scenario 2) DU 1 could be developed with a mix of uses including commercial, office, industrial and residential. Furthermore, if Scenario 2 is the ultimate development pattern that occurs, additional information regarding the

conceptual nature of the layout, circulation routes and transition methods must be provided as an addendum for approval by the Planning Director prior to submittal of site plans or subdivision plats.

In order to accommodate this approach and to allow for an opportunity for a predominance of employment use in DU 1, a modification to the Character Area description contained in Section 8.4.A is necessary. Specifically, the proposed change allows for development in DU 1 to be dominated by employment uses or by a mix of uses.

A. Scenario 1: Large-Scale Campus Employment

This scenario anticipates that DU1 will be developed with major high-tech employment campus facility, most likely from one user that is developing multiple large format buildings in one or more phases over a period of time. It is anticipated development in this format may be secured from the public with secured access points. Buildings will most likely be set in a format to allow for more secured entries. While height is allowed and encouraged, it is anticipated most buildings will be characterized by a horizontal regime format though some buildings may have higher profiles consistent with zoning requirements. Visibility from the edges of the Eastmark community will provide an entry statement to the Ellsworth Road, Elliot Road Tech Corridor and to the Eastmark community. The private nature of employment campus use will make it an unlikely setting for community facilities and public gathering places, especially if access to the site is limited at some locations. It is also possible that large-scale campus uses could also extend into DU 2, thus obviating the need for a potential Mesquite Road connection from Ellsworth to Eastmark Parkway, making this connection unlikely, but optional. If DU 1 develops with this pattern, it is unlikely that the Eastmark Great Park will be developed in DU 1 or 2. Parking for the facility will likely be provided on surface lots and access to structures will be via a series of private roads and driveways.

B. Scenario 2: Mixed Use Activity Center

This scenario envisions that DU 1 will be developed with a mix of uses potentially including commercial, office, light industrial together with residential uses. The residential uses in DU 1 would be of varying densities designed cohesively around non-residential use including commercial and office. It is likely the residential uses would be developed in the south and east portions of DU 1 transitioning to non-residential uses at the northwest sections. If developed in this form, the Eastmark Great Park will primarily serve as a linear connection and will provide links to the ultimate termination point at the southern area adjacent to DU 2. It is not anticipated that significant active facilities will occur here but rather provide more of linking role with a possible iconic feature identifying the entryway to the

Eastmark Great Park. Park elements, including connections to the Eastmark Great Park as well as small open space areas would also be anticipated within the DU and would be designed to facilitate gathering of residents. Specific character and layout of this area has yet to be determined.

If Scenario 1 does not happen within the development window, and Scenario 2 is ultimately selected, then additional detail will be provided for review and approval as an approval by the Planning Director in the future.

The land use plan and building forms will be similar to the character described in the CP's LUG CS – Civic, LUG OS – Open Space, LUG D – District, LUG C – Regional Center/Campus, LUG GU – General Urban, and LUG UC – Urban Core.

Surrounding Development

Below is a summary of the surrounding zoning and existing development status for the area immediately surrounding DU 1:

	Existing Zoning	Development Unit	Existing Use
Subject Property	MPG CP	DU 1	Undeveloped
North	LC & PAD LI	N/A	Undeveloped
East	MPG CP	DU 5	Developing Single Family Residential, planned data center and Eastmark Great Park
South	MPG CP	DU 2	Undeveloped
West	LI/ MX PAD	N/A	Undeveloped

Summary

The proposed DUP for DU 1 will allow for opportunity for this DU to be developed in one of two forms, but most importantly, coupled with the proposed amendment to the CP, this DUP will allow for the development with employment uses. The two forms include the ability to allow with a mix of uses or as noted, with employment uses. Given the interest in the Elliot Road Tech corridor, this DUP will provide an opportunity for a large-scale employment user to utilize this site. Given the nature of the Eastmark entitlements, which is to provide for the ability

to quickly react to market conditions and opportunities, we see this as an opportunity to realize that goal.

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