

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW:
Date: Friday, January 15, 2021 3:19:57 PM

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Friday, January 15, 2021 11:29 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd:

From: Ashley Barton <ambarton924@gmail.com>
Sent: Friday, January 15, 2021 10:49:58 AM
To: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>; Mayor <Mayor@MesaAZ.gov>; Chris Brady <Chris.Brady@mesaaz.gov>
Subject:

Good evening Councilmember Thompson, Mr. Brady, and Mayor Giles,

I am reaching out to you all per Councilmember Thompson's recommendation on a recent update regarding the revised plans for the Eastmark/Cadence community.

Recently it seems that the plans have changed for the community and more multifamily living will be replacing what was once planned as commercial: entertainment, shopping, and dining.

As a homeowner in the Cadence community, I wanted to voice my concerns about these proposed changes. I truly feel that these changes go against the original intention of the master-planned community. Many of the homeowners in both Cadence and Eastmark master-planned communities purchased their homes with hopes that the area would include walking distance options for entertainment, dining, and shopping etc. Currently, it is a seven minute drive to the closest grocery store from our home. I expect this time will increase as more residents move in and the roads are even busier. Also, the couple groceries that we have nearby cannot handle the additional residents, especially if you convert more zoning to residential.

As I am sure you are aware, by definition, a master-planned community is a large-scale residential neighborhood with a large number of recreational and commercial amenities, such as golf courses, tennis courts, lakes, parks, playgrounds, swimming pools, stores, and restaurants.

I just hate to see such a great community that is described and marketed as "master-planned" to be stripped of the great amenities that make it master-planned. We as a community would really love to see more of the commercial amenities that were promised to us instead of seeing them turned

into more housing.

Thank you,
Ashley Barton

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Apartment buildings surrounding Eastmark
Date: Wednesday, January 13, 2021 10:52:57 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Wednesday, January 13, 2021 10:18 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Apartment buildings surrounding Eastmark

FYI

From: Brianna Parks <briannalyn2134@gmail.com>
Sent: Wednesday, January 13, 2021 10:14:33 AM
To: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>; Chris Brady <Chris.Brady@mesaaz.gov>; Mayor <Mayor@MesaAZ.gov>
Subject: Apartment buildings surrounding Eastmark

Hello All,

I hope this email finds you well.

It has been brought to my attention that after last night's development meeting, residential zoning will be replacing commercial zoning in which it was originally intended.

It is very unfortunate that multiple apartment buildings are in the works to surround Eastmark instead of the retail, restaurants, kid and family friendly activities that Eastmark was supposed to be filled with.

For years Eastmark has always promoted that it was a community in which you

wouldn't have to leave the neighborhood because it was a "one stop shop" for anything needed. Gyms, grocery stores, restaurants, retails spaces, etc etc etc. and now in order to make more money it's being jam packed with more houses AND apartments. People already have to drive to Queen Creek to get any and everything you could need and it would be so great to have more around our own community.

Not only will this create more traffic but we have one community pool that is supposed to be shared by all.....and it's already disgusting when you go there. Filled with hair, dirty water, jam packed because it is so small.

Why is the original vision of Eastmark going to be lost in order to fill peoples pocketbooks?!?!?!?

PLEASE bring back the original envision of this great community and provide entertainment and commercial zoning for all.

Thank you for your time and consideration.

Brianna Parks- Eastmark resident

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Brookfield & Eastmark
Date: Monday, January 11, 2021 2:14:54 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 1:26 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Brookfield & Eastmark

FYI

Begin forwarded message:

From: Roberto & Stacy Taylor <robertoandstacy@gmail.com>
Date: January 11, 2021 at 1:05:55 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Cc: Mayor <Mayor@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>
Subject: Brookfield & Eastmark

Dear Councilmember Thompson,

As an Eastmark resident, my wife and I love living in a thriving community that values neighbors and neighborhoods. Eastmark is a truly special place, and the City of Mesa has done much over the years to expand the growth of our community and welcome new residents. With that being said, many residents (including myself) are concerned about the lack of retail and entertainment development in the area. Many of our peer

neighborhoods in Gilbert and Queen Creek are seeing large efforts to expand sit down eateries that bring in revenue and patronage, but Eastmark feels we are being left behind. There is substantial demand within the Eastmark community for sit down eateries, shops, retail and entertainment. We want to spend our money within our community instead of having to drive to Gilbert or Queen Creek.

Most recently, Brookfield has filed some changes with the City of Mesa to change the way they develop some of the land that was reserved for retail and add more rooftops. Many residents were promised Eastmark would balance residential, retail and entertainment. Why has development pivoted to increased residential at the expense of retail? As the east valley grows, we believe Eastmark's value to the City of Mesa will expand exponentially, however, we do not want our community's value to rest solely as a residential development.

Please consider denying the developers proposal to add more rooftops to our area.

Sincerely,

Roberto & Stacy Taylor

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Cadence Community
Date: Friday, January 15, 2021 3:19:29 PM

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Friday, January 15, 2021 10:28 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Cadence Community

From: Nick <nick.guitarist@gmail.com>
Sent: Friday, January 15, 2021 10:25:51 AM
To: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>; Chris Brady <Chris.Brady@mesaaz.gov>; Mayor <Mayor@MesaAZ.gov>
Subject: Cadence Community

Hello Councilmember Thompson, Mr. Brady, and Mayor Giles,

I am reaching out to you all per Councilmember Thompson's recommendation on a recent update regarding the revised plans for the Eastmark/Cadence community.

Recently it seems that the plans have changed for the community and more multifamily living will be replacing what was once planned as commercial: entertainment, shopping, and dining.

As a homeowner in the Cadence community, I wanted to voice my concerns about these proposed changes.

I truly feel that these changes go against the original intention of the master-planned community. Many of the homeowners in both Cadence and Eastmark master-planned communities purchased their homes with hopes that the area would include walking distance options for entertainment, dining, and shopping etc.

As I am sure you are aware, by definition, a master-planned community is a large-scale residential neighborhood with a large number of recreational and commercial amenities, such as golf courses, tennis courts, lakes, parks, playgrounds, swimming pools, stores, and restaurants.

I just hate to see such a great community that is described and marketed as "master-planned" to be stripped of the great amenities that make it master-planned. We as a community would really love to see more of the commercial amenities that were promised to us instead of seeing them turned into more housing.

Thank you for your time,

Nick Miller

From: [Nana Appiah](#)
To: [Monica Kwasny](#); [Miller, Travis](#)
Cc: [Alicia White](#); [Tom Ellsworth](#)
Subject: RE: rRe: Notice of Proposed Major Amendments to Eastmark Community Plan
Date: Thursday, December 31, 2020 1:53:44 PM

Hi Monica,

Thanks for the voicemail and email. The Planning Division's principal planner working on this project is going to call you to assist you. However, feel free to also contact me if you have any further concerns or questions.

Sincerely,
Nana Appiah

From: Monica Kwasny <monicakwasny@yahoo.com>
Sent: Thursday, December 31, 2020 1:51 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>; Miller, Travis <travismill23@yahoo.com>
Subject: Fw: rRe: Notice of Proposed Major Amendments to Eastmark Community Plan

----- Forwarded Message -----

From: Monica Kwasny <monicakwasny@yahoo.com>
To: nana.appiah@mesa.gov <nana.appiah@mesa.gov>; Miller, Travis <travismill23@yahoo.com>; commanager@mesaaz.gov <commanager@mesaaz.gov>; councilmember.thompson@mesaaz.gov <councilmember.thompson@mesaaz.gov>
Sent: Thursday, December 31, 2020, 01:42:03 PM MST
Subject: rRe: Notice of Proposed Major Amendments to Eastmark Community Plan

Good Afternoon;

I recently received a written notice in the mail from DMB (The Developer For Eastmark). The notice stated that the developer had submitted multiple requests for approval of proposed major amendments to the Eastmark community plan.

The notice did not provide any details regarding the nature of the proposed amendments. I have contacted Jill Hegart the representative that was listed on the notice for additional information. I have not received a response.

Furthermore, in reviewing the Eastmark Community Plan Section 4.2 (available at Mesa.gov) it indicates that requests for major amendments shall be handled in accordance to Mesa City Code Title 11, Chapter 9.1. In reviewing the City code online, it seems that Title 11, Chapter 9.1 seems to be missing.

I need gain access to the proposal for major amendments that was submitted by DMB to the city of Mesa. Furthermore I need information regarding how to file a complaint (Title 11 Chapter 9.1 of Mesa City Code) should I not agree with the proposed changes. As an impacted stakeholder it is important that the process allow for the concerns of the community to be heard as well as adequately considered. Currently,

the process is not transparent and does not allow for community engagement and due process.

Please provide the requested materials/information at your earliest convenience.

Monica Miller

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Changes to Eastmark near Lunar Green
Date: Monday, January 11, 2021 2:19:05 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Friday, January 08, 2021 9:15 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Changes to Eastmark near Lunar Green

FYI

Begin forwarded message:

From: christina zimmerman <czimmerman24@gmail.com>
Date: January 8, 2021 at 9:09:39 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: Changes to Eastmark near Lunar Green

Hello,

My name is Christina Zimmerman. I am an Eastmark resident. I am writing to address my concerns with the changes that the developer of our neighborhood are requesting. Initially I was frustrated that these changes were being purposed without informing us, we found out through a neighbor. When we bought our houses, there was a plan that we were shown as to how the community would develop and so far all the changes

that have been made have not been for the betterment of our community but rather to increase the profit margins for the developer. I am very frustrated that he did not bring in the commercial business that he said he would the shops and restaurant choices and pathetic and disappointing to everyone in Eastmark. The safeway development is very disappointing. But the following are the issues that I have specifically with the proposed changes.

1. I Do not want Benton Park street to be extended. There is already a park there. I do not want to encourage traffic from safeway through our neighborhood. It would be going right next to a park/green belt where kids play and would be very dangerous. Also the park would have to be altered in some way and that park is designed more for young kids. The street is already narrow and there is no need for this to happen.

2. We were told that there would be a nice disc golf course, citrus trees etc, now that is going by the wayside so he can jam more houses in there.

We were not given a fitness center or more public pools because the developer was going to bring commercial businesses like that into Eastmark. He has failed at every turn and has done a lousy job in fulfilling what we were told was the vision of Eastmark. His obvious greed at extorting the exploding housing market is disgusting.

If you have any questions or would like to speak to me further on these issues, please feel free to reach out.

Christina Zimmerman
czimmerman24@gmail.com
520-591-1380

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Community Plan for Eastmark Change to be discussed on 01/12/2021
Date: Monday, January 11, 2021 10:51:21 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 9:37 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Community Plan for Eastmark Change to be discussed on 01/12/2021

FYI. This one came from a resident in Bella Via, which is across the street to the east of Eastmark.

Sent from my iPad

Begin forwarded message:

From: Beth Wagner <beth.wagner57@cox.net>
Date: January 11, 2021 at 9:31:26 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: RE: Community Plan for Eastmark Change to be discussed on 01/12/2021

RE: Community Plan for Eastmark Change to be discussed on 01/12/2021
I live in the Bella Via Community so not directly informed of the requested to changes to the Community Plan for Eastmark. I was made aware of this issue via our community website.

I am concerned about the request for reducing space for the Great Park which I understand to be a City of Mesa Park and open to all Mesa residents. Is some cost for the park funded by the City of Mesa taxpayers?

I have visited the Great Park only when dropping off food for food drive events. I understand I am fortunate to be able to travel to other parks; this may not always be true and is not true for all residents of Eastmark and surrounding communities.

We do not have enough green space per resident. Do future plans for Eastmark include the developer creating at their expense additional green spaces for all to use to make up for the loss of green space they are requesting? If so, where and when. If not, why not? A community needs more than residential dwellings.

Eastmark is very different from the Community Plan we were given in 2013. I miss the commercial development and city services that were planned near the Community Center.

Thank you,

Beth Wagner

beth.wagner57@cox.net

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Community Plan for Eastmark Change to be discussed on 01/12/2021
Date: Monday, January 11, 2021 2:15:35 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 9:37 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Community Plan for Eastmark Change to be discussed on 01/12/2021

FYI. This one came from a resident in Bella Via, which is across the street to the east of Eastmark.

Sent from my iPad

Begin forwarded message:

From: Beth Wagner <beth.wagner57@cox.net>
Date: January 11, 2021 at 9:31:26 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: RE: Community Plan for Eastmark Change to be discussed on 01/12/2021

RE: Community Plan for Eastmark Change to be discussed on 01/12/2021
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We do not have enough green space per resident. Do future plans for Eastmark include the developer creating at their expense additional green spaces for all to use to make up for the loss of green space they are requesting? If so, where and when. If not, why not? A community needs more than residential dwellings.

Eastmark is very different from the Community Plan we were given in 2013. I miss the commercial development and city services that were planned near the Community Center.

Thank you,

Beth Wagner

beth.wagner57@cox.net

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Concerns Regarding Zoning Changes in Eastmark: Benton Pkwy
Date: Monday, January 11, 2021 2:17:54 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Saturday, January 09, 2021 9:34 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Concerns Regarding Zoning Changes in Eastmark: Benton Pkwy

FYI

Begin forwarded message:

From: Ayesha Croshaw <ayesha.croshaw@gmail.com>
Date: January 9, 2021 at 8:19:16 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Cc: Chris Brady <Chris.Brady@mesaaz.gov>, mayor@mesaa.gov
Subject: **Concerns Regarding Zoning Changes in Eastmark: Benton Pkwy**

Mr. Thompson:

We are writing in regards to the proposed plans for zoning changes to the area North of the Eastmark Lunar Green community off of Point Twenty - Two and Signal Butte. We are residents in this community and have concerns with the new proposal. We live just off of Benton Pkwy on the South side of the street.

1) The first concern is the proposal to switch from light industrial zoning to residential zoning North of our community. We were told when we picked out our lot and signed our contract that the field directly North of us would consist of a green belt and other amenities such as Disc Golf. North of that would then be light industrial zoning. For example: Apple. Whether or not there is actually Disc Golf or Apple specifically, is not the concern. The concern is that the potential of green space, amenities, and light industrial zoning that was told to all of the residents in our neighborhood is now possibly being scratched and/or minimized in order to meet the financial greediness of the developer. We specifically chose this neighborhood because of the seclusion from surrounding neighborhoods. We were excited about the future green space and amenities, and not bothered by the proposed tech companies. When we purchased our home two years ago, we purposely chose our lot at the end of the street near the park because Benton Pkwy is NOT a thru street. Relativity Point Park is tucked in a nice corner for our 3 young boys, the mailboxes are nearby, and most importantly there is no necessity for thru traffic making the area safer than most. The park was already developed and there was no current or future reason that it should change.

2) This brings us to our second and more pressing concern. Putting in a residential area North of us changes the zoning laws and requires points of access to those residential areas. To the detriment of our community, the developer is requesting those access streets be made through our neighborhood. This proposal compromises our well established neighborhood. The proposal to make Benton Pkwy an access street to a proposed residential neighborhood is not the solution, and we will 100% do everything we can to make sure this does not happen. Benton Pkwy is not intended to be an access street. It is hardly a full street. The proposal for Parc Joule to be turned into an access street makes more sense because it is made to be an access street. Benton Pkwy is not. Turning it into an access street will compromise the safety of our neighborhood. The traffic will increase, danger will increase to our kids who play at the park, (if the park can even be salvaged) the mailboxes will have to be relocated, and what was the safe corner park of our neighborhood will no longer exist. As stated above, our home is kitty corner Relativity Point Park. We live in the second house in on the South side of the street. This change will permanently affect our way of living in regards to our safety, privacy, and access to a quiet secluded park. Furthermore, a busy access street directly by our home will decrease the resale value should the need occur.

In a letter from Eastmark, addressed, *Dear Neighbor*, sent out December 28th, 2020, the last sentence of the second paragraph states, "The proposed changes do NOT impact areas that are currently developed in Eastmark." Please explain to us how this sentence is true? How will the proposed changes not impact our community when making Benton Pkwy an access street? In that same letter the reason states, "Request for approval for a major Amendment to the community plan." How will a major amendment be made without impacting our neighborhood? Completely rearranging an already established area will directly impact our neighborhood. Turing Benton Pkwy into an access street will greatly increase the traffic, significantly decrease the safety of our neighborhood, and completely compromise our park and mailboxes. Not to

mention the impact an access road will have on our neighborhood privacy and overall feel that the Lunar Green community currently provides to the residents living here. Turning Benton Pkwy into an access road would negatively impact our neighborhood. There are no benefits to demolishing our park and adding an access street.

If DMB and Brookfield must zone for residential North of our community, please do so without making major amendments to our current community plan, without altering the plans of the green space and amenities that were promised to the residents of this community, and without negatively impacting our already established neighborhood. Consider providing points of access off of Signal Butte, Elliott, Ellsworth, (Parc Joule at last resort), but turning the partial street of Benton Pkwy into a full, heavily trafficked thoroughfare, and ruining a perfectly well established park and neighborhood is preposterous. Please do not allow these developers to disrupt our community or permanently alter our neighborhood.

Thank you for your time. We appreciate the opportunity to be heard, and hope that our concerns are taken into account and not be tossed aside.

Sincerely,

Jace and Ayesha Croshaw
Residents of Eastmake Lunar Green Community
--
Ayesha

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: EASTMARK - MESA AZ PLANNING CONCERNS
Date: Monday, January 11, 2021 2:17:27 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Sunday, January 10, 2021 3:14 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: EASTMARK - MESA AZ PLANNING CONCERNS

FYI

Begin forwarded message:

From: Steve Castillo <sjcphx57@yahoo.com>
Date: January 10, 2021 at 3:09:37 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Cc: Mayor <Mayor@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>
Subject: EASTMARK - MESA AZ PLANNING CONCERNS

Good afternoon,

My wife and I signed the papers to build a home in Eastmark back in Sept. 2018. We were excited at the prospect of the Citrus Grove and the Water Garden, just to the north of our back yard. Also, the frisbee golf, exercise stations and the walking trails. Not to mention GCU East and the Gaylord Resort as well as the TECH CORRIDOR. We have been quite disappointed that NONE of this has materialized. The Green Belt and all the amenities to the North of our back yard was the main reason that we chose to build in Eastmark. Now

we feel it has just been all talk; just bait and switch... Instead, we have Little Caesar's, Jack in the Box, and a HUGE 3-story Storage Facility, that now blocks the beautiful view of the Superstition Mountains we and our neighbors used to enjoy. Talk of adding a Car Wash and Auto Zone are not anything to get excited about either. We were hoping this new Community would more reflect Chandler, Gilbert, or at least Queen Creek. Instead, it is starting to look more like Apache Junction West....

Now there is talk about doing away with the Green Belt and amenities to the North, and instead extending Benton Park and Parc Joule through Lunar Green to new houses. And, amazingly, the only reason that the Lunar Green residents found out about these changes was that someone in the David Weekly neighborhood received notification of the proposed changes, and shared that information with a couple of our residents.

The Eastmark home owners that now live next to the small parks near Parc Joule and Benton Park, will now have traffic driving past their homes instead of a place for children to play. Think of yourselves, or your kids or grandkids or parents having this happen to them. We request that the decision makers do the right thing, concerning the Lunar Green Neighborhood, and the promised Green Belt with amenities. I would encourage you all to aim higher, and build a community that you would be proud to live in, and be proud to put your name on.

Thank you for your advocacy on behalf of the Eastmark and the Lunar Green neighbors!

Steven J. Castillo

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Eastmark Changes
Date: Monday, January 11, 2021 2:16:17 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 7:46 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Eastmark Changes

FYI

Begin forwarded message:

From: Gregory Suddreth <greg@suddreth.com>
Date: January 10, 2021 at 9:25:51 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: Eastmark Changes

Please do not allow this changes that DMB Residential is requesting. First, the services that are being provided by the HOA cannot support the additional houses. Adding houses is about GREED, nothing more nothing less. In addition to not being able to support the current houses with the pool/clubhouse, this area needs more retail development. The area by Safeway unfortunately added yet another storage facility and is planning another car wash, but we need and deserve other retail offerings in this area. We need more restaurants, shopping,

more services such as hair, dental, vision etc.

Our world is being consumed by greed and DMB is proving this. Their greed is willing to take one of the premier communities in Mesa and ruin it. This will destroy property values and in turn by providing an overcrowded community, but also then lower the tax base of the Mesa.

Respectfully

Greg Suddreth

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Eastmark Development
Date: Monday, January 11, 2021 2:17:18 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Sunday, January 10, 2021 8:32 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Eastmark Development

FYI

Begin forwarded message:

From: Samantha Delgadillo <samantha.h.delgadillo@gmail.com>
Date: January 10, 2021 at 8:22:39 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: Eastmark Development

We would like to join with those in the Eastmark community expressing our concern over the zoning changes proposed for the north area of the neighborhood. Eastmark was proposed to be a master plan community and is lacking in commercial interest already. We do not have restaurants and shops to draw in people that we were told we would have. Adding more single family homes is not beneficial to the area and goes against what current residents were presented with.

Samantha Delgadillo

From: [Nana Appiah](#)
To: [Tom Ellsworth](#); [Jill Kusy Hegardt](#)
Subject: FW: Eastmark Major Amendment to Community Plan
Date: Monday, January 11, 2021 9:46:54 AM
Attachments: [image001.png](#)

FYI-

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Brett Yeater <byeater@gmail.com>
Sent: Monday, January 11, 2021 9:46 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Eastmark Major Amendment to Community Plan

Ms. Appiah,

I am writing to ask that the City of Mesa place the Community Plan change for the Eastmark Community on hold due to failure to properly explain to the community the nature of the proposed changes:

Case # ZON 20-00861
Case # ZON 20-00888
Case # ZON 20-00887
Case # ZON 20-00889
Case # ZON 20-00884

The POC provided in the letter (Jill Hegardt) is currently unresponsive to email with an out-of-office response showing she is out until August and email to the alternate POC could not be delivered. A call today was also unanswered.

Until the Master Developer can better elaborate on the nature of the changes to the community, we recommend the City of Mesa oppose/halt the proceedings for the change(s) because the community is unable to even form an opinion on the proposed change(s).

If there is another individual I should reach out to (mayor, city council, board member, etc) please let

me know. Happy New Year!

Sincerely,
Brett Yeater
9808 E Radioactive Dr
Mesa, AZ 85212
480-664-8564

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Eastmark multi-family and commercial development
Date: Wednesday, January 13, 2021 10:53:05 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Wednesday, January 13, 2021 10:17 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Eastmark multi-family and commercial development

FYI

From: Micah R <micah.p.ramos@gmail.com>
Sent: Wednesday, January 13, 2021 9:45:22 AM
To: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>; Chris Brady <Chris.Brady@mesaaz.gov>; Mayor <Mayor@MesaAZ.gov>
Subject: Eastmark multi-family and commercial development

Hello, I am writing to express my concerns about the development/zoning changes being made in the east mark cadence areas. Several proposed changes have been made to replace planned retail areas with apartment complexes. The area desperately needs more retail. Thriving communities have a mix of living and retail spaces and the area only has residential. It also concerns me that plans to rezone cadence DU3 from commercial/retail to what is described as "mixed" use but when the developers were pressed they admitted that it will be apartments.

In summary, the Eastmark Cadence area desperately needs retail/commercial and not more apartment complexes.

Micah Ramos
Cadence resident

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Eastmark Plans
Date: Tuesday, January 12, 2021 10:01:39 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Alicia White <Alicia.White@mesaaz.gov>
Sent: Tuesday, January 12, 2021 9:50 AM
To: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>; Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Eastmark Plans

-----Original Message-----

From: Stephen Hansen <hansenmichelle@me.com>
Sent: Tuesday, January 12, 2021 7:29 AM
To: thompson@mesaaz.gov
Cc: Mayor <Mayor@MesaAZ.gov>; Chris Brady <Chris.Brady@mesaaz.gov>
Subject: Eastmark Plans

Hello!

It's recently come to our attention that there will be a community meeting this evening regarding plans for the northeast portion of the Eastmark Community. We live close to the Safeway on that end of the community. The plan to make Benton Park a through street is particularly concerning to us.

First, because part of our decision to buy where we did was because it was so secluded and there wouldn't be a lot of through traffic. Secondly, our son and his family bought next door to us. We chose those lots because Relativity Point Park was basically across the street. It's easy access for our grandchildren and safe to get to. We would be very upset to lose that park and I'm concerned about having to cross a busy through street for them to get to the park and for us to get to our mailboxes.

Our grandson's school bus stop is also on that side of the street.

We are less concerned about more housing going in to the north but think it would be important to still have the green space that was in the original plan. We are against losing amenities so that the developers can make more money. As more people move in, we think there is a need for more amenities to accommodate the increase in population, not less.

We hope that the concerns of our Lunar Green community are taken into account as we will be most impacted by the decisions being made. Thank you for your time and attention to this matter.

Steve & Michelle Hansen

(661)350-3507

10629 E Relativity Ave

Sent from my iPhone

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Eastmark proposed plan revision
Date: Monday, January 11, 2021 2:16:26 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 7:45 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Eastmark proposed plan revision

FYI

Begin forwarded message:

From: Steven Cervantes <cervantes3274@gmail.com>
Date: January 10, 2021 at 9:48:00 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Cc: Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>, Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Eastmark proposed plan revision

Councilman Thompson,

This email is in reference to the major plan revision being proposed for the northeast portion of Eastmark, between Everton Terrace and Signal Butte Roads, south of Elliot Rd (basically behind the Safeway).

We do not approve and we will be extremely unhappy if the plan to bring more

residential especially multi housing complexes gets approved over what what was originally planned.

Both my wife and I work for the City of Mesa and are proud to be residents of a thriving community. As you know this community is lacking what our east valley neighbors have which is retail and restaurants. I am not talking about fast food chains, Chili's (Applebees, Olive Garden, etc) or Goodwill thrift stores either. Where is our Fox Restaurant Concepts, Snooze, Hash Kitchen, Shake Shack, and small business specialty restaurants? The Handle Bar is great but they absolutely can not handle the amount of residents in Eastmark and now Cadence that has direct access to Ray Road from Crismon.

The City of Mesa has a chance to get away from the norm here and make Eastmark truly one of a kind. Let's not forget our Communities to the east of Signal Butte Rd either. Bella Villa has been waiting for something new and fresh for years.

Currently my wife and I have been looking hard to get out of our beautiful David Weekly home and move to another City because as I would say, we are getting "Mesa'd" again. We currently spend all our entertainment dollars in Gilbert and Queen Creek but would love to spend our money in our City. We just have to have the opportunity to do so. The dream of taking our family out on a bike or golf cart ride to have brunch or go shopping is starting to just be that, a dream.

I am sure you know you can't touch an Eastmark home for under \$400k, Ashton Woods, Shea Homes, Taylor Morrison and David Weekly, you are looking anywhere between \$500k-\$800k. Which means the Community has some expectations due to the amount of money being spent to move here. Let's not forget the one single home with the backyard of dreams that this planned proposal change will directly affect, if you haven't done so look up the permits for the Storment residence at 4301 S Nano. The Storment family is one of a kind and they actually own two David Weekly homes. We would hate to see their family amongst other families in the community depart because they bought here for what the original plan was supposed to be.

In closing, let's not miss a great opportunity to keep Eastmark on the map.

Thank you for your time.

Respectfully,

Steve Cervantes
480-321-5297

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Eastmark rezoning concern
Date: Monday, January 11, 2021 2:16:35 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 7:43 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Eastmark rezoning concern

FYI

Begin forwarded message:

From: Tyler Beasley <tyler.w.beasley@gmail.com>
Date: January 10, 2021 at 9:52:31 PM MST
To: Chris Brady <Chris.Brady@mesaaz.gov>, Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: Eastmark rezoning concern

We have been informed by DMB and Brookfield residential has submitted a major revision to the eastmark development. Simply I want to know if a current resident of eastmark has a say, are we represented by the city in this matter? Frankly speaking, hundreds of residents have paid thousands in lot fees to not have people behind them. My family moved to eastmark because of the commercial zoning and “great park” plans. We were literally sold on a “small town vibe with huge parks and booming stores.” Adding an additional 700 acres of land for homes would diminish everything we moved here for in the first place. And sadly you all would lose residents to Mesa. As

well as our votes.

Thank you
Tyler Beasley

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Cc: [Christine Zielonka](#)
Subject: FW: eastmark town hall
Date: Wednesday, January 13, 2021 9:08:26 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Wednesday, January 13, 2021 8:49 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: eastmark town hall

This is the second email now with people pushing back against multi-family.

From: Kassy Nikkhah <kassynikkhah1@gmail.com>
Sent: Wednesday, January 13, 2021 8:45:54 AM
To: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>; Chris Brady <Chris.Brady@mesaaz.gov>; Mayor <Mayor@MesaAZ.gov>
Subject: eastmark town hall

good morning all,

i wanted to reach out with concern about the proposed plan to build more multi-family housing surrounding eastmark. the original plan was to build shopping centers and create a more liveable community by having services closer to home. with the growth in population in the eastmark community, the need for more shopping centers is highly needed and not just desired. currently the closest shopping centers are in queen creek and on power road, both of which have extremely large communities already surrounding them, which makes for an overpopulated shopping

experience. in addition, multi-family dwellings will be going up around power road which will just increase the amount of traffic and accidents.

please consider the concerns of the eastmark community as this is affecting not only our investments but the safety of our community.

thanks,
kassy nikkhah
eastmark neighbor

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Eastmark Zoning Change
Date: Wednesday, January 13, 2021 9:08:42 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Wednesday, January 13, 2021 8:48 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Eastmark Zoning Change

FYI

From: Robert Dohanyos <rdohanyos@gmail.com>
Sent: Wednesday, January 13, 2021 8:45:11 AM
To: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>; Chris Brady <Chris.Brady@mesaaz.gov>; Mayor <Mayor@MesaAZ.gov>
Subject: Eastmark Zoning Change

WARNING: This email came from an External Sender – Use caution when clicking links, opening attachments, or responding to requests for information.

Hello All,

Please don't approve of the zoning change. My family bought in eastmark way back in 2015. The plans have consistently changed to the benefit of the developers but to the detriment of the homeowners.

We were sold a plan where there would be shopping, dining, a university, and commercial

endeavors. Almost none of that has come to fruition. Now they ask to change to include MORE high density residential, and blame Covid.

This is unacceptable. I would rather the land sat vacant and undeveloped than to look at more apartments and condos.

DMB has done a horrific job of delivering on the vision we were all sold. As a thank you from DMB we get the pleasure of paying the highest tax rate (CFD, Eastmark Bond, etc) in Mesa whilst they don't deliver on their "masterplan"

Please do not enable anymore of their failures.

Best Regards.
Rob Dohanyos

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Eastmark
Date: Monday, January 11, 2021 2:15:13 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 12:14 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Eastmark

FYI

Begin forwarded message:

From: Laura Cervantes <teamcervantes2017@gmail.com>
Date: January 11, 2021 at 11:10:45 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Subject: Eastmark

Councilman Thompson,

This email is reference a notice parts of our community received about the proposed plan revision for the northeastern portion of Eastmark.

I am extremely unhappy with this proposal to bring in more residential homes and apartment complexes instead of what was originally planned.

I grew up in Mesa and am a Mesa High Jackrabbit. It was an honor to come back 'home' to serve my community. My husband and I both work for the City of Mesa. For the longest time we were strongly against 'living where we work' and it didn't help that Mesa really didn't have anything that catered to our 'off duty time'; the retail and restaurants. Gilbert and Chandler have a booming downtown area with tons energy. They have a large selection of places for couples and families to eat and shop. Queen Creek has even built up a huge corridor of shopping and dining. Phoenix, Scottsdale go without saying. But Mesa, the second largest city in the Valley really has nothing. Rio Salado is a ghost town and downtown Mesa is very small and artsy and isn't somewhere I would feel safe moving my family to be close to. I have worked that area, the beat specifically and it is not somewhere I would feel comfortable with my young kids. Both malls are mostly closed down. The one outdoor shopping area, Dana Park, is small and ok for restaurants, but the shops are for an older crowd. But really that is all Mesa has. The SECOND LARGEST CITY IN ARIZONA.

In 2018, we started looking for a home to raise our newborn twins. Our realtor recommended looking into 'master planned communities' and suggested an up and coming community; Eastmark. We quickly fell in love with the family like community, parks, the Marks and the future restaurants and shops that we were told would be coming. Then we found the David Weekley Community. We were sold on the small gated community of single level homes as well as the promise of the homes directly behind us being single story and the plans of what was going to be built just northeast of the community. We were told lots would be at a premium because of those plans. And most importantly the shops and dining choices that would be a bike ride away. When we got keys to our new home we were even given two beach cruiser bikes as did every new home owner. We were excited to finally have a place to spend our extra income, our entertainment money AND in the community we serve. Maybe Mesa was finally getting it right. A family community with shops and dining.

We have been in Eastmark a little over a year and the only place we can ride our bikes to as a family is the Handle Bar. Which has been here years before us and the population of Cadence and Eastmark is starting to become more than that little business can handle. There is no gym, no fun restaurants like The Perch, San Tan Brewery or any of the Fox Restaurants. We have waited and watched for news of something fun to pop up... the things that brought us to Mesa. Yet instead we are finding the original plans changing and fizzling and our community, which was supposed to be somewhere our family could enjoy the dining and entertainment is slowly dissipating. Maybe some people are excited for a Goodwill, Starbucks, a few storage places, some fast food spots and we

hear there may be a car wash, QT; but this for us, is turning out to be a HUGE LET DOWN. We did not move to Mesa to be stuck in yet another residential neighborhood which is becoming hugely over populated.

My husband and I spend our family time and our money traveling to Gilbert, Queen Creek, Chandler and even Scottsdale. If Eastmark continues to go the direction of these new plans we will be moving out of Mesa and closer to where we are being forced to spend our time as that only makes sense.

If these plans are allowed to change, Eastmark will miss out on the amazing opportunity to be a great community it was originally planned out to be and a great source of revenue that families in other cities would come to enjoy.

Respectfully,

Laura Cervantes
480-707-8781

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Eastmark
Date: Monday, January 11, 2021 1:01:06 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Laura Cervantes <teamcervantes2017@gmail.com>
Sent: Monday, January 11, 2021 11:12 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Eastmark

Councilman Thompson,

This email is reference a notice parts of our community received about the proposed plan revision for the northeastern portion of Eastmark.

I am extremely unhappy with this proposal to bring in more residential homes and apartment complexes instead of what was originally planned.

I grew up in Mesa and am a Mesa High Jackrabbit. It was an honor to come back 'home' to serve my community. My husband and I both work for the City of Mesa. For the longest time we were strongly against 'living where we work' and it didn't help that Mesa really didn't have anything that catered to our 'off duty time'; the retail and restaurants. Gilbert and Chandler have a booming downtown area with tons energy. They have a large selection of places for couples and families to eat and shop. Queen Creek has even built up a huge corridor of shopping and dining. Phoenix, Scottsdale go without saying. But Mesa, the second largest city in the Valley really has nothing. Rio Salado is a ghost town and downtown Mesa is very small and artsy and isn't somewhere I would feel safe moving my family to be close to. I have worked that area, the beat specifically and it is not somewhere I would feel comfortable with

my young kids. Both malls are mostly closed down. The one outdoor shopping area, Dana Park, is small and ok for restaurants, but the shops are for an older crowd. But really that is all Mesa has. The SECOND LARGEST CITY IN ARIZONA.

In 2018, we started looking for a home to raise our newborn twins. Our realtor recommended looking into 'master planned communities' and suggested an up and coming community; Eastmark. We quickly fell in love with the family like community, parks, the Marks and the future restaurants and shops that we were told would be coming. Then we found the David Weekley Community. We were sold on the small gated community of single level homes as well as the promise of the homes directly behind us being single story and the plans of what was going to be built just northeast of the community. We were told lots would be at a premium because of those plans. And most importantly the shops and dining choices that would be a bike ride away. When we got keys to our new home we were even given two beach cruiser bikes as did every new home owner. We were excited to finally have a place to spend our extra income, our entertainment money AND in the community we serve. Maybe Mesa was finally getting it right. A family community with shops and dining.

We have been in Eastmark a little over a year and the only place we can ride our bikes to as a family is the Handle Bar. Which has been here years before us and the population of Cadence and Eastmark is starting to become more than that little business can handle. There is no gym, no fun restaurants like The Perch, San Tan Brewery or any of the Fox Restaurants. We have waited and watched for news of something fun to pop up... the things that brought us to Mesa. Yet instead we are finding the original plans changing and fizzling and our community, which was supposed to be somewhere our family could enjoy the dining and entertainment is slowly dissipating. Maybe some people are excited for a Goodwill, Starbucks, a few storage places, some fast food spots and we hear there may be a car wash, QT; but this for us, is turning out to be a HUGE LET DOWN. We did not move to Mesa to be stuck in yet another residential neighborhood which is becoming hugely over populated.

My husband and I spend our family time and our money traveling to Gilbert, Queen Creek, Chandler and even Scottsdale. If Eastmark continues to go the direction of these new plans we will be moving out of Mesa and closer to where we are being forced to spend our time as that only makes sense.

If these plans are allowed to change, Eastmark will miss out on the amazing opportunity to be a great community it was originally planned out to be and a great source of revenue that families in other cities would come to enjoy.

Respectfully,

Laura Cervantes
480-707-8781

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Eastmark
Date: Monday, January 11, 2021 2:16:43 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
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Mesa, AZ 85211-1466
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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 7:43 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Eastmark

FYI

Begin forwarded message:

From: Cassandra Holzhauser <cpaloian@mac.com>
Date: January 10, 2021 at 11:28:27 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Subject: Eastmark

Councilman Thompson,

It has been brought to my attention that parts of Eastmark are under consideration to be re-zoned from commercial/retail and the Great Park to residential. I am voicing my opinion that I am against this change. I know I am not alone when I say that we chose Eastmark because we were promised a village with walkable amenities planned throughout the community anchored by a beautiful sprawling Great Park. Please help our voices be heard and help prevent this change from taking place.

Thank you,
Cassandra Holzauer
cpaloian@mac.com

Sent from my iPhone

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Eastmark-request for approval for Major Amendment to Community Plan
Date: Monday, January 11, 2021 2:17:08 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
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P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 7:41 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Eastmark-request for approval for Major Amendment to Community Plan

FYI

Begin forwarded message:

From: Pat Bezenek <bezenekp@gmail.com>
Date: January 11, 2021 at 7:19:10 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>
Subject: Eastmark-request for approval for Major Amendment to Community Plan

Mayor Giles, Mr. Thompson, Mr. Brady,

We am writing this letter in response to a communication we received from DMB and Brookfield Residential regarding proposed zoning changes to the original Eastmark community plans and to formally submit our opposition to the proposed changes.

The decision to build our new home was not taken lightly. After months of evaluating potential neighborhoods, we settled on David Weekley in Eastmark. This decision was

largely predicated on the diligence we conducted related to macro and micro trends associated with the current neighborhood and more importantly the future plans of the neighborhood. It was clearly articulated to us by Eastmark and David Weekly representatives that the land behind our home would not and could not be built out with roads or homes, but would have dedicated green space backed up to a disc golf course. The remaining land was zoned for small business.

We have invested significant resources into building our forever home and the thought of a developer changing the rules mid game in an effort to capitalize on the housing market at our expense is both heartbreaking and quite candidly, unacceptable!

We will be attending the virtual meeting on 1/12/21 to listen, learn, and make sure our voices are heard.

Respectfully,

Pat and Raema Bezenek
4301 South Binary Circle
Mesa, AZ 85212

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: High density housing
Date: Wednesday, January 13, 2021 9:08:56 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Wednesday, January 13, 2021 8:39 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: High density housing

From: christina zimmerman <czimmerman24@gmail.com>
Sent: Wednesday, January 13, 2021 8:34:09 AM
To: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>; Chris Brady <Chris.Brady@mesaaz.gov>; Mayor <Mayor@MesaAZ.gov>
Subject: High density housing

Hello,

After the developer meeting last night I have to add to my previous email...

I do not want ANY more high density housing ANYWHERE in Eastmark.

All the changes are purely for profit, against the vision of the community and in fact a direct opposition to what we want.

Eastmark residents want quality shops, boutiques, businesses, and some

nice eating establishments. No more unhealthy chain restaurants. Lower the rent. Let us spend our money in Mesa rather than going to Gilbert and Queen Creek.

Christina
520-591-1380

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Input re: DMB & Brookfield Residential Request /3,200 acres of Eastmark
Date: Monday, January 11, 2021 10:50:52 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 9:04 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Input re: DMB & Brookfield Residential Request /3,200 acres of Eastmark

FYI

Begin forwarded message:

From: Kerri Baune <kerribaune@gmail.com>
Date: January 11, 2021 at 8:54:15 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: **Input re: DMB & Brookfield Residential Request /3,200 acres of Eastmark**

Please do not change the development plan for Eastmark by adding more homes. The area needs more small businesses to give the "neighborhood" feel we bought into this area for. Please do not change the plans to include additional homes, and please leave the park expansion in place. We PAID for that when we bought here (the Eastmark surcharge, something like \$1,200). Will our money we pay as part of our HOA in Encore each month for the great park be refunded if you build more homes? It's something like \$12 additional dollars per

month. Why would we pay that going forward if the City of Mesa uses that land to build more homes? Will the city then pay for a new community center and pool for the Eastmark residents whose Mark community center would be inundated with more people if more housing goes in? They are already complaining that the pool is way too small for the number of housing units. Doesn't seem fair. Asking for your consideration in not building more homes.

This email is in reference to:

DMB and Brookfield Residential, the owner/developer for approximately 3,200 acres of Eastmark for the area west of Signal Butte Road, south of Elliot Road, and north of Williams Field Road, has submitted a request for a major revision to the Eastmark development plan to the City of Mesa. This request for revision affects approximately 680 acres of Eastmark in the north and west portions of our community (thus far undeveloped). The city requires DMB and Brookfield Residential to host a community meeting to review these plans. Please strongly consider attending to learn more and put a voice to your thoughts about what you feel should be located in Eastmark to further our development as a community that provides local services and opportunities for residents. The virtual meeting will be held on Tuesday, January 12th from 5:30 – 6:30 PM.

Please log into zoom

Meeting ID 859 0695 6884

Passcode 626004

Thank you.

Kerri Baune

5510 S Boca, Mesa AZ 85212

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Input re: DMB & Brookfield Residential Request /3,200 acres of Eastmark
Date: Monday, January 11, 2021 2:15:58 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 9:04 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Input re: DMB & Brookfield Residential Request /3,200 acres of Eastmark

FYI

Begin forwarded message:

From: Kerri Baune <kerribaune@gmail.com>
Date: January 11, 2021 at 8:54:15 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: **Input re: DMB & Brookfield Residential Request /3,200 acres of Eastmark**

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month. Why would we pay that going forward if the City of Mesa uses that land to build more homes? Will the city then pay for a new community center and pool for the Eastmark residents whose Mark community center would be inundated with more people if more housing goes in? They are already complaining that the pool is way too small for the number of housing units. Doesn't seem fair. Asking for your consideration in not building more homes.

This email is in reference to:

DMB and Brookfield Residential, the owner/developer for approximately 3,200 acres of Eastmark for the area west of Signal Butte Road, south of Elliot Road, and north of Williams Field Road, has submitted a request for a major revision to the Eastmark development plan to the City of Mesa. This request for revision affects approximately 680 acres of Eastmark in the north and west portions of our community (thus far undeveloped). The city requires DMB and Brookfield Residential to host a community meeting to review these plans. Please strongly consider attending to learn more and put a voice to your thoughts about what you feel should be located in Eastmark to further our development as a community that provides local services and opportunities for residents. The virtual meeting will be held on Tuesday, January 12th from 5:30 – 6:30 PM.

Please log into zoom

Meeting ID 859 0695 6884

Passcode 626004

Thank you.

Kerri Baune

5510 S Boca, Mesa AZ 85212

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Notice of Major Amendment for Eastmark Community Plan
Date: Monday, January 04, 2021 10:04:46 AM

FYI-

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 4, 2021 9:15 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Notice of Major Amendment for Eastmark Community Plan

FYI

Begin forwarded message:

From: Monica Kwasny <monicakwasny@yahoo.com>
Date: January 4, 2021 at 9:09:49 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Subject: RE: Notice of Major Amendment for Eastmark Community Plan

Good Morning,

I am writing in regards to the written notice that I received pertaining to DMB's request for approval to amend the community plan. I strongly oppose.

I live at 4211 S. Nano Drive. We recently built our home and paid a significant premium for our lot (\$40,000). While we do have a larger lot, other lots of the same size in our neighborhood had much smaller premiums. We paid approximately \$15,000 more than other homeowners with the same lot size. The reason for the additional expense for our home was that we were not to have any rear neighbors. This was of great value to our family and we invested in moving our family to this homesite.

It is upsetting that as soon as our homes have been built, the developer is proposing to amend the community plan in a manner that contradicts the justification and rationale for the additional cost of our lots and negatively impacts our home values. Additionally the proposal is not in alignment with the intended use of this plot.

The proposed amendment ensures that the initial goals and vision for Eastmark will not be achieved. At the outset, the main goal was to make Eastmark a Regional Center of Importance. Per the plan, DMB was to

create an environment that would attract executives and be a desirable location for the home of highly sought after employers. The vision specifically mentions aerospace and tech, incubator spaces, healthcare, resorts, hospitality and golf courses. DMB is tasked with creating 50,000 jobs within Eastmark and understood the development of the commercial property would likely not be complete until 2040. In exchange for accomplishing these goals the city provided incentives to the DMB.

While it is not surprising that a for profit company would try to maximize profits on a project in the shortest time possible, I feel that it is the governance role of the city to ensure the residents benefit from the tax breaks the city offered and hold the developer accountable to the deal that was made.

The area that I am most concerned about is DU 6 South. This parcel of land was always intended to be a transition zone between residential and industrial. In reviewing the meeting minutes, It seems that the concern was Apple did not want homeowners to abut their facility. If the city approves the proposed amendment they will be abandoning the land use plan for this acreage. Furthermore approval of the amendment, will provide an additional burden to community facilities (Gilbert Public Schools and Transportation)

I am asking for the city of Mesa to hold DMB accountable to establishing Eastmark as a center of regional importance as opposed to creating an exurb. As such, Mesa should vote no to the proposed major amendments.

Kindly,

Monica Miller

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Objection to the Request for Approval of a Major Amendment to Eastmark
Date: Monday, January 04, 2021 10:08:07 AM

FYI-

From: Travis Miller <travismill23@yahoo.com>
Sent: Sunday, January 3, 2021 10:41 AM
To: Jill Kusy Hegardt <jhegardt@dmbinc.com>; Nana Appiah <Nana.Appiah@mesaaz.gov>; Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>; commanager@mesa.gov
Subject: Objection to the Request for Approval of a Major Amendment to Eastmark

Good morning,

Last week, I received a notice that DMB and Brookfield are again seeking to rezone transition and open space to once again add high density housing. I am writing to object to the proposed use of the DU 6S specifically, and generally to the addition of any new residential development in Eastmark. The original stated goals of the Eastmark development were to maintain the flight corridor and support the development of Mesa Gateway by adding aerospace and tech jobs; to create an executive lifestyle community supported by golf, spas, and executive offices space with tech incubators; and to create a live, work, and play community that would be an area of regional significance and attract 50,000 direct jobs with an addition 20,000 indirect supporting jobs to the region by 2040. In fact, incentives were offered to DMB and Brookfield fulfill this specific goal. **No part of the proposed amendments further the original goals articulated for the Eastmark community.**

(1) **There currently are no aerospace or tech jobs that have been brought into the Eastmark area.** Taking away the areas that have the opportunity to be developed for this purposes, like DU 5N, DU 1, and DU 6S will only ensure that the primary reason Eastmark was approved will become almost impossible to achieve. There is also no benefit to businesses or Mesa Gateway to include hundreds, if not thousands of homes directly under the flight path of planes leaving Mesa Gateway. This plan will also drastically reduce the buffer zone and harms hundreds of homeowners who were told that they were on the edge of the planned community and paid tens of thousands of dollars based upon the previously approved zoning, myself included.

(2) **There have been no golf, spa, or executive office space facilities brought to the Eastmark community.** I personally work in tech startups and was highly attracted to the vision that the Eastmark area could create a incubator hub for new technology and the lifestyle amenities that would draw companies to the community. I have frequently suggested to my own company, Assent Compliance, that Eastmark would be an excellent location for Western US operations, citing the master plan. Yet, **there has been no development of any class A office space and the promised amenities of a resort, spas, golf, and restaurants that would attract this type of employer are non-existent.** Job creation should remain the aim and goal of Eastmark and should be developed before any additional residential buildings are approved.

(3) **The initial plan to create a live, work, and play community in Eastmark is not being achieved or furthered by the new submittals.** If the submittals are approved, thousands of new homes will be added to the area North of Point 22. All of these homes will be serviced by a single clubhouse, single community pool, and no public elementary school. In fact, there is not a single public elementary school in the entirety of Eastmark and all of our children must be bused out of community. The same is true of doctors' offices, childcare, real estate offices, attorney's offices, and any other service a community needs to truly be self-sustaining and capable of thriving.

In summary, Mesa has allowed DMB and Brookfield to do whatever they have wanted with the Eastmark

development. To date, this has meant residential housing. This residential housing has been well planned and built in an estetically pleasing manor, but due to the singular focus on residential development; Eastmark is not meeting any of its intended purposes. Eastmark does not support the Mesa Gateway corridor in any way. Eastmark offers no executive draws (golf, spas, resorts) or even a place to set up an executive or tech office space in the community. Eastmark is not self sustaining. There are nowhere near the number of businesses needed to support the community within the community. There is not even a single elementary school for the Gilbert schools planned, and the north of the community is not connected by the park system, as was promised last year. See petition to DMB from last year signed by 80 residents requesting the announced park system that was promised in 2020 is at least started. https://www.change.org/p/brookfield-dmb-petition-for-promised-eastmark-amenities/dashboard?source_location=user_profile_started (DMB never even bothered to respond to or address these concerns).

My ask is simple. Eastmark should behave like a master planned community and execute on the master plan. Mesa planning should act like a planning commission and only approve amendments that further the vision of the master plan's stated objectives. I object to these proposed amendments, because they harm the community, harm me personally, and do nothing to further the master plan of Eastmark.

Regards,

Travis Miller
480-438-5400

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Proposed changes in Eastmark
Date: Monday, January 11, 2021 10:51:38 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 10:28 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Proposed changes in Eastmark

FYI

Begin forwarded message:

From: "Storment, Marijo" <marijo.storment@paradigmcorp.com>
Date: January 11, 2021 at 9:41:17 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Cc: "Husband - jeff storment (stormentfront@gmail.com)"
<stormentfront@gmail.com>, "Marijo Storment - ALARIS (mlstorment@gmail.com)"
<mlstorment@gmail.com>
Subject: Proposed changes in Eastmark

Council member Thompson

Thank you in advance for hearing our concerns

We built our second Eastmark home in the David Weekly division. We purchased not just a premium lot but the largest lot in the entire community not for the size but for two reasons:

1. We have a view of the Superstition Mountains that is really something
2. The lot we purchased would afford us a level of privacy due to the lack of build behind us.

On this lot we built a million dollar home. We have also put in a back yard that is well over another 1/2 million dollars. Our investment on this property has been significant to say the least. It is likely one of the most expensive homes in the Eastmark development.

The discussed changes which we have not actually seen yet could significantly change the value of our property. They could impact our resale and if the changes impact our view also significantly impact our enjoyment of our property and our investment.

We would like to understand more about the proposal and it's impact on our community and our investment.

We appreciate your support getting to the bottom of the proposed changes and the impact on families like ours.

Please TL free to reach out should you have any questions.

Marijo & Jeff storment
4301 s nano
Mesa az

This electronic message transmission, including any attachments, contains information which may be confidential, privileged and/or otherwise exempt from disclosure under applicable law. The information is intended to be for the use of the individual(s) or entity named above. If you are not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the contents of this information is strictly prohibited.

If you have received this electronic transmission in error, please notify the sender immediately by telephone (800-676-6777) or by a "reply to sender only" message and destroy all electronic and hard copies of the communication, including attachments. Thank you.

For more information on Paradigm Management Services, LLC, please visit <http://www.paradigmcorp.com>

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Proposed changes in Eastmark
Date: Monday, January 11, 2021 2:15:25 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 10:28 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Proposed changes in Eastmark

FYI

Begin forwarded message:

From: "Storment, Marijo" <marijo.storment@paradigmcorp.com>
Date: January 11, 2021 at 9:41:17 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Cc: "Husband - jeff storment (stormentfront@gmail.com)"
<stormentfront@gmail.com>, "Marijo Storment - ALARIS (mlstorment@gmail.com)"
<mlstorment@gmail.com>
Subject: Proposed changes in Eastmark

Council member Thompson

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2. The lot we purchased would afford us a level of privacy due to the lack of build behind us.

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Please TL free to reach out should you have any questions.

Marijo & Jeff storment
4301 s nano
Mesa az

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From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Proposed Eastmark Changes
Date: Monday, January 11, 2021 2:16:08 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 7:46 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Proposed Eastmark Changes

FYI

Begin forwarded message:

From: Andrew Robert Hiemstra <andrew2@email.arizona.edu>
Date: January 10, 2021 at 8:55:44 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Subject: Proposed Eastmark Changes

Hello,

My name is Andrew Hiemstra and my wife and I are new residents of the Eastmark Community. I was recently made aware of proposed changes being made by one of the developers, DMB and Brookfield, to the Eastmark development plan. I was given your email in order to express my concern. We moved to Eastmark looking forward to the various plans for retail/commercial opportunities. Our area does not currently have many choices or options for restaurants or businesses and requires driving to reach

anything. Adding additional homes will put strain on the already present businesses and make them less attractive for residents. Additional homes will also drive down the price for existing homes. Please reconsider allowing these changes to be made.

Sincerely,
Andrew Hiemstra

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Proposed Eastmark Development Changes
Date: Monday, January 11, 2021 2:18:18 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Friday, January 08, 2021 5:29 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Proposed Eastmark Development Changes

FYI

Begin forwarded message:

From: Timothy Samz <tasamz01@gmail.com>
Date: January 8, 2021 at 5:10:50 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Cc: Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: Proposed Eastmark Development Changes

Good Evening Councilmember Thompson,

I would like to take a minute of your time to express my concerns about the recent proposed Eastmark development changes, specifically the new submission for DU 6S. As you may be aware, the proposal calls for extending Benton Park Rd and Park Joule Rd north beyond their current end points in order to access the proposed new homes. It is my understanding that the proposal indicates the currently planned green space

for this area would be made smaller and additional homes would be built on this property.

I currently live at 10638 East Relativity Ave. Specifically the corner house on the north side of the street which borders Relativity Park. Currently I only have 1 neighbor, to the west of me, a park to the east and an open field to the north that was originally proposed and advertised by the developer as a green belt of at least 50 to 75 yards. I understand that at times plans can change, but this proposal is beyond reasonable.

Many neighbors on the north side of Relativity built on these lots because of the planned green belt behind us. This was the specific reason my wife and I purchased our corner lot. We had a delay in our new build and had the option to select one of the larger lots on the south side of Relativity Ave at no extra cost, but we chose to keep this lot, because we would have no neighbors directly behind us. Now, 3 years after we went under contract to purchase our home, we are being told the developer wants to build a road right next to my home and another house directly behind. This is simply unacceptable.

I rarely, actually I have never made a complaint to any of my elected officials. My family tends to keep to ourselves and adapt to the circumstances. I am an Army retiree and have always lived by the saying, adapt and overcome. I served two combat tours in Iraq and unfortunately now suffer from anxiety and adjustment disorder. Honestly, that is why I chose this lot. It was comforting knowing I would not have any more than one neighbor directly bordering my lot.

Ultimately, I am sure the developer will end up doing what they want, but if I, or any neighbor has a voice, we would like to have the advertised green belt, that sold us on these lots to remain and the road extension to be nixed. If the developer wants homes or businesses beyond the green belt, that would be fine, but to take away the green belt would be devastating to us.

I have enjoyed my time in Eastmark and hope to be here for a long time, but unfortunately that will not be the case if this proposed change takes place.

Thank you for your time and understanding.

Sincerely,

Tim Samz

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Proposed zoning changes
Date: Monday, January 11, 2021 10:51:01 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

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From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 9:05 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Proposed zoning changes

FYI

Begin forwarded message:

From: "Dan.G.Moyes" <dan.g.moyes@gmail.com>
Date: January 11, 2021 at 8:45:42 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: **Proposed zoning changes**

Dear Sirs:

We are very strongly opposed to the proposed changes in land use as presented in the request for approval of Major Amendment to the Community Plan (Cases #ZON 20-00861; ZON 20-00888, ZON 20-00889, and ZON 20-00884). As we understand the requested change, land currently designated for (1) community retail and commercial and (2) completion of the Great Park as planned would be,

instead, diverted to the building of more family housing.

The announcement that we saw, dated December 28, 2020, stated that the proposed changes would not impact areas within Eastmark that are currently developed. That is a misleading and deceptive statement. While the proposal does not change the zoning or land use of areas already developed, it certainly changes the character and nature of the entire area, including areas outside of but adjacent to Eastmark.

When we chose to buy into Eastmark and Mesa, we did so based on the assurance from the developers and builders that our properties would be part of a community with a 'small town' feel. Those assurances were supported by land use plans approved by the City of Mesa and on file with the City. Included in that pitch to us was the planned presence of affordable community Mom and Pop shops, boutiques, unique dining and recreational opportunities, all within a mile or two from home and certainly within easy walking distance from the Great Park. We have been here years and still don't see the promises being fulfilled. As it is, Queen Creek and Gilbert get the bulk of our sales tax money and we wear out our car driving seven to ten miles for anything beyond the basics provided by the small development on Point 22 and Signal Butte. We do not believe that more family housing, without appropriate and promised amenities, represent the best and highest use of the properties in question.

Our properties in Eastmark are burdened with an assessment for the Great Park. To now change the use of the land that was set aside for the Great Park for other purposes seems to border on fraud. Will our assessments in the future be reduced due to this change? Will assessments already paid be refunded?

The proposed changes to land use will NOT provide the promised community amenities and a small-town feel. The loss of the promised future amenities will decrease the desirability and property values in Eastmark and erode the tax base. This is not the first change to land use in recent years that moves the Eastmark area further away from what we were promised. What other promises do the developers hope to break to maximize their profits at our expense?

Please deny the requested land use changes.

Sincerely,

Dan and Glenda Moyes

10445 E Tesla Ave
Mesa, AZ 85212

Sent from [Mail](#) for Windows 10

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Proposed zoning changes
Date: Monday, January 11, 2021 2:15:47 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 11, 2021 9:05 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Proposed zoning changes

FYI

Begin forwarded message:

From: "Dan.G.Moyes" <dan.g.moyes@gmail.com>
Date: January 11, 2021 at 8:45:42 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: Proposed zoning changes

Dear Sirs:

We are very strongly opposed to the proposed changes in land use as presented in the request for approval of Major Amendment to the Community Plan (Cases #ZON 20-00861; ZON 20-00888, ZON 20-00889, and ZON 20-00884). As we understand the requested change, land currently designated for (1) community retail and commercial and (2) completion of the Great Park as planned would be,

instead, diverted to the building of more family housing.

The announcement that we saw, dated December 28, 2020, stated that the proposed changes would not impact areas within Eastmark that are currently developed. That is a misleading and deceptive statement. While the proposal does not change the zoning or land use of areas already developed, it certainly changes the character and nature of the entire area, including areas outside of but adjacent to Eastmark.

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Please deny the requested land use changes.

Sincerely,

Dan and Glenda Moyes

10445 E Tesla Ave
Mesa, AZ 85212

Sent from [Mail](#) for Windows 10

From: [Nana Appiah](#)
To: [Tom Ellsworth](#); [Christine Zielonka](#)
Subject: FW: Regarding proposed: DU 5N
Date: Monday, January 04, 2021 11:56:34 AM

FYI-

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Monday, January 4, 2021 11:22 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Regarding proposed: DU 5N

FYI

Begin forwarded message:

From: Ismael Murillo <ish64@yahoo.com>
Date: January 4, 2021 at 11:18:16 AM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>
Subject: Regarding proposed: DU 5N
Reply-To: Ismael Murillo <ish64@yahoo.com>

WARNING: This email came from an External Sender – Use caution when clicking links, opening attachments, or responding to requests for information.

Hello councilman, my family moved in 2020 in Eastmark so excited for our location, we along with many others paid lot premiums as we were promised a green belt park behind our lots. There is very little park area for my kids to play at our part of the neighborhood so we've been patiently waiting for the promised park. It was supposed to start in early 2019 but when Covid hit we were told it was "un-essential" so they paused it - never mind the new houses being built every where.

I just caught wind the builder has decided to cancel the plans for the park and instead are petitioning to re- zone for more houses instead. My kids and our neighbors are really upset by this as we feel like we've been bait and switched. Please take into consideration the fact that the builder could still provide us this promised park in between us and still have plenty of room for the new section of homes. That would be a great compromise and we wouldn't feel good-winked.

If there is a petition I can sign or something to voice more opinion I'd pledge myself to do so. Thank you for considering our thoughts. We love this neighborhood and will be so glad to have some space for kids to play that's away from the streets.

Ismael.jmurillo
S resistance
Mesa AZ 85212
Eastmark DU 5/6S

Regarding proposed: DU 5N

[Sent from Yahoo Mail on Android](#)

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: replacing commercial with apartments in eastmark really?
Date: Wednesday, January 13, 2021 10:52:49 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Wednesday, January 13, 2021 10:47 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: replacing commercial with apartments in eastmark really?

FYI

From: Sam Rogers <sam.rogers10@yahoo.com>
Sent: Wednesday, January 13, 2021 10:40:27 AM
To: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Subject: replacing commercial with apartments in eastmark really?

So over herd there are plans to scrap the commercial side of EastMark for more apartments really?

A lot of us across the street at Cadence and in Eastmark chose to move here with the expectation of industrial growth to have fun and exciting neighborhoods. we chose to get away from deteriorating areas. Now the plans have changed to build apartments that are proven time after time to drop property values and increase congestion.... we moved out here to get away from that and you guys are choosing the dollar over the people yet again. to benefit the builders and that is wrong. our community does not want more home devaluing apartments to tarnish our lifestyles, children's activities, commodities.

thanks for your time and we hope you really take time and think about the neighbor hoods and the

people who chose to move here for a better lifestyle.

Sincerely,

Sam R.

referenced off google.

Multifamily **apartments lower** the **value** of single-family **homes** in the neighborhood.
more infrastructure support • Higher-density housing creates traffic congestion and parking problems.

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Rezoning of Eastmark
Date: Friday, January 15, 2021 3:24:41 PM

From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Friday, January 15, 2021 2:26 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: Rezoning of Eastmark

From: Jeffrey Rank <jenarallic@gmail.com>
Sent: Friday, January 15, 2021 2:23:37 PM
To: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Cc: Chris Brady <Chris.Brady@mesaaz.gov>; Mayor <Mayor@MesaAZ.gov>
Subject: Rezoning of Eastmark

Dear Council Member Thompson and others,

I moved into Encore of Eastmark on April, 2017. When we moved there, we were given a booklet of what Eastmark was planning on being. Housing everywhere, with the exception of North of Warner, which was to be commercial property, like the Apple facility. A hotel complex and golf course were proposed for the SE corner of Elliott and Ellsworth. Retail shopping at Warner (Point. 22) and Signal Butte and also at NE corner of Ellsworth and Ray Rd. Other items were educational near Point 22 and Ellsworth. The master plan was beautiful.

My wife and I moved into Encore, the 55+ community. It seems that the whole plan has been totally destroyed. We do NOT have much in retail and restaurants like planned. We were told that a grocery store and gas station were to be at Ellsworth and Ray Rd. There were plans on a Fire Department on Eastmark north of Ray. Now all I see are apartments in stead. We NEVER would have moved here if we knew that we still must drive 5+ miles for most amenities. We have been taken for a ride by DMB (and subsequent developer) and the City of Mesa. What was to be a very dynamic community is nothing but housing with high density housing replacing retail and commercial. Also disappointed that the Fire Station is now at Point 22 and Ellsworth. Only a mile away, but when you have a 55+ community, I would have hoped it could have been more centrally located within Eastmark, not on the edge.

What was the City of Mesa thinking? This has been nothing but a bate and switch community by DMB. Nothing has been done to make this a striving community with combination of residential, commercial and retail. I will add another disappointment that I have for the City of Mesa's approval of DMBs landscaping. We are in a desert !!! Why are our parkways mandated to be nothing buy

plants that demand water? They are overgrown and now have a major rat problem everywhere within Eastmark. Should have looked at Las Sendas. Their right-a-ways and common grounds use desert type plants. Not overgrown and certainly not demanding of a high volume of water.

My wife and I can only hope that the City goes back to the original proposal by DMB and holds their feet to the fire to give us a mixed use community like was originally planned. Queen Creek has totally outmaneuvered Mesa on building a community. I love their downtown district of retail and restaurants. We still have to drive over 5 miles to get to any restaurants other than fast food. VERY VERY DISAPPOINTED IN THIS COMMUNITY.

Jeffrey Rank (and Nancy Rank)
10315 E Thistle Av
Mesa, AZ 85212
480-229-0051

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: rRe: Notice of Proposed Major Amendments to Eastmark Community Plan
Date: Thursday, December 31, 2020 1:51:32 PM
Attachments: [C95D167D-9F2B-4058-963F-384DA75099FC.png](#)
[F105ACAF-BADA-4094-A16F-039E56DEA188.png](#)

From: Monica Kwasny <monicakwasny@yahoo.com>
Sent: Thursday, December 31, 2020 1:51 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>; Miller, Travis <travismill23@yahoo.com>
Subject: Fw: rRe: Notice of Proposed Major Amendments to Eastmark Community Plan

----- Forwarded Message -----

From: Monica Kwasny <monicakwasny@yahoo.com>
To: nana.appiah@mesa.gov <nana.appiah@mesa.gov>; Miller, Travis <travismill23@yahoo.com>; commanager@mesaaz.gov <commanager@mesaaz.gov>; councilmember.thompson@mesaaz.gov <councilmember.thompson@mesaaz.gov>
Sent: Thursday, December 31, 2020, 01:42:03 PM MST
Subject: rRe: Notice of Proposed Major Amendments to Eastmark Community Plan

Good Afternoon;

I recently received a written notice in the mail from DMB (The Developer For Eastmark). The notice stated that the developer had submitted multiple requests for approval of proposed major amendments to the Eastmark community plan.

The notice did not provide any details regarding the nature of the proposed amendments. I have contacted Jill Hegart the representative that was listed on the notice for additional information. I have not received a response.

Furthermore, in reviewing the Eastmark Community Plan Section 4.2 (available at Mesa.gov) it indicates that requests for major amendments shall be handled in accordance to Mesa City Code Title 11, Chapter 9.1. In reviewing the City code online, it seems that Title 11, Chapter 9.1 seems to be missing.

I need gain access to the proposal for major amendments that was submitted by DMB to the city of Mesa. Furthermore I need information regarding how to file a complaint (Title 11 Chapter 9.1 of Mesa City Code) should I not agree with the proposed changes. As an impacted stakeholder it is important that the process allow for the concerns of the community to be heard as well as adequately considered. Currently, the process is not transparent and does not allow for community engagement and due process.

Please provide the requested materials/information at your earliest convenience.

Monica Miller

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: we don't want multi unit housing in east mark and cadence.
Date: Wednesday, January 13, 2021 10:53:23 AM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Wednesday, January 13, 2021 9:42 AM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Cc: Alicia White <Alicia.White@mesaaz.gov>
Subject: Fwd: we don't want multi unit housing in east mark and cadence.

FYI

From: Arthur Chidester <acchidester@gmail.com>
Sent: Wednesday, January 13, 2021 9:40:28 AM
To: Chris Brady <Chris.Brady@mesaaz.gov>; Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>; Mayor <Mayor@MesaAZ.gov>
Subject: we don't want multi unit housing in east mark and cadence.

I just wanted to notify you that we as residents of the Cadence and east mark communities do not want any apartments or multi unit housing put into our community. Please do not approve anymore of this type of housing but leave it as single family and commercial building.

Thank you,

Arthur Chidester

From: [Nana Appiah](#)
To: [Tom Ellsworth](#)
Subject: FW: Zon 20-00884
Date: Monday, January 11, 2021 2:18:53 PM
Attachments: [image001.png](#)

Nana Appiah, PhD, AICP
Planning Director/Zoning Administrator
City of Mesa
55 N Center St
P. O. Box 1466
Mesa, AZ 85211-1466
Phone: 480.644.2181
Email: Nana.Appiah@mesaaz.gov

Standard business hours are 7:00 AM – 6:00 PM Monday through Thursday. City Hall is closed on Fridays.



From: Councilmember Thompson <Councilmember.Thompson@MesaAZ.gov>
Sent: Friday, January 08, 2021 2:41 PM
To: Nana Appiah <Nana.Appiah@mesaaz.gov>
Subject: Fwd: Zon 20-00884

FYI

Begin forwarded message:

From: sjcphx@cox.net
Date: January 8, 2021 at 2:02:59 PM MST
To: Councilmember Thompson <Councilmember.Thompson@mesaaz.gov>, Chris Brady <Chris.Brady@mesaaz.gov>, Mayor <Mayor@mesaaz.gov>
Subject: Zon 20-00884

Good afternoon

My name is Jennifer Castillo and I live on E. Relativity Ave. just to the south of the changes which are being proposed to amend. I would like to express my disapproval of these plans. When we moved here, we were told this was going to be the “outskirts” of Eastmark, there would be no other houses to the north of us. We were also told there would be a park behind our house. These plans were submitted and presented to us last year. I could not tell from the diagram if the park would be included or not, but I

could see you there would be a through street at Benton Park, cutting into the corner park. There is also a through street proposed at Parc Jul. These are both unacceptable. Our property disclosure did not state that there would be a through street at the end of Relativity!

We we're also told that the property to the north of us would be businesses specifically A "Tech corridor" NOT a more houses. If Mesa would like to draw more "big businesses" to our area, we need to have large area to draw big businesses as well as restaurants and other businesses.

As a property owner, I highly recommend that you do not support the rezoning of this area!

Thank you
Jennifer Castillo
10620 E Relativity Ave.
Mesa az 85212

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