

CITY OF MESA

Concept Themes

| Concept A: | Concept B: | Concept C: |
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| <ul style="list-style-type: none">▪ Mixed-use focus▪ Highest proportion of housing to jobs▪ Higher proportion of office jobs in mixed-use centers▪ Innovative street network and intersection designs▪ Site-wide open space and trail network▪ Regional stormwater approach | <ul style="list-style-type: none">▪ Market-based conventional development focus▪ Greater separation of employment and commercial from residential areas▪ Minimal modifications to arterial grid▪ Street hierarchy with access management▪ On-site detention with coordinated locations | <ul style="list-style-type: none">▪ Industrial/Airport protection economic development focus▪ Highest proportion of jobs to housing▪ Airport "ring road" optimized for trucks▪ Major job destination▪ In-commuting could necessitate higher-capacity roadways▪ Conventional on-site detention |

Direction for Preferred Concept

- Support for residential density, mixed-use, continuous open space
- Make Ellsworth Road continuous N-S
- Move urban center off airport property to east side of WG Freeway
- Address Boeing concerns by locating lowest density housing furthest from predominant flight patterns
- Avoid detached housing adjacent to freeways
- Mixed use with high density residential and regional park inside the 202
- Try to reflect Levine GP Amendment
- Plan for coordinated Urban Center and airport access routes/transit