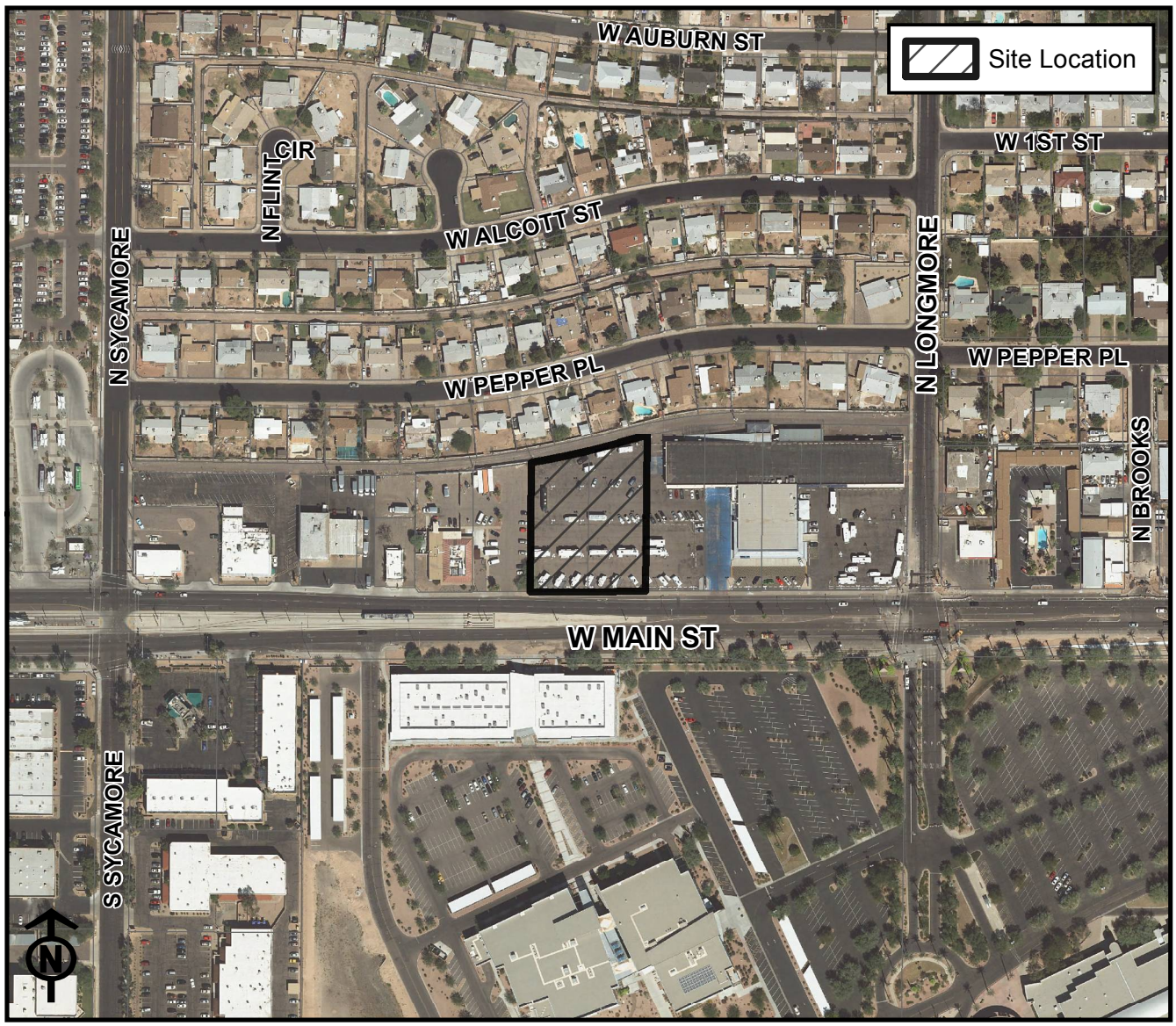

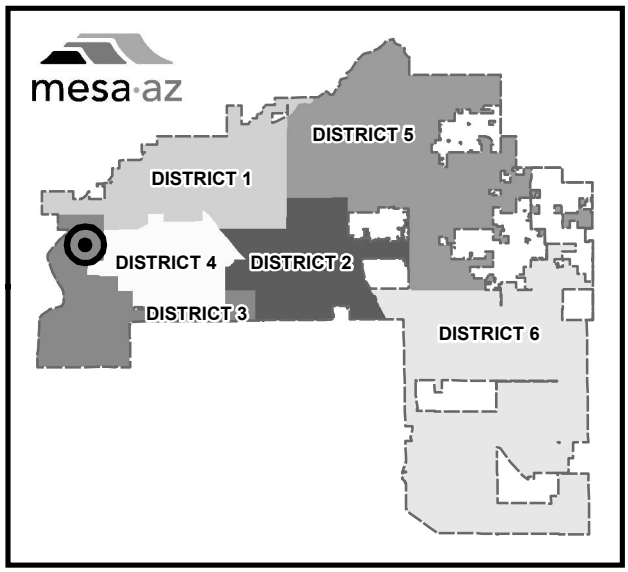

PLANNING AND ZONING VICINITY MAP

CASE:
Z15-001

PROJECT:
THE HUB AT MESA LOFTS

ADDRESS:
1600 W MAIN ST

REQUEST:
REZONE FROM GC TO T5MSF. THIS REQUEST WILL ESTABLISH FORM-BASED ZONING ON THE PROPERTY.

Z15-001
Z15-001
Z15-001
Z15-001
Z15-001

The Hub at Mesa Lofts - Citizen Participation Plan

Planning and Zoning Case Number: PLN2014-00542
Report Date: 10/24/14

Purpose

The report provides the results of the implementation of the citizen participation plan for The Hub at Mesa Lofts, a project located on the two most western parcels of 1600 West Main Street, with the goal of rezoning the 1.14 acres from General Commercial to a zoning designation substantially similar to T5MSF using whichever zoning tool is most appropriate for the neighborhood and in accordance with the West Main Street Area Plan.

This rezoning would allow for the construction of an 80-unit multi-family housing and live/work development on the site.

This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-sheets, printed pieces and lists are attached.

Neighborhood Meetings:

Turnstone Development and NEDCO held two public meetings, one held at EVIT and the other at Adelante Healthcare where citizens were invited to learn more and give input into the proposal. The visioning sessions were conducted by Dr. Ernesto Fonseca of the Elemental Group and offered participants the opportunity to discuss and develop the right scale for the development.

At the October RAILmesa meeting, the proposal was outlined and participants were invited to the public meetings.

First Neighborhood Meeting:
EVIT – Health Sciences Center Auditorium:
1601 W. Main Street
October 16, 2014 – 6:00pm

Second Neighborhood Meeting:
Adelante Healthcare Community Room:
1705 W. Main Street
October 21, 2014 – 6:00pm

The former Sun Pontiac property was previously subject to a substantial visioning process with residents in 2006 with ASU's Stardust Center for Affordable Homes and the Family and the West Mesa CDC. Over 70 residents attended. Together, they worked on a number of plans and ultimately envisioned a 200-250-unit residential and commercial development for the property, ranging from 2 to 9 stories, while rejecting a taller, 300-350 unit proposal. The community also proposed that the City convert the alley to a linear park.

This work was also followed up with substantial community input with the West Main Street Area Plan, which created a guiding document that was subsequently adopted by City Council in December of 2007. This plan included the former Sun Pontiac site.

Correspondence:

- Invitation Flyers (attached) were mailed to property owners within 500' of the site (see attached list)
- Invitation Flyers were also distributed by hand to the homes of the three streets north of the property after working hours, inviting many personally.
- Notification letters were mailed to all HOAs and registered neighborhoods within 1 mile of the property (see attached list)
- Letters were also sent to:
    - Mesa Public Schools
        - District Office
        - Webster Elementary School
        - Carson Jr. High School
        - Westwood High School
    - East Valley Institute of Technology
    - Adelante Healthcare

Electronic Media

- Invitations were mailed to the RAILmesa Community e-mail listserv, which contains 685 subscribers.
- The invitation was listed on the Nextdoor Riverview Main website, which is a neighborhood-only communication platform.
- The invitation was shared on the following Facebook pages and/or groups:
    - RAILmesa (I Believe in Mesa's Downtown) – reaching 865 people and shared four times
    - Growing up in Mesa in the 70s
    - If you knew it, you'd do it
    - NEDCO-Mesa Light Rail Support
    - MesaBiz
    - You're Probably from Mesa, AZ If . . .
- Invitation shared on the following Nextdoor.com bulletin boards:
    - Riverview/Main Neighborhood
    - Rancho Del Mar
    - Dobson Ranch East
    - Park Place
    - Marlborough Mesa
    - Villa Fiesta
    - Country Club Parkway
    - Dobson Ranch West
    - Palo Verde Park
- Craigslist.com Community Post
- Google Plus public posts
- Instagram sharing the invitation image and information
- Twitter

Results:

Fifteen individuals attended the two neighborhood meetings. Overall, individuals were positive and supportive of the proposal. Great discussions were had with residents about the future of the area and how this site would be incorporated.

At the first meeting, we discussed the differences between T5MS and T5MSF. There was consensus that T5MSF was more appropriate with this site. We also discussed the West Main Street Area plan and how it would apply for this area (designated as part of the station area or transit corridor).

At the second meeting, there was more discussion about parking and height, as well as discussion about the architecture styles that would be appropriate for the site.

Summary of Concerns, issues and/or problems:

- If the building was too tall on the north side, there could be a loss of privacy for neighbors across the alley.
- Question as to whether parking would be sufficient for this development
- A concern that colors would be bright
- There was desire for a streetscape that included lots of greenery and trees
- Additional trees in the alley.

How concerns, problems and issues were addressed

- The building will step back near the alley, which is adjacent to the single family homes. There will also be a ground-level set-back to accommodate resident concerns. These provisions are already ensconced in the T5MSF requirements when adjoining T3-like neighborhood areas. Additional set-backs will be considered as the site plan is finalized.
- Parking will meet all requirements of the zoning ordinance. It was noted that it is in the best interest of the developer to make sure a property is not under-parked, as it will not lease properly without sufficient parking. Also noted the proximity of the light rail station.
- Final exterior paint and color selection will be in sensible colors that complement the development.

NEDCO
NEIGHBORHOOD ECONOMIC DEVELOPMENT CORPORATION
nedco-mesa.org

SUN PONTIAC HOUSING COMMUNITY DESIGN CHARRETTE

Prepared by the Elemental Group, LLC
the elemental group
advancing the health and livability of our communities

SUN PONTIAC HOUSING COMMUNITY DESIGN CHARRETE

NEDCO

The Neighborhood Economic Development Corporation provided the vision, logistics and management of this project.

David Crummey
Community Development Real Estate Specialist
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THE ELEMENTAL GROUP, LLC

Elemental designed and facilitated both community design and planning charretes and developed final report.

Dr. Ernesto Fonseca
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LISC

The Local Initiatives Support (LISC) Corporation provided funding for this project.

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Phoenix, Arizona 85003
602.256.0015
lisc.org/phoenix

ACKNOWLEDGEMENTS

Brian Cassidy from CCBG Architects kindly donated his time and attended both charrettes and co-faciliated the second community design workshop.

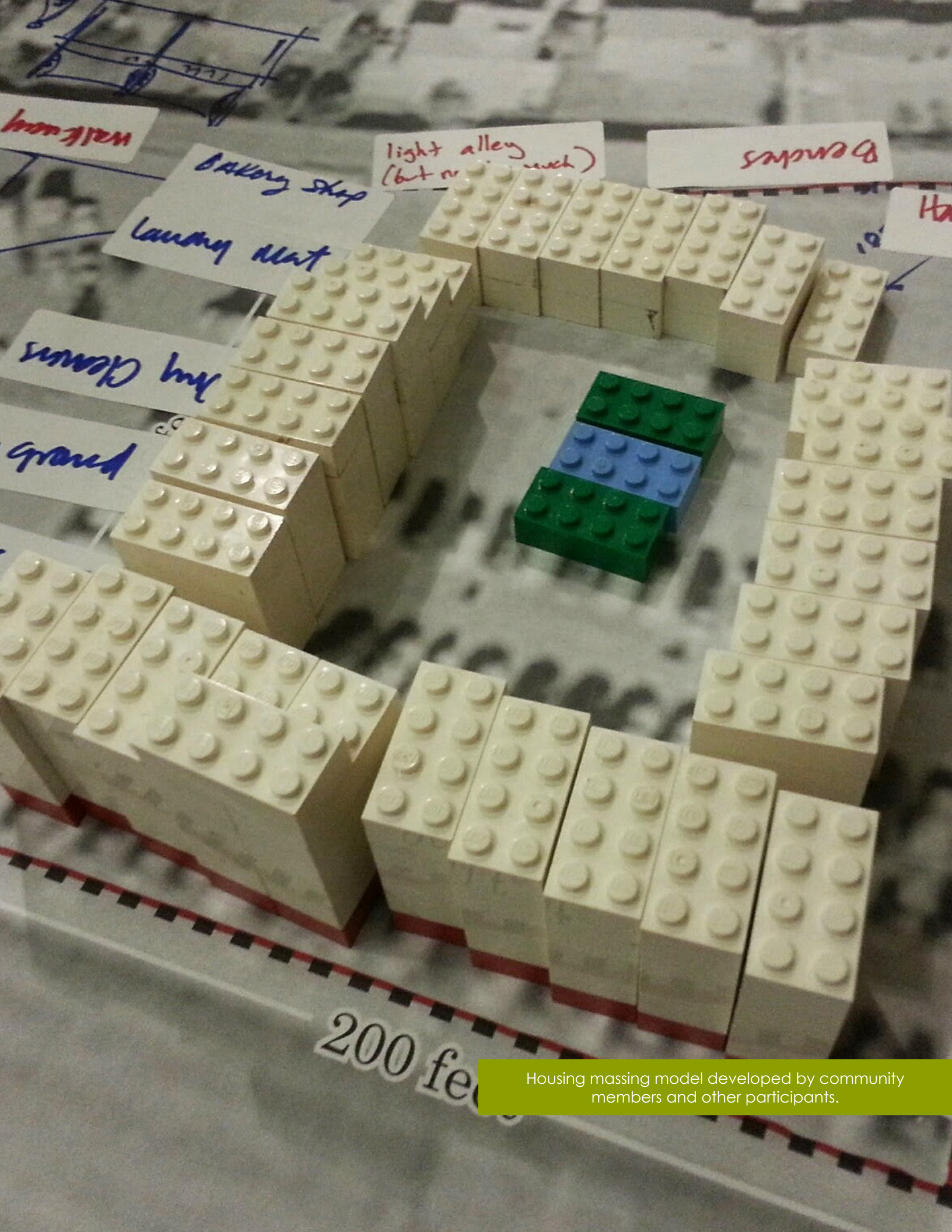
Prepared for NEDCO
nedco-mesa.org
NEIGHBORHOOD ECONOMIC DEVELOPMENT CORPORATION

The following work was sponsored by the Local Initiatives Support Corporation of Phoenix, organized by the Neighborhood Economic Development Corporation (NEDCO-MESA CDFI) and facilitated by the Elemental Group. This process was designed to envision the planning, design and programming possibilities for the former Sun Pontiac Auto Dealership. The project was facilitated through a participatory planning and design process. This is a powerful tool that enables residents and other stakeholders to work with design professionals and developers to designed what their communities could be.

This report represents the work of many. David Crummey and Terry Benelli at NEDCO planted the seed and ignited the start of this initiative. Both, David and Terry provided the vision and leadership for this project which will continue until a wonderful housing development is completed in the near future. Our hope is to house many of our Arizona families. Special thank you to Brian Cassidy from CCBG Architects who offered his time to co-facilitate a visual assessment exercise. And thank you to all of our committed residents that attended our two meetings to provide information and feedback on this project.

The East Valley Institute of Technology (EVIT) and Adelante Healthcare provided wonderful venues for our planning and design events as well as logistics and technology to use them. Thank you all for your help and support.

Dr. Ernesto Fonseca
Managing Partner
The Elemental Group, LLC



Housing massing model developed by community members and other participants.

According to the US Census it is estimated that Arizona's population is now over 6,626,624 people and 2,892,325 housing units (Census, 2014). The City of Mesa alone has an estimated 201,173 housing units. (Census, 2014). Despite this apparent large number of housing units, low-income families continue to struggle to find high quality housing in neighborhoods that are well equipped with services within walking distance and close to reliable public transportation corridors. These families are often penalized through housing location and housing quality forcing them to drive more and/or live in substandard conditions. The City of Mesa Consolidated Plan further outlines than their city has about 14,295 homes with at least one severe issue. The City defines homes with severe issues as homes that lack all or partial plumbing, a complete kitchen and/or are overcrowded and/or pay over 50% of their income for housing. (Mesa, 2014). In addition, renters (11,385 families) that earn 100% or less of the Phoenix-Mesa Area Medium Income (AMI) also pay over 50% of their monthly income for housing. These statistics without a doubt present serious challenges for the future of low- and moderate-income housing for the City. The City envisions at least 1,500 new units in the very near future. This number of units will require all stakeholders to come together and develop a diverse portfolio of housing for all income levels and family types. NEDCO is ready to lead these efforts and advance the number and quantity of quality-affordable homes in the city over the next few years.

The US Department of Housing and Urban Development (HUD) is the largest de facto developer and housing policy maker in the Country. HUD oversees the world's biggest housing mortgage insurer, the Federal Housing Administration (FHA), (HUD, 2014). Over the past decade both organizations have been redefining the meaning of housing and what housing should provide for our low- and moderate-income families. Housing is no longer only a place to dwell, or one that provides refuge from the elements. Housing today is a place to thrive, a place that should nurture our families and provide us with a space to succeed and be healthy. A place that fosters active living and that is close to minimum basic amenities and reliable public transportation. Housing needs to be efficient, comfortable and affordable to own and operate over the years. Certainly the meaning of housing has been transformed since the 1800's.

NEDCO is one of the few and most successful non-profit organizations working in the City of Mesa providing a wide range of tools for residents and small business owners to succeed. NEDCO offers small business technical assistance, lending up to $50,000 and its expanding its real estate operations. If developed, the Sun Pontiac site could house as many as 80 new high quality affordable housing units along the light rail. This project could also be the first of its kind along the Light Rail Corridor in Mesa, just a few blocks away from downtown Mesa.

The goal of this Charrette was envision housing, design and programmatic preferences that would meet the needs of all participants and inspire development on the rest of the Sun Pontiac Site. Participants analyzed the urban fabric and conditions of the Sun Pontiac Site before making design, planning and programming recom-mendations. The Elemental Group, LLC was selected to facilitated two participatory planning and design events including the development of the final Charrette report.

The Charrette process is a very dynamic multi-day alternative planning process that follows closely the Ten Smart Growth principles as the primary baseline and starting point which aims to create consensus from the bottom up. The primary goal is to create viable, long lasting, transformative, replicable, adaptable and sustainable solutions for urban, community and housing issues with the input and support from the community. In essence the Charrette is the main mechanism to deliver a well-structured process to plan and design collectively. According to the National Charrette Institute, collective design typically challenges all development conventions; including codes, standards, and finance mechanisms. It also challenges people's perceptions regarding growth and traditional planning and design.

Charrettes are designed in various phases. The Elemental Group has developed a five phase Charrette format that addresses all challenges through the planning and design process. This model has proven to be the most effective in facilitating and building consensus for future projects that can be implemented or are buildable. These phases include: A. Research and Education, B. Community and Stakeholder Outreach, C. Charrette, D. Community and Stakeholder Feedback and E. Implementation.

The Charrette phase is the most fun, interactive and collaborative part of the process. This day is a very intense day where all stakeholders; organizers, community members, elected officials, business owners and community leaders all come together to develop and agree on an idea, a design or a policy recommendation. The day starts with presentations by researchers, designers, planners and charretteers, and it is follow by the actual Charrette event in which all people sit at different tables forming teams to develop concepts, programs and designs or master plans for their community. After community teams have completed their design, planning or programming exercise, the group selects a team representative to present to their work.

After Charrette day, the process continues and the design, research and planning team reconvenes to refine ideas and develop the final product. In this phase the community continues to be involved providing feedback and further recommendations as the project design progresses. The Charrette process concludes with one or more final presentations to the public to seek feedback on final designs and community master plans.

The Sun Pontiac 1.12 acre site is located in the Southwest Mesa Neighborhood, Council District 3, just two miles West of Downtown. This neighborhood is ranked number 2 in the City of Mesa and is considered an exceptionally livable neighborhood with an score of 80 out of 100 according to areavibes.com. This neighborhood is adjacent to the Light Rail, close to schools and medical facilities, grocery stores and much more. The housing stock in this neighborhood is relatively recent dating back to the 1950's and 1960's. Development in Southwest Mesa came several decades after downtown was already taking place in the late 1800's and early 1900's. From its prehistoric roots to today's dynamic business and residential community, Mesa has seen it all. "The first prehistoric people to live in Mesa were the Hohokams who flourished in the valley for over 1,500 years. They were farmers and canal builders who lived in large communities of up to 500 people." (Museum, 2014). During this time settlers in Mesa were scarce and no real neighborhoods had been formed. Conflicts between the Pima and Maricopa along the Gila River and the Yavapai, and the Apaches in Salt River didn't provide space for the development of solid neighborhoods. In 1865 the first permanent settlement took place after the US Army established Fort McDowell. The establishment of the Army created the conditions for Anglo settlements in Phoenix, Tempe, and Mesa. (Museum, 2014)

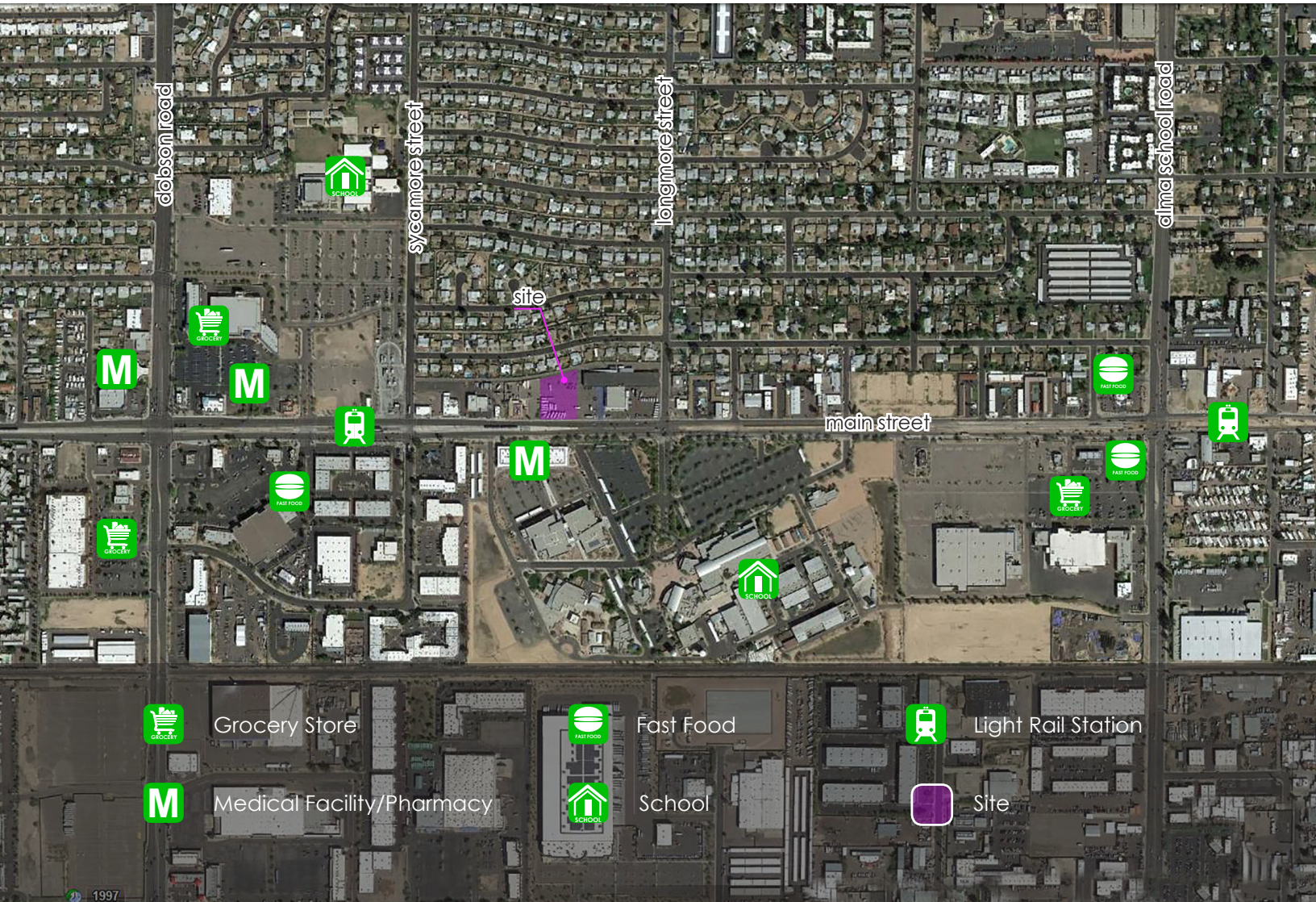
The first settlers came from Utah in 1877 sent by Brigham Young. The "Utah Company" was originally sent to establish "stations on the road." Over the years, more settlers came from Utah and housing development started to flourish. For centuries, agriculture was the foundation and main economic activity of this region which attracted the employment of many African-Americans and the resurgence of Mexican-Americans. However, racial tensions made many of these residents feel unwanted and ended up moving to other parts of Arizona, including areas of East-Lake Garfield and others in West Phoenix. Today a large portion of the population make up in this neighborhood is from European descent. Sixty-four percent of the area population in this area is Caucasian, 19 percent Hispanics or Latinos and a small 3.5 percent of African-Americans.

The first homes were modest bungalows, some of them with a small basement space that provided a cooler area for preserves and storage. Most homes were less than 1,000 S.F. with small front porches and medium size backyards. The homes around the Sun Pontiac Site were built in the 1950's and 1960's as production homes. These single family homes range from 1,100 to 1,400 sq feet, one floor with large front and back yards. When these homes were developed they were sitting in the outskirts of downtown with large farmland in between them and homes located in and around Center Road and Main Street. Over the years this gap was filled. First on Main Street where most small businesses sprout-up which then sparked new housing developments around them. Today there is little unused land left and no agricultural activity takes place in these neighborhoods.

The Sun Pontiac Site is located in a highly strategic location. Adjacent to the light rail corridor, down the street from downtown Mesa and surrounded by many high profile amenities, services and recreational venues and potential employers. Many of these opportunities are not necessarily within walking distance but they are close enough to avoid large commutes such as the Mesa Community College (MCC) which provides an ample range of lucrative opportunities. The East Valley Institute of Technology (EVIT) is located right across the street offering educational and employment opportunities for adults and youth. Adelante Healthcare is also located across the street and offers first class family medical services for low- and moderate-income families. Downtown Mesa lacks a grocery store. However, the Sun Pontiac Site is close to several convenience stores and less than a half a mile from Safeway, a full service food retailer. Walgreen Pharmacy is also within walking distance located the corner of Dobson Road and Main Street.

Downtown Mesa is only two miles east of this prospective housing site which makes it even more appealing. Downtown also offers a great number of destination amenities; restaurants, coffee houses, galleries, fully equipped parks, city government services and much more. All of these amenities make of this site an ideal location for families with limited resources. These families use these services and seek employment among the many large enterprises such as MCC, EVIT, or the City of Mesa government.

Not everything is perfect in this location. According to areavibes.com crime activity in Southwest Mesa is about 8% higher in relation to the rest of the city. And outdoor environmental quality is below average. Noise and traffic can also bring some level of disconfort to some residents. However, overall this location continues to be a highly visible, accessible, well connected and enriched service area which overcomes some of the issues mentioned above.

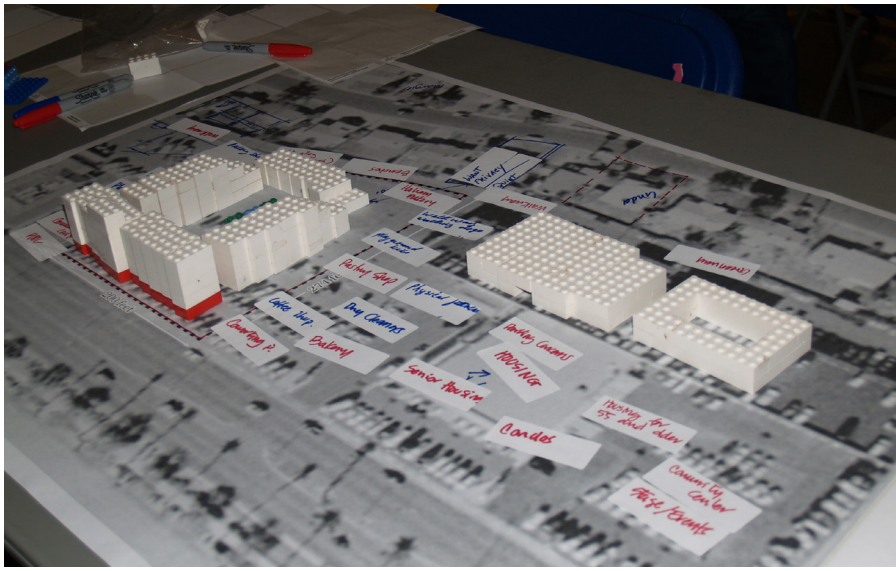


NEDCO and Elemental organized and reached out to community members, community leaders and other stakeholders to attend and participate in design and planning charrettes. NEDCO and Elemental organized two participatory charrettes, one of them took place on October 16th at EVIT. This event was attended by a modest number of participants (5) that were highly motivated and engaged. The second event took place on October 21st at the ADELANTE Healthcare facilities which are adjacent to EVIT on Main Street. During this last event we had 10 committed participants that provided information on design preferences and continued to express their concerns and desires for the potential housing development.

During the first event the participants were asked to play with LEGO® blocks to visualize a prospective building arrangement on site. This exercise was the catalyzer to identify concerns, preferences and ideal amenities than potential future development should include. The site itself was selected due to its availability, convenience and strategic location along the light rail. This also includes its proximity to multiple amenities such as grocery stores, schools, employers, and parks. The 1.12 acre site is located at the NW corner of Main and Longmore Streets, just one block East of Dobson on Main Street and almost across the street of a light rail station which provides a great connectivity hub for future residents once the development is completed.

Participants were invited to attend the charrette event from 6:00 p.m. to 8:00 p.m. while all organizers and facilitators gathered at 5:00 p.m. to set the room and display materials. Design and planning materials included a full aerial of the site which also included LEGO® blocks kits, housing unit space blocks and colored pencils to design their sites. All participants concentrated their efforts in laying out the LEGO® blocks on the aerial site to envision a generic potential layout of housing units, building heights, community and recreational space, parking requirements, paying attention to possible impacts that this design could have on adjacent homes located on the north side

Participants at work developing design, planning and programming ideas for future housing development.



Massing housing concept designed by community stakeholders on October 16th, 2014

of the prospective housing complex. Residents paid special attention to units' heights located in back of the lot. Their primary concern was losing visual privacy in their backyard. This issue was frequently stated by all participants. Facilitators explained that precisely expressing those concerns were one of the main objectives of the workshop so designers could take those concerns into consideration and address those issues through design and planning solutions.

The second event took place at the Adelante Healthcare facilities. During this event an overview power point presentation was display synthesizing findings collected during charrettes that took place in 2006 and during previous meeting at EVIT. After this presentation, David Crummey explained the vision for the prospective housing development, including the market than these homes were being envisioned for and what incomes would or not qualify to occupy one of the unis. David Crummey, Brian Cassidy, Architect with CCBG Architects and Elemental staff facilitated a visual assessment exercise. All participants were asked to select specific attributes from a wide range of images of completed housing developments across the United States. Their visual preferences were as specific as pin-pointing a strong preferences for balconies, or buildings that didn't exceeded five floors and particularly contemporary architectural styles. Overall participants were satisfied with the direction the prospective project may be heading if funding opportunities materialized.

Participants were informed by David Crummey that funding was still not available and that NEDCO was pursuing tax credit funding opportunities. Participants were also informed that in the event that all funding was awarded, they will be contacted again to continue their participation in the visioning and implementation of the housing development.

Visual preferences survey. Participants selected two main design ideas for housing development.

Participants were explained that in order to make the housing development feasible it would have to accommodate no less than 70 housing units and community amenities. These amenities were outlined during the initial workshop including a potential program of possibilities for remaining real estate of the current Sun Pontiac Site.

Residents and other stakeholders identified the following amenities as ideal services or spaces for future housing development.

Community Room: In order to provide space for resident meetings and or visitor meetings, participants recommended that the design team include in the program a community room to hold gatherings, presentations and resident social events. This space would also house a computer room for residents to use and stay connected, apply for jobs or do homework. This piece was outlined as a prominent feature for low- and moderate-income families that may not have the means to pay for internet services or can provide a quiet space to do homework or periodic office work.

Fitness Center: Most participants showed interest in including a fitness-exercise room. Many of them mentioned the lack of time or financial resources to attend a private gymnasium to stay physically active and in good health. In all, this amenity has become a staple for housing development across the nation in all income level housing complexes.

Drycleaners: In consideration of families' busy schedules, participants recommended the inclusion of a drycleaning facility so residents could drop their clothing items and release them from extra work. This facility could also provide additional revenue for the housing development which could be used to supplement maintenance and operational costs.

Playground: All residents stressed the need for the development of a well-equipped playground for kids to play and stay active and safe. This facility should be enclosed from all traffic and parking areas to allow for kids to transition from and to their homes safely.

Parking: A major concern for all participants was the number of units in relation to the number of parking spaces that will be available for residents and visitors. All participants were explained that parking will meet all zoning and parking ordinances allowed and requested by the City of Mesa. In addition they were also explained than this component will be studied in its entirely to avoid a potential market issue due to limited parking availability.

Commercial and Retail Space: During planning and design workshops, participants were extremely amenable to developing street-front commercial and retail rental space. They identified this as an opportunity not only for residents but also for themselves as a space where they could house their own small businesses such as a small bakery.

Housing sample of visual preference. Color and design. (1)

Housing sample of visual preference. Color and design. (2))

Maker Innovation Space: NEDCO has envisioned this housing project as a place where people can find not only housing but also a place where they can thrive and expand their economic and professional success. The development of a space where young and adult entrepreneurs could gather, exchange ideas and use as a platform for intellectual growth. This idea was well received and supported. All residents were receptive to this idea and recommended the inclusion of this space as part of the master plan program for the housing site.

Other Amenities: Participants outlined a number of amenities that should be included in the event that this project takes place. Most of these other amenities were envisioned as components of future development on the remaining Sun Pontiac Site located on the east site of selected site of the NEDCO Housing Project. These amenities included, housing for older adults, a pastry shop, a new co-working space, an additional recreational area and a green belt corridor by re-using the alley behind the property.

DESIGN PREFERENCES

During the second design and planning workshops. Participants were asked to identify what they liked the most about the housing development images they were shown. All participants displayed a great and diverse taste in design. However, they agreed that housing development design should include:

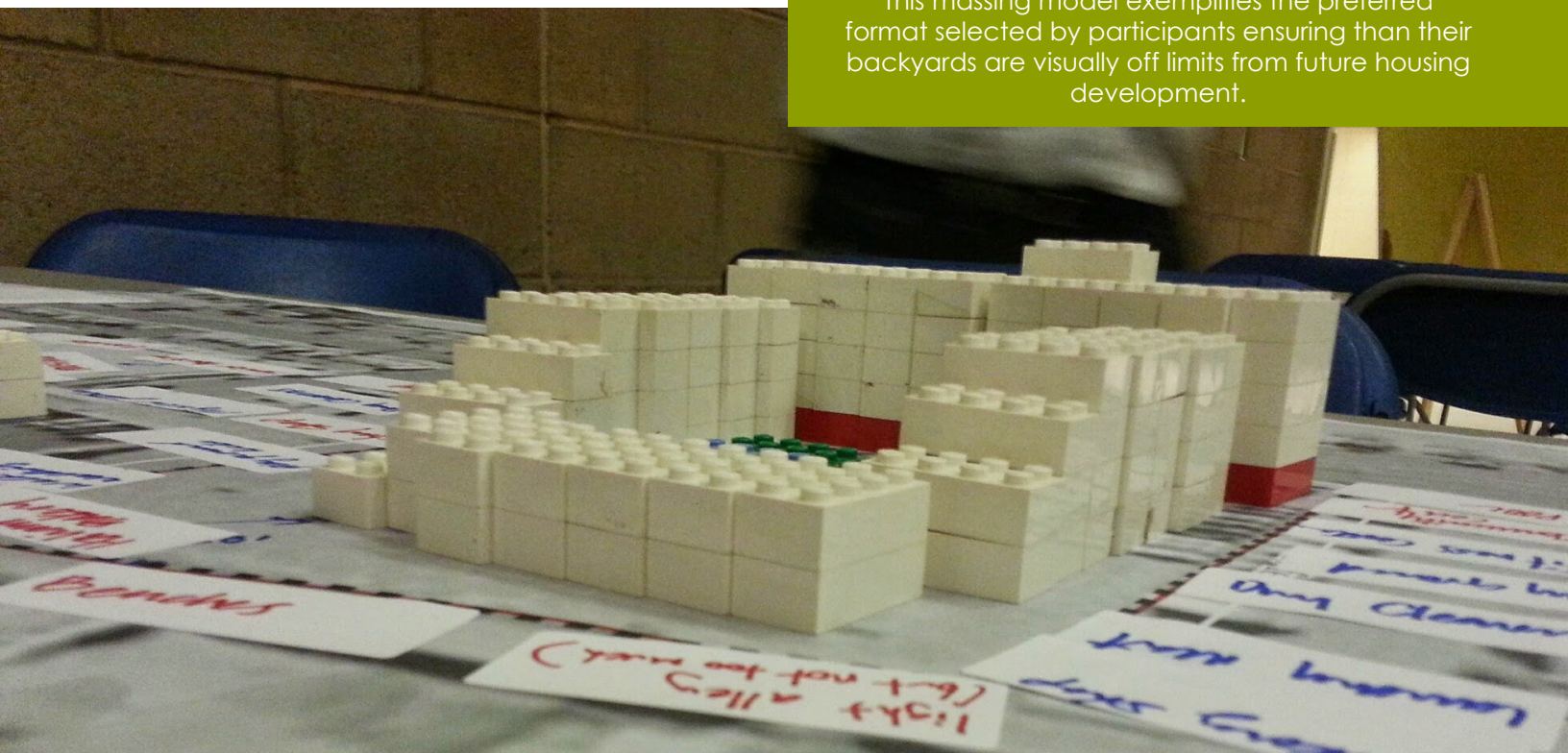
Balconies: All street facing units should include balconies to beautify the building allowing residents a place to recreate outside.

Color: Most participants were very receptive of color, excluding plain white and hospital-healthcare looking facilities.

Other Architectural Attributes: Participants were very supportive of balconies, architectural railing features, and overhangs to provide shade while walking down the street. Participants were also very receptive of large windows and glass coverage which in their view makes these buildings look beautiful, more attractive and increases natural lighting in housing units.

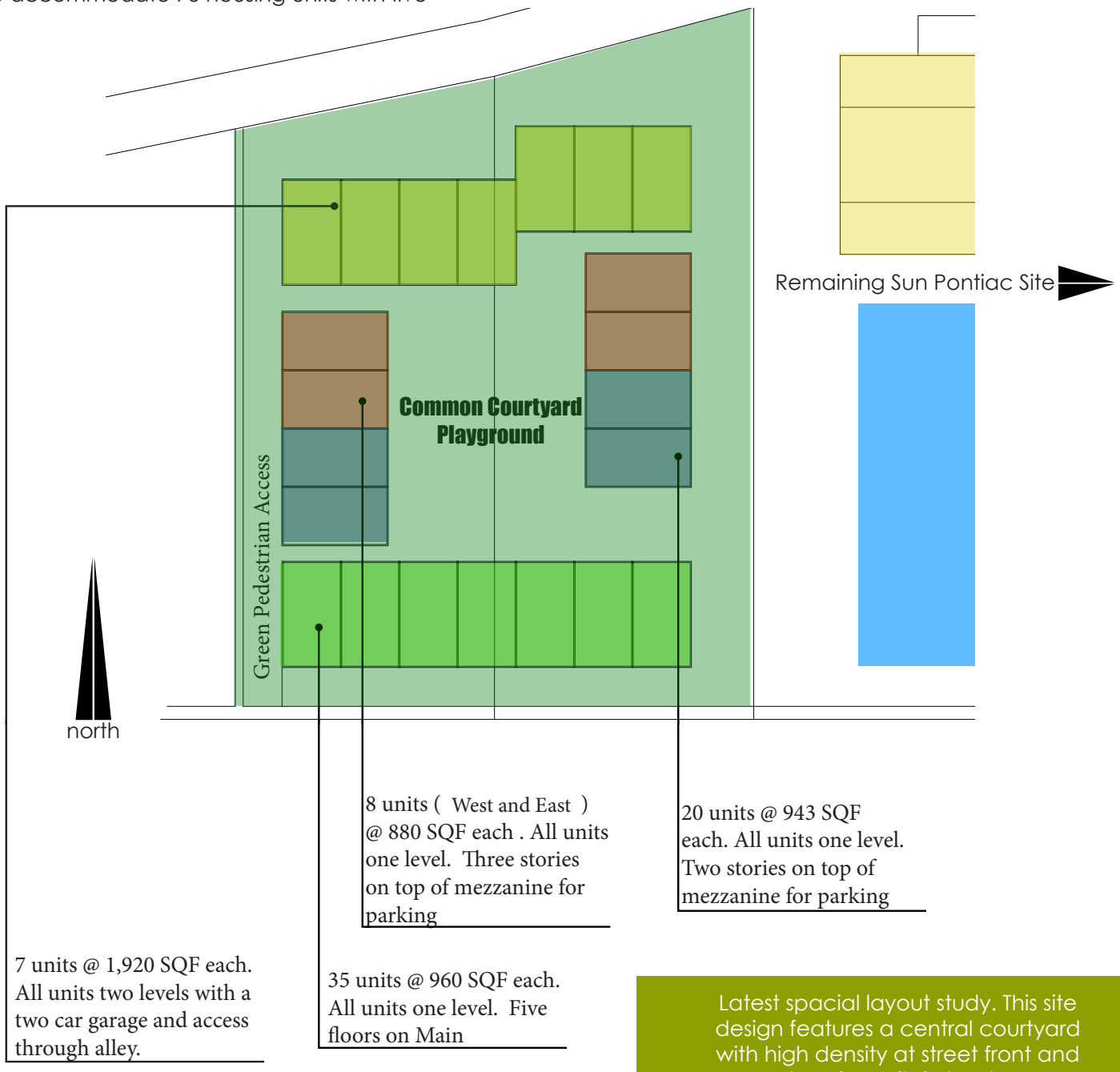
Overall Design Preferences: Participants selected a range of visual preferences. However, modern mid-rise design with some color and large glass coverage were the most selected. All participants stressed the need for more natural shade and landscape features along the street front, pedestrian pathways and recreations areas. Finally, they mentioned the need to repair their backyard rear block fences, and raise their height to afford them more privacy and safety along the alley.

This massing model exemplifies the preferred format selected by participants ensuring than their backyards are visually off limits from future housing development.

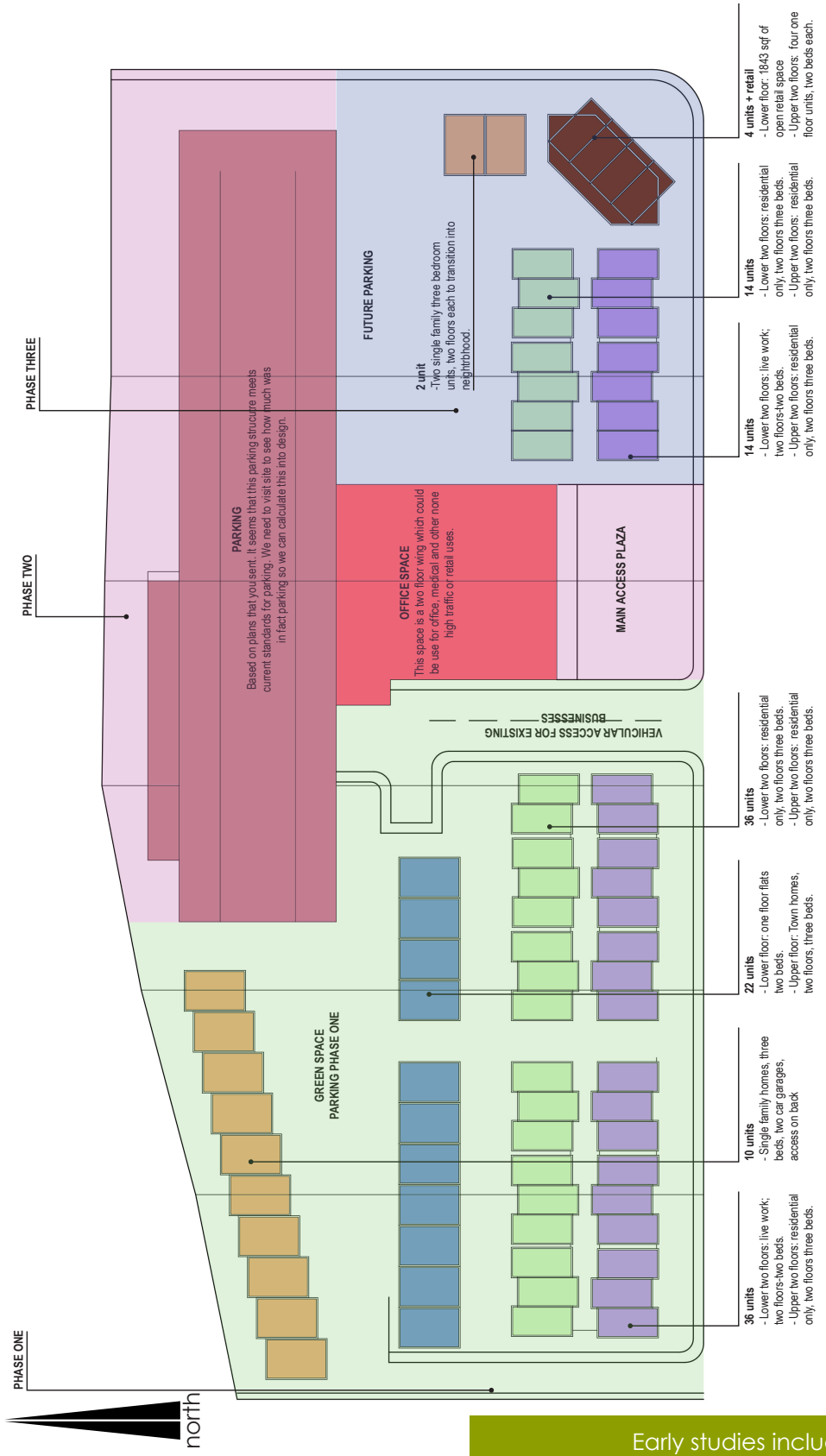


Before Participatory Community Design Charrettes took place, NEDCO and Elemental spent a substantial amount of time understanding the site, housing unit counts, parking and other zoning requirements. The NEDCO and Elemental Team developed various potential preliminary spatial layouts for all amenities, including a vision for a program for the entire Sun Pontiac Site.

During preliminary planning studies, our team was able to accommodate 75 housing units with five stories at the street front. These units areas ranged between 880 sq. feet to almost 2,000 sq. feet (1,920 sq. feet). The 2,000 sq. feet units were two floors and accommodates two car garages. The latest layout below including a central courtyard, with tallest building at street front stepping down to two floors at the far back housing wing. This latest scheme was envisioned to connect with a potential future development remaining section of Sun Pontiac on the east side of the lot.



Latest spacial layout study. This site design features a central courtyard with high density at street front and low-rise units in back.



Early studies included programming for entire Sun Pontiac Site and some single family detached units

the elemental group
advancing the health and livability of our communities

The Elemental Group, LLC
4200 N. Central Avenue
Phoenix, AZ 85012
elementalgroup.net
November 17, 2014

SUN PONTIAC
HOUSING
COMMUNITY
DESIGN CHARRETTE

NEDCO
NEIGHBORHOOD ECONOMIC DEVELOPMENT CORPORATION

10 West Main Street Mesa, Arizona 85201
P | 480-258-6927 F | 480-464-5817 nedco-mesa.org

October 8, 2014

Dear Neighbor,

Turnstone Development Corporation of Arizona and NEDCO would like to invite you to a public meeting to learn about and discuss Stringtown Entrepreneur Village, a new development being planned for two parcels at 1600 West Main Street. We are still in the early development stages and value your input.

We are working to implement the neighborhood vision for the Sun Pontiac property. Please join us to revisit the vision and have gather neighborhood input. The first part of the implementation of the vision is the development of Stringtown Entrepreneur Village. This project includes the new construction of live/work housing and co-working facilities on 1.14 acres of real property located in at Longmore and Main Streets near 1600 West Main Street – the former Sun Pontiac dealership.

The property is proposed to be rezoned from "General Commercial" to "T5 Main Street Flex" to be more in tune with the West Main Street Area Plan. We are looking at building a 2 - 5 story building, scaling back to be respectful of the single-family houses to the north. A mix of 1-, 2- and 3-bedroomunits will provide approximately 70-80 homes. Design priorities include efficiency, sustainability, and accessibility. We will have a parking ratio of at-least one space per unit.

Public Meeting & Visioning #1
Thursday, October 16 – 6:00pm
EVIT – Health Sciences Auditorium
1601 W. Main Street
Mesa, AZ 85202

Public Meeting & Visioning #2
Tuesday, October 21 – 6:00pm
Adelante Healthcare Community Room
1705 W Main St
Mesa, AZ 85202

We encourage you to attend the upcoming public meetings and visioning.

If you have any questions, please feel free to contact David Crummey of NEDCO by e-mail at dcrummey@nedco-mesa.org or by telephone at 480-258-6956.

COMMUNITY VISIONING

For The Former Site of Sun Pontiac

Join us and discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of the western-most parcels of the property. Be a part of the vision.

Thursday, October 16
6pm
East Valley Institute of Technology
1601 W Main St, Mesa, AZ 85201
Health Sciences Center Auditorium

Tuesday, October 21
6pm
Adelante Healthcare
1705 W Main St, Mesa, AZ
Community Room

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
TAYLOR DELOS O & BOBBIE L	107 N JADE CIR	MESA	AZ	85201
E.J. Robbins	1144 W 2nd Pl	Mesa	AZ	85201
Jerry Rowley	121 N Beverly	Mesa	AZ	85201
MALONEY HENRIETTA M	123 WINTHROP RD 18	BROOKLINE	MA	2445-4640
CAFE MADRID CORPORATION	1263 W KIVA AVE	MESA	AZ	85202
Derel Parker	1323 W Garden Cir	Mesa	AZ	85201
THR PHOENIX LP	1325 N FIESTA BLVD STE 103	GILBERT	AZ	85233
PIERPOINT TERRY L/MARTIN W	1360 E HILTON AVE	MESA	AZ	85204
Debbie Anderson	1418 W Pepper Pl	Mesa	AZ	85201
Francisco Leon	1420 W 4th Pl	Mesa	AZ	85201
Sandra Cardinal	1437 W 7th St	Mesa	AZ	85201
Larry Rawls	1444 W Garden St	Mesa	AZ	85201
Donna Butler	1447 W 7th Pl	Mesa	AZ	85201
THREE BULLS LLC	1451 BENTLEY ST SE	CONCORD	CA	94518
Jen Duff	146 W 2nd St	Mesa	AZ	85201
Cathy Shepherd	1558 W 1st St	Mesa	AZ	85201
OLVERA JULIAN	1607 W PEPPER PL	MESA	AZ	85201
Jennifer Mott	1609 W Bentley St	Mesa	AZ	85201
BORLAND CLARK I/TRACY F	1612 W PEPPER PL	MESA	AZ	85201
ROBISON THEOFF	1613 W PEPPER PL	MESA	AZ	85201
BARRAZA RICARDO G/BLANCA O	1615 W ALCOTT	MESA	AZ	85201
Alison Rolland	1616 W Mountain View Dr	Mesa	AZ	85201
RICHINS ERROL O/MYRA E	1618 W PEPPER PL	MESA	AZ	85201
ALDECOA DELIA P	1619 W PEPPER PL	MESA	AZ	85201
PROVENCIO HENRY M/ARTEMISA S TR	1623 W ALCOTT ST	MESA	AZ	85201
PARRA VICTOR	1629 W ALCOTT ST	MESA	AZ	85201
MONTIEL ISAEL	1634 W PEPPER PL	MESA	AZ	85201
GONZALES DANIEL Q/LINDA E	1635 W PEPPER PL	MESA	AZ	85201
WHIPPLE MARION/MISCHEL	1637 W ALCOTT ST	MESA	AZ	85201
M Whipple	1637 W Alcott St	Mesa	AZ	85201
PETERSEN BRETT/COURTNEY	1640 W PEPPER PL	MESA	AZ	85201
HOLLOWAY L R/JOHNSTONE N/ETAL	1642 W ALCOTT ST	MESA	AZ	85201
VALENZUELA SOFIA	1643 W ALCOTT ST	MESA	AZ	85201
GARCIA RAMIRO CAMACHO	1646 W PEPPER PL	MESA	AZ	85201
DEBIASE JOAN	1647 W PEPPER PL	MESA	AZ	85201
COLEMAN LAWRENCE E TR	1648 W ALCOTT ST	MESA	AZ	85201
ANTON JOEL ENOC VELASCO	1649 WEST ALCOTT ST	MESA	AZ	85201
MIKOLAJCZYK VALERIE J	1654 W ALCOTT	MESA	AZ	85201
Lois Waters	1656 W Mountain View Dr	Mesa	AZ	85201

ZUERLEIN JOSEPH C/CYNTHIA A	1660 W PEPPER	MESA	AZ	85201
VILLEGAS ANGELA L/JOSE S	1661 W PEPPER PL	MESA	AZ	85201
GARDEA PETRA/GILBERTO	1662 W ALCOTT ST	MESA	AZ	85201
SCHLECHTY JOHN RAY/MARGIE T	1666 W PEPPER PL	MESA	AZ	85201
GARCIA ROBERT C	1707 W ALCOTT	MESA	AZ	85201
LEONE EMILY	1711 W PEPPER PL	MESA	AZ	85201
LOPEZ ANGEL GUZMAN	1716 W PEPPER PL	MESA	AZ	85201
ASCANIO ABRAHAM/ADRIAN/MONICA	1717 W PEPPER PL	MESA	AZ	85201
CASTELLANOS JIMMY	1721 W ALCOTT ST	MESA	AZ	85201
OWSIANNY TANYA	1724 W PEPPER PL	MESA	AZ	85201
ARROYO DAVID SR/VELLA G	1729 W ALCOTT ST	MESA	AZ	85201
DYKSTRA LIVING TRUST	1731 W PEPPER PL	MESA	AZ	85201
PRESTWOOD MARK	1735 W ALCOTT ST	MESA	AZ	85201
BURGER GENE R	1736 W PEPPER PL	MESA	AZ	85201
LOPEZ LAWRENCE/BRANDY	1737 W PEPPER PL	MESA	AZ	85201
WOOSTER DAVID L	1742 W PEPPER PL	MESA	AZ	85201
CRAIG BONNIE TR	1743 W ALCOTT ST	MESA	AZ	85201
QUIROZ LAMBERTO	1743 W PEPPER PL	MESA	AZ	85201
KIGHT CHERYL	1751 W PEPPER	MESA	AZ	85201
Morgan Giuntoli	1761 W Devon	Mesa	AZ	85201
ALVILLAR RYAN RICHARD/SHARON A	1791 E DEL RIO ST	GILBERT	AZ	85295
Charlie Dale	1817 W 4th Pl	Mesa	AZ	85201
EAST VALLEY INSTITUTE OF TECHNOLOGY	200 S CENTER ST	MESA	AZ	85210
Lyn Akers	207 N Westwood	Mesa	AZ	85201
YU LI ZHEN	2070 W 6TH ST	BROOKLYN	NY	11223
SHALIMAR LP	2072 E PAGE AVE	GILBERT	AZ	85234
SAIA FAMILY LP	2120 E SIXTH ST STE 1	TEMPE	AZ	85281
Jim Hilleary	2207 W Main St	Mesa	AZ	85201
Steve Wahl	2249 W Main St	Mesa	AZ	85201
QUINTANA CARLOS MARTIN	2345 W DIXON LN	QUEEN CREEK	AZ	85142
ENYART LARRY L	2347 E BROWN ST	PHOENIX	AZ	85028
Lynette & Don Kenney	249 N Westwood	Mesa	AZ	85201
Tony Bradshaw	250 N Beverly	Mesa	AZ	85201
AMELIA/TENTH LLC/AURET 1 LLC/PHD EQUITIES LLC	3 NORTH LEROUX NO 201	FLAGSTAFF	AZ	86001
Tom Wright	309 N Westwood	Mesa	AZ	85201
SBY 2014 1 BORROWER LLC	3300 FERNBROOK LANE N NORTH SUITE 210	PLYMOUTH	MN	55447
TOMASELLO PIETRO	3823 S SIESTA LN	TEMPE	AZ	85282-5956
Kathleen LeClaire	415 N Pecan	Mesa	AZ	85201
EPICUREAN EVENTS INVESTMENTS LLC	5306 E VIA DEL CIELO	PARADISE VALLEY	AZ	85253
Daniel Bechtold	535 S Alma School Rd	Mesa	AZ	85210
MACLELLAN CHRISTOPHER	5535 HOBART ST 3	PITTSBURGH	PA	15217

ROGERS FAMILY TRUST	61 N STANDAGE RD	MESA	AZ	85201
ELKING LEIGH	6407 E CAMBRIDGE	SCOTTSDALE	AZ	85257
Steve & Gail Wylie	701 N Standage	Mesa	AZ	85201
Cheryl Bell	701 S Dobson Rd	Mesa	AZ	85201
Bruce Marsh	701 S Dobson Rd	Mesa	AZ	85202
NG GIDEON	751 N SANTA ANNA	MESA	AZ	85201
ARIZONA 1 SFR LLC	P O BOX 2129	MESA	AZ	85214
DANAILOV PARASKEVA N TR	P O BOX 31568	MESA	AZ	85275
ARIZONA 2 SFR LLC	PO BOX 2129	MESA	AZ	85214
TALRAAS JOHN L/KARI L	PO BOX 40027	MESA	AZ	85274-0027
Alma Gardens	PO Box 41037	Phoenix	AZ	85080-1037
Mesa Public Schools	63 East Main Street	MESA	AZ	85201
Webster Elementary	202 N Sycamore	Mesa	AZ	85201
Carson Jr. High	525 N Westwood	Mesa	AZ	85201
Westwood High School	945 W Rio Salado Pkwy	Mesa	AZ	85201

First Name	Last Name	Name	St No	St Dir	St Name	StType		Apt/Suite Nu	City	State	Zip
Lynette & Don	Kenney	Lynette & Don Kenney	249	N	Westwood		249 N Westwood		Mesa	AZ	85201
Jerry	Rowley	Jerry Rowley	121	N	Beverly		121 N Beverly		Mesa	AZ	85201
Lyn	Akers	Lyn Akers	207	N	Westwood		207 N Westwood		Mesa	AZ	85201
Tony	Bradshaw	Tony Bradshaw	250	N	Beverly		250 N Beverly		Mesa	AZ	85201
Tom	Wright	Tom Wright	309	N	Westwood		309 N Westwood		Mesa	AZ	85201
E.J.	Robbins	E.J. Robbins	1144	W	2nd	Pl	1144 W 2nd Pl		Mesa	AZ	85201
Daniel	Bechtold	Daniel Bechtold	535	S	Alma School	Rd	535 S Alma School Rd	# 24	Mesa	AZ	85210
Alma Gardens		Alma Gardens	Box 41037				PO Box 41037		Phoenix	AZ	85080-1037
David	Crummey	David Crummey	1339	W	1st	St	1339 W 1st St		Mesa	AZ	85201
Debbie	Anderson	Debbie Anderson	1418	W	Pepper	Pl	1418 W Pepper Pl		Mesa	AZ	85201
Cathy	Shepherd	Cathy Shepherd	1558	W	1st	St	1558 W 1st St		Mesa	AZ	85201
Jennifer	Mott	Jennifer Mott	1609	W	Bentley	St	1609 W Bentley St		Mesa	AZ	85201
Morgan	Giuntoli	Morgan Giuntoli	1761	W	Devon		1761 W Devon		Mesa	AZ	85201
Alison	Rolland	Alison Rolland	1616	W	Mountain View	Dr	1616 W Mountain View Dr		Mesa	AZ	85201
Lois	Waters	Lois Waters	1656	W	Mountain View	Dr	1656 W Mountain View Dr		Mesa	AZ	85201
Kathleen	LeClaire	Kathleen LeClaire	415	N	Pecan		415 N Pecan		Mesa	AZ	85201
Charlie	Dale	Charlie Dale	1817	W	4th	Pl	1817 W 4th Pl		Mesa	AZ	85201
Steve & Gail	Wylie	Steve & Gail Wylie	701	N	Standage		701 N Standage		Mesa	AZ	85201
Derel	Parker	Derel Parker	1323	W	Garden	Cir	1323 W Garden Cir		Mesa	AZ	85201
Francisco	Leon	Francisco Leon	1420	W	4th	Pl	1420 W 4th Pl		Mesa	AZ	85201
Sandra	Cardinal	Sandra Cardinal	1437	W	7th	St	1437 W 7th St		Mesa	AZ	85201
Larry	Rawls	Larry Rawls	1444	W	Garden	St	1444 W Garden St		Mesa	AZ	85201
Donna	Butler	Donna Butler	1447	W	7th	Pl	1447 W 7th Pl		Mesa	AZ	85201
Cheryl	Bell	Cheryl Bell	701	S	Dobson	Rd	701 S Dobson Rd		Mesa	AZ	85201
Bruce	Marsh	Bruce Marsh	701	S	Dobson	Rd	701 S Dobson Rd	# 327	Mesa	AZ	85202
M	Whipple	M Whipple	1637	W	Alcott	St	1637 W Alcott St		Mesa	AZ	85201
Steve	Wahl	Steve Wahl	2249	W	Main	St	2249 W Main St		Mesa	AZ	85201
Jim	Hilleary	Jim Hilleary	2207	W	Main	St	2207 W Main St		Mesa	AZ	85201
Terry	Benelli	Terry Benelli	12	N	Main	St	12 N Main St		Mesa	AZ	85210
Jen	Duff	Jen Duff	146	W	2nd	St	146 W 2nd St		Mesa	AZ	85201

(5) Sun Pontiac Visioning & Rezoning - Neighborhood Meeting - October 16, 2014

Name	E-mail	Address	Check here to be added to the e-mail list of this project
Ramon Gonzalez	none	1533 W. Pepper Pl.	
Joan De Biase		1647 W. Pepper Pl.	
Linda Gonzales		1635 W. Pepper Pl	
Fred De Biase			
Margie Schlechty			

(10)

Sun Pontiac Visioning & Rezoning - Neighborhood Meeting - October 21, 2014

Name	E-mail	Address	Check here to be added to the e-mail list of this project
D. Smith	–	–	–
Linda Gonzales/Danny			
Gloria P. Marquez			
JOAN + FRED DE BIASE			
Gary + Cathy Rogers			
Stephanie Wright			
S. L. Elkings	–	–	–

Sun Pontiac

Redevelopment

Neighborhood Economic Development Corp
The Elemental Group, LLC

Project Location
Sycamore
Future Light Rail Station
Longmore
Main Street
East Valley Institute of Technology

WEST MESA MAIN STREET

Design Workshop | 1.26.06

Visioning

Site Planning

Density

Amenities

WEST MESA MAIN STREET

Design Workshop | 1.26.06

Four site plans were envisioned

200 to 250 housing units

WEST MESA MAIN STREET

Design Workshop | 1.26.06

Four site plans were envisioned

200 to 250 housing units

- **Retail along Main Street**
- **Separate Retail and Residential Parking**
- **Activate Main Street with a street-front plaza.**
- **Place taller buildings along Main Street and smaller buildings facing the neighborhood**

WEST MESA MAIN STREET

Design Workshop | 1.26.06

Four site plans were envisioned

200 to 250 housing units

- **Reduce impact of traffic along Main Street**
- **Create a “paseo”**
- **Create a series of residential courts**
- **Enhance pedestrian experience**
- **Increase access to public transit, in particular the light rail**

DESIGN WORKSHOP II

3.09.06

WEST MESA MAIN STREET

Design Workshop | 1.26.06

Four site plans were envisioned

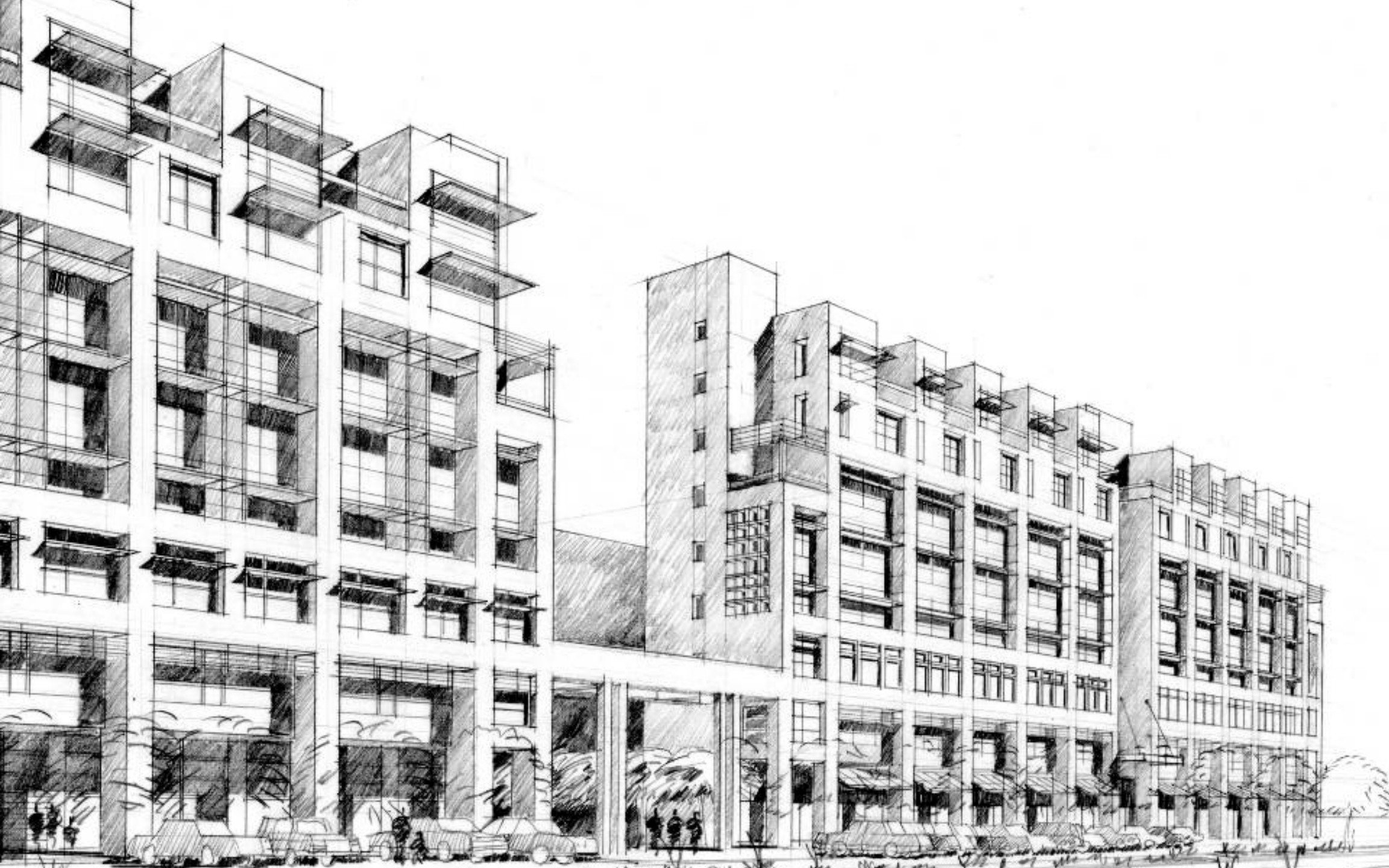
200 to 250 housing units

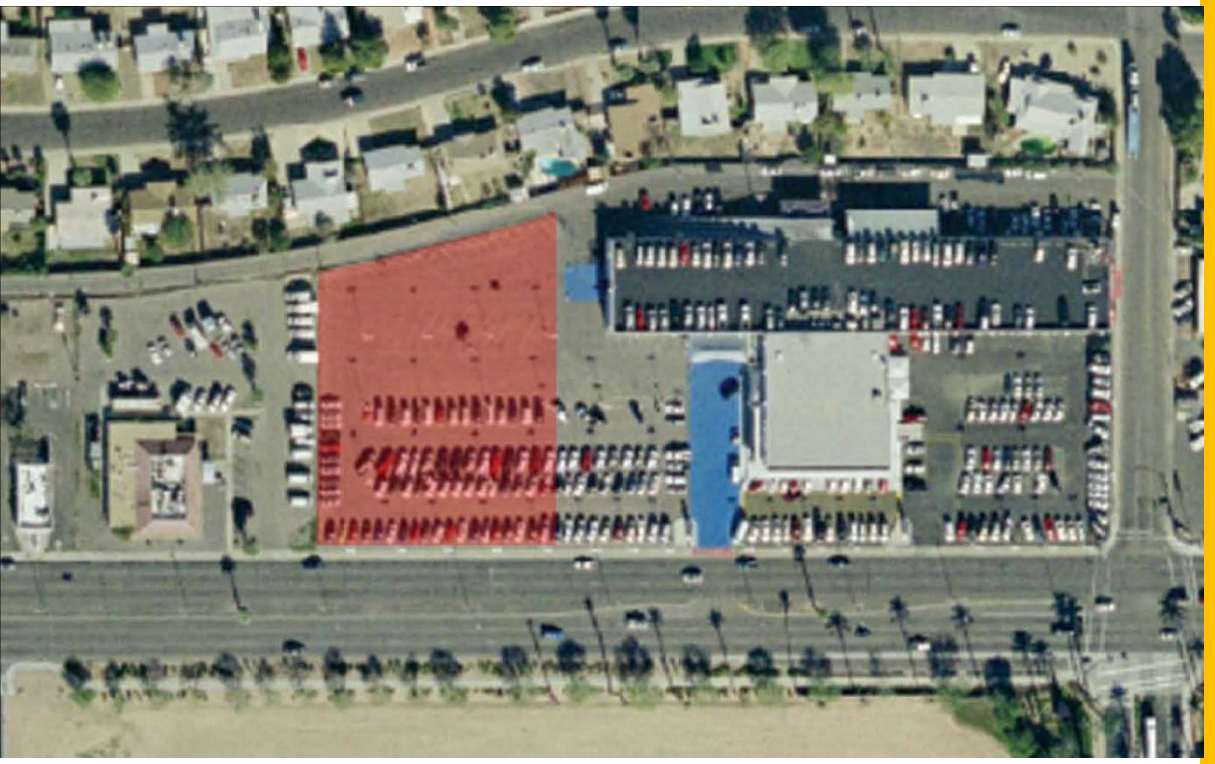
- **CREATE CONNECTED PARKS AND PLAZAS PROMOTING PEDESTRIAN MOVMENT ACROSS/THRU SITE**
- **BREAK UP THE BUILDING'S MASS ALONG MAIN STREET**

Homeowner Townhomes along new *allee*

View into new Neighborhood Park from alley

Looking down Shopping Paseo





WEST MESA MAIN STREET

2014 VISIONING

How many housing units do we want to see here?

What kind of amenities:

- **Community center?**
- **Mini Park?**
- **Computer rooms?**
- **Commercial space?**
- **What kind of housing?**

West Main Street Area Plan

West Main Street Area Plan — A Community's Vision

Executive Summary

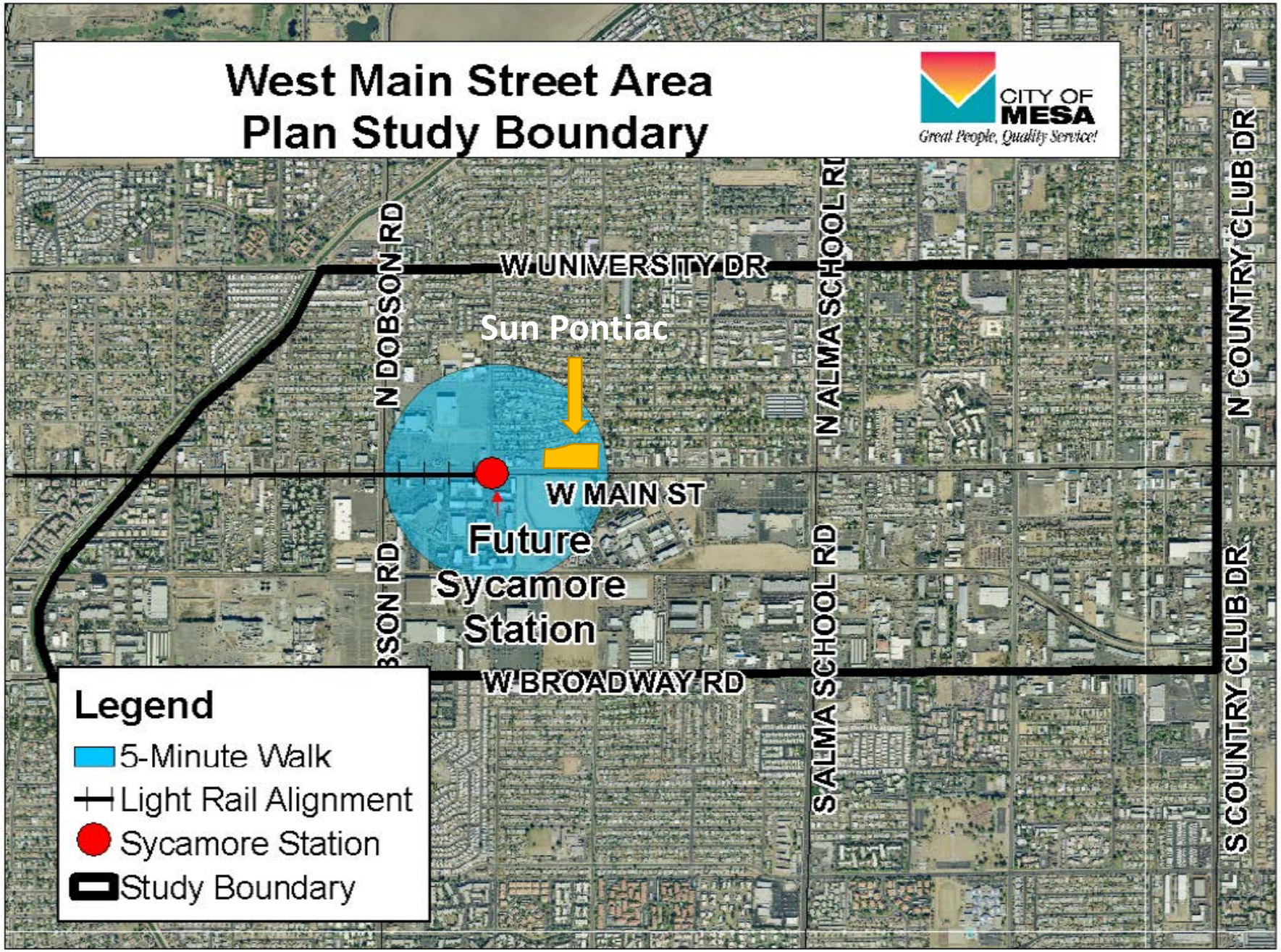
The West Main Street Area Plan, adopted by Mesa City Council on December 3, 2007 through resolution no 9132, has been created to capture the community's vision for the area to reflect the potential for redevelopment with the arrival of light rail in late 2008 (Appendix A).

The West Main Street Area Plan boundaries include University Drive to the north, Broadway Road to the south, Country Club Drive to the east and the Mesa/Tempe city limits to the west.

History of West Main Street Area

The West Main Street Area has been home to many residents, businesses and enterprises since the late 1800s. Over the years, the uses in the area have emerged into a diverse mix of industries, small businesses, retail establishments, hotels, and single and multi-residences. A glimpse along Main Street captures the diverse styles that have developed as a result of growth in different time spans. The area has a highly diverse social base. The cultural expression is evident in the façade and architecture of buildings in the area. While the buildings along the major street network of the area represent a vibrant face, inner areas boast many well-established and peaceful neighborhoods that mark their own historical identity. In the coming years, this area is expected to change due to Light Rail Transit (LRT) along Main Street (scheduled to start operating in December 2008).

- Community Driven
- The West Main Street Area Plan was adopted by Mesa City Council on December 3, 2007
- Created to capture the community's vision for the area to reflect the potential for redevelopment with the arrival of light rail


West Main Street Area
Plan Study Boundary
CITY OF MESA
Great People, Quality Service!
W UNIVERSITY DR
N DOBSON RD
N ALMA SCHOOL RD
N COUNTRY CLUB DR
Sun Pontiac
W MAIN ST
Future Sycamore Station
BSON RD
SALMA SCHOOL RD
W BROADWAY RD
S COUNTRY CLUB DR
Legend
5-Minute Walk
Light Rail Alignment
Sycamore Station
Study Boundary

West Main Street Area Plan

Transit-Oriented Development (TOD) Station Areas:

These areas are generally within 660 feet of future high-capacity transit station areas and associated inter-modal facilities. These areas have the greatest impact on transit usage and also benefit most greatly from proximity to transit facilities. They represent opportunities for **infill, densification, development and redevelopment towards a greater intensity and mix of uses.**

West Main Street Area Plan

Transit-Oriented Development (TOD) Corridor Area:
This area is generally within 1320 feet of future light rail line and high capacity transit station areas and represents the general distance that most individuals are willing to walk to transit stops. This area is expected to primarily have a **medium-density residential character** with a mix of commercial and office use.

West Main Street Area Plan

- **LUP21: Residential Density:** Residential density in the TOD Corridor Area should not be less than 17 dwelling units per acre in single-use projects. Mixed-use projects should not be limited by a minimum density and, instead, should provide functionally and physically integrated mixed-use developments.

West Main Street Area Plan

- **LUP23: Building Height:** A building height of minimum 2 stories and maximum 5 stories is acceptable for buildings in the TOD Corridor Area.
- A building height step-back may be required for developments adjacent to single-family residences. Building height step-back would be assessed on a case-by-case basis.

West Main Street Area Plan

- **LUP29: Housing Diversity:** A more diverse housing mix should be encouraged in the area to allow for housing for all income groups. In accordance with the vision of City of Mesa Housing Master Plan, medium to higher-end quality housing projects should be encouraged whenever such opportunities arise to achieve the balance of housing options.
- The diversity of housing mix should be achieved through housing types, unit size, and availability of amenities in these areas.

West Main Street Area Plan

- **LUP31: Improvements of Alleyways:** The Pilot Alley Abandonment Program, presently conducted by City of Mesa Neighborhood Services Division for a limited portion of the City should be extended to the study area to overcome some of the issues presented by existing alleyways. However, care should be taken to assess the accessibility and other issues before implementing such strategies and programs in the area.

West Main Street Area Plan

- **LUPRJ3: Transit-Oriented Development Incentive Program:** Study, develop and implement an incentive program for developments that opt for and redevelop in accordance with the intent of the Transit-Oriented Development base zoning district standards, and the policies of this plan.

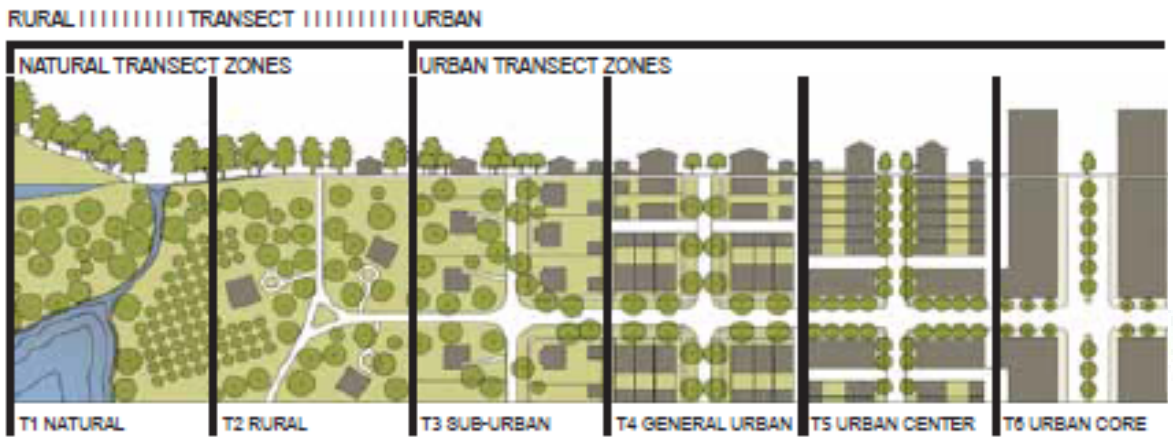
West Main Street Area Plan

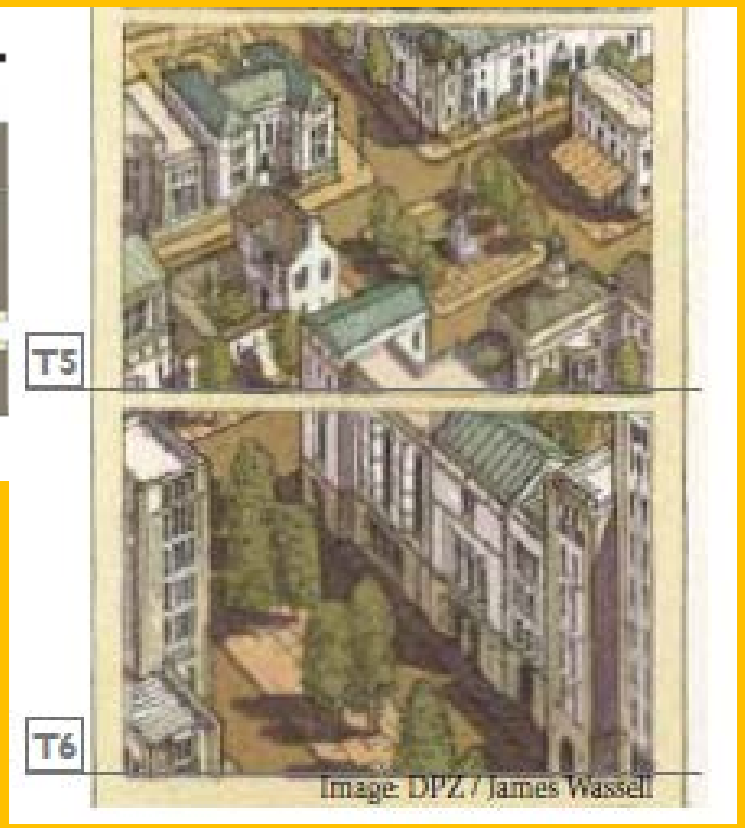
Streetscape:

Main Street east of Sycamore Station (end of light rail line) should be developed to provide a 28 foot raised landscaped median in the center, **with two eleven-foot travel lanes in each direction, a minimum 5.5 foot bike lane in each direction, 8.5 foot wide on-street parallel parking on each side, landscaped bulb-outs to break up the on-street parking modules, and a ten-foot wide sidewalk on each side.**

Zoning Changes

- Transect Based Zoning





Transit Corridor Transects

T5N

T5 Neighborhood

Intent

To provide a medium- to high-density residential building types such as apartment houses, courtyard buildings, and mid-rise buildings that transition from lower density surrounding residential neighborhoods to the higher density mixed-use neighborhoods.

Desired Form

Residential

General Use

Residential

T5MSF

T5 Main Street Flex

Intent

To provide a flexible area that can transition from the commercial district to residential district by allowing a mixture of ground floor uses including live/work and ground floor residential that could transition to commercial space when the commercial corridor matures.

Desired Form

Live-Work/Commercial/Residential

General Use

Ground Floor Live/Work, Commercial, or Residential

Upper Floor Residential or Commercial

T5MS

T5 Main Street

Intent

To integrate medium intensity vertical mixed use that can appropriately transition into the adjacent neighborhoods in central Mesa, near transit stops, or other pedestrian oriented urban area areas.

Desired Form

Commercial/Shopfronts

General Use

Ground Floor Commercial

Upper Floor Residential of Commercial

T6MS

T6 Main Street

Intent

To enable designated areas within the core of central Mesa to evolve into higher intensity mixed use development that can support transit and provide a vibrant urban environment.

Desired Form

Commercial/Shopfronts

General Use

Ground Floor Commercial

Upper Floor Residential or Commercial

Zoning Changes

T5 Main Street Flex (T5MSF) Standards

Intent:

To provide a **flexible area that can transition from the commercial district to residential district** by allowing a mixture of ground floor uses including **live/work** and **ground floor residential** that could **transition to commercial space when the commercial corridor matures.**

11-58-9 T5 Main Street Flex (T5MSF) Standards

A. Zone Intent and Description	B. Building Types	
To provide a flexible area that can transition from the commercial district to residential district by allowing a mixture of ground floor uses including live/work and ground floor residential that could transition to commercial space when the commercial corridor matures.	Allowed Building Types[1]:	Apartment House Courtyard Building Main Street Mixed-Use Mid-Rise

[1] See Building Type Standards for descriptions and regulations.

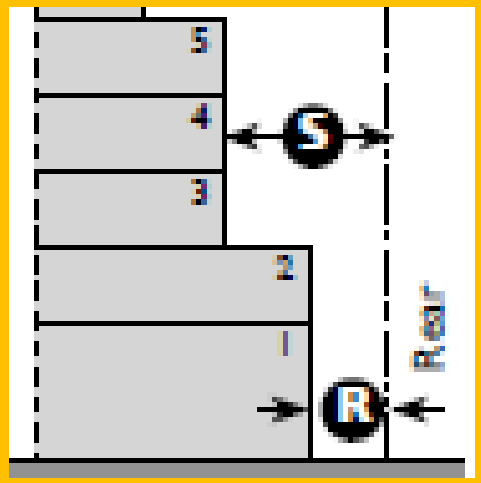
Zoning Changes

- **T5 Main Street Flex (T5MSF) Standards**

D. Building Form		
Height		
Main Building	2 Stories min.; 55' max.[4,5]	E
Ground Floor Finish Level		F
Residential BTL/Setback < 8'	24" min.	
Residential BTL/Setback ≥ 8'	18" min.	
Commercial	6" max.	
Ground Floor Ceiling		G
Residential	10' min. clear	
Commercial	14' min. clear	
Upper Floor(s) Ceiling	9' min. clear	H

[4] 65' max. permitted for buildings with more than 25% affordable or senior housing; 85' max. for LEED (or equivalent) certified buildings.

[5] Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.



Rear Setback		
Abutting T3		
Floors 1-2	10' min.	R
Floors 3-5	20' min.	S
Floors 6+	30' min.	T

Zoning Changes

- **T5 Main Street Flex (T5MSF) Examples**

Zoning Changes

T5 Main Street (T5MS) Standards

Intent

To integrate medium intensity vertical mixed use that can appropriately transition into the adjacent neighborhoods in central Mesa, near transit stops, or other pedestrian oriented urban area areas.

11-58-10 T5 Main Street (T5MS) Standards

A. Zone Intent and Description

To integrate medium intensity vertical mixed use that can appropriately transition into the adjacent neighborhoods in central Mesa, near transit stops, or other pedestrian oriented urban area areas.

B. Building Types

Allowed Building Types[1]:	Main Street Mixed-Use
	Mid-Rise
	High-Rise

[1] See Building Type Standards for descriptions and regulations.

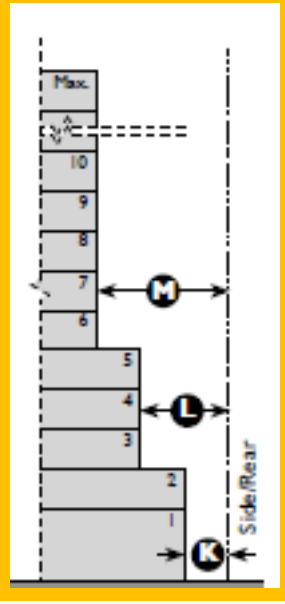
Zoning Changes

- **T5 Main Street (T5MS) Standards**

D. Building Form		
Height		
Main Building	3 Stories min.; 85' max.[3,4]	E
Ground Floor Finish Level	6" max	F
Ground Floor Ceiling	14' min. clear	G
Upper Floor(s) Ceiling	9' min. clear	H

[3] 2 Stories min. permitted in the Historic Downtown Overlay (See Regulating Plan); 105' max. permitted for buildings with more than 25% affordable or senior housing; 135' max. or for LEED (or equivalent) certified buildings.

[4] Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.



Side/Rear Setback		
Abutting T3		
Floors 1-2	10' min.	K
Floors 3-5	20' min.	L
Floors 6+	30' min.	M

Zoning Changes

- **T5 Main Street (T5MS) Examples**

Turnstone Development

- Non Profit Developer
- New Construction & Acquisition & Rehabilitation
- Since 1999

Poplar Creek Village, IL

Wisdom Village Senior Residences, IL

Turnstone Development

- Own and Manage more than 14 projects in 8 cities in Illinois, as well as developing projects in Arizona and Florida
- More than $185 in private and public investment nationwide

Thomas Place In Glenview, IL

Summit Senior Housing, IL

NEDCO

nedco-mesa.org

NEIGHBORHOOD ECONOMIC DEVELOPMENT CORPORATION

- Neighborhood Economic Development Corporation
- US Department of the Treasury Program
- 501(c)3
- Community Driven and Focused

NEDCO

nedco-mesa.org

NEIGHBORHOOD ECONOMIC DEVELOPMENT CORPORATION

- Low to Moderate Income Areas
- Community Development / Real Estate Partner
- Micro-lender ($500 - $50,000) to Small Businesses
- Business Assistance / Technical Assistance
- Creative Placemaking

Collaborate

- JPMorgan Chase & Co & ASU Polytechnic
- Local First Arizona
- Sustainable Communities Collaborative
- Sonoran Institute
- LISC Phoenix
- Mesa Urban Garden
- RAIL (Retail, Arts, Innovation, & Livability) Neighborhood Association
- Art Entrepreneurship Program
- Google Inside View Beta
- Hispanic Business Consortium

Sun Pontiac Proposal

- Inspire additional private development for the rest of the property
- Fulfill the intent of the West Main Street Area Plan and the 2006 Sun Pontiac Visioning
- Make it easier for private developers to understand what the community wants for the Sun Pontiac Site

Proposal for Westernmost Parcels

- High quality development
- Live/Work Living
- Coworking Space for residents and neighbors
- 80 homes in 2-6 stories
- Owned and operated by two non-profits:
- Turnstone Development & NEDCO

Proposal for Westernmost Parcels

- Apartments with coworking facility
- Individuals and families who want to live near light rail, have easy access to other, like-minded entrepreneurs
- Affordable rent for individuals and families making between $9 and $20 an hour ($18,000 to $40,000/year)
- Preference for Police Officers and Teachers
- Rents between $465 and $966 / month
- Long-term ownership and management

What is coworking?

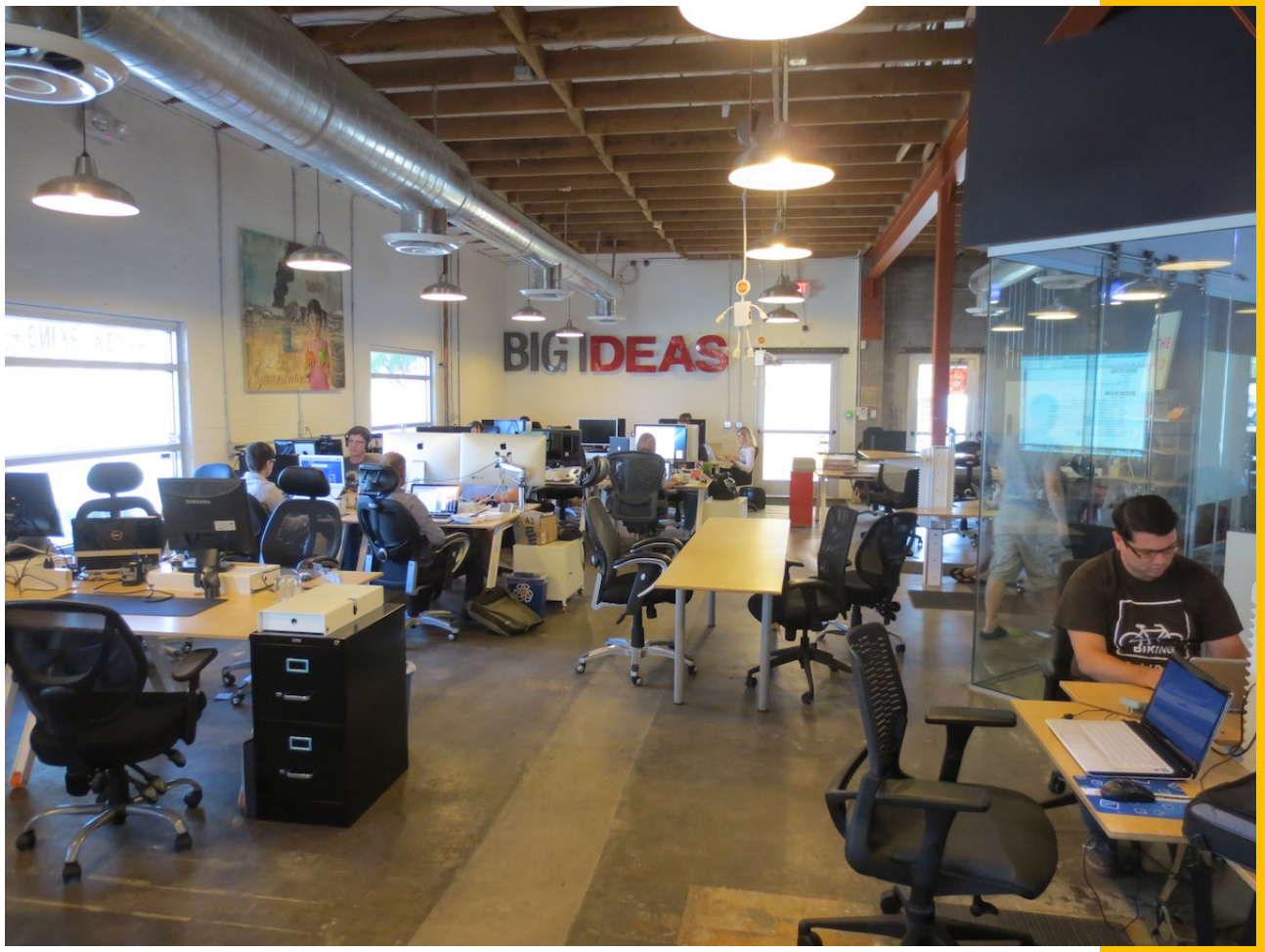


Image: Co+Hoots Phoenix

- Collaborative workspace for entrepreneurs

What is coworking?

Image: Gangplank Chandler

- Working independently, but together

What is coworking?

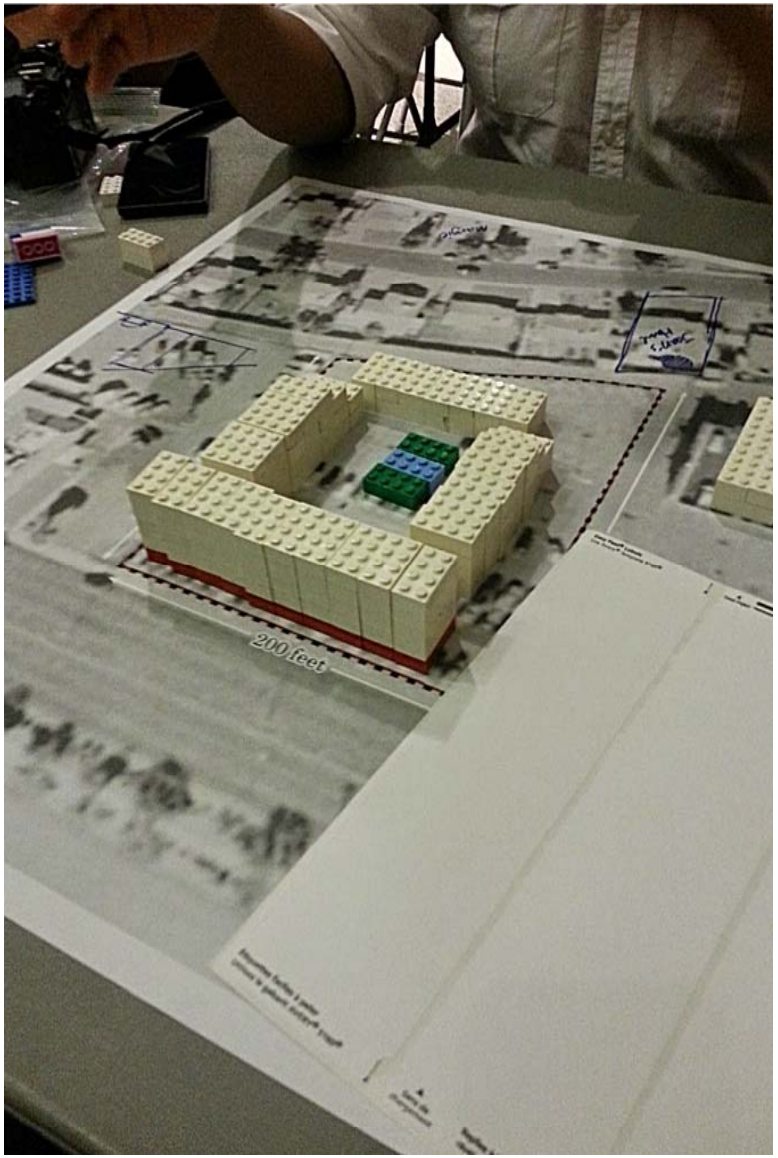
Image: Gangplank Chandler

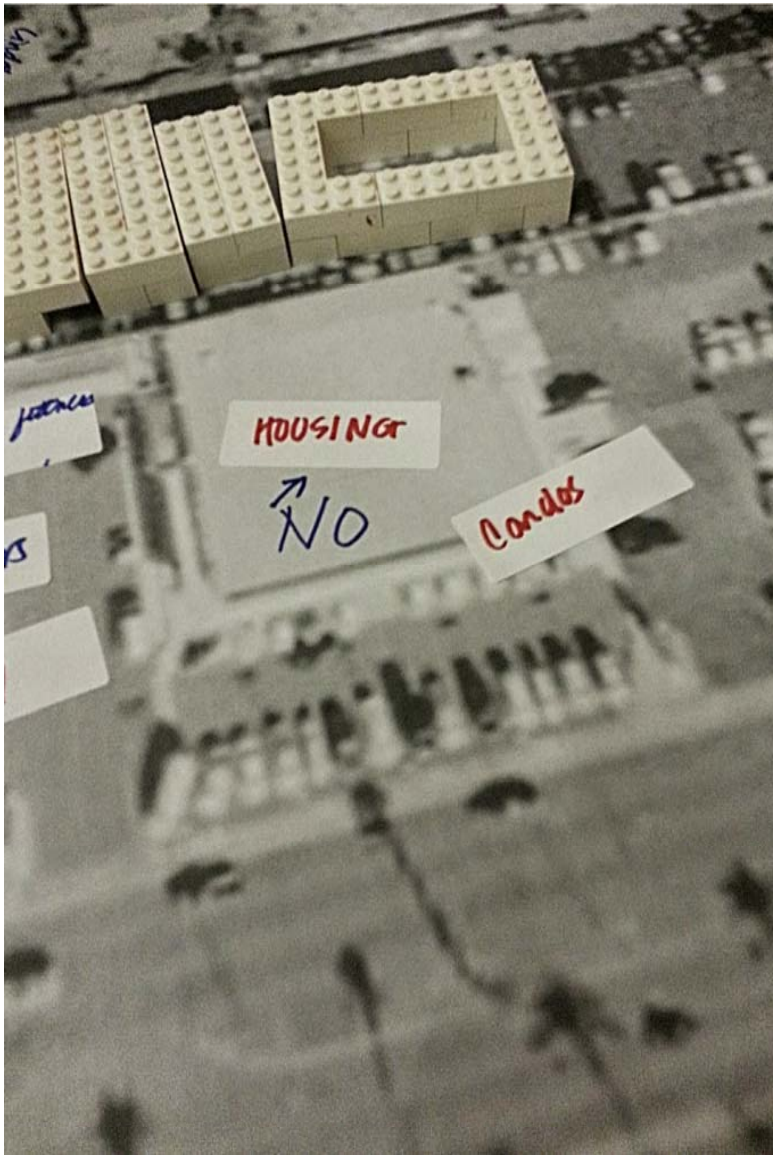
- A place to foster creativity and innovation

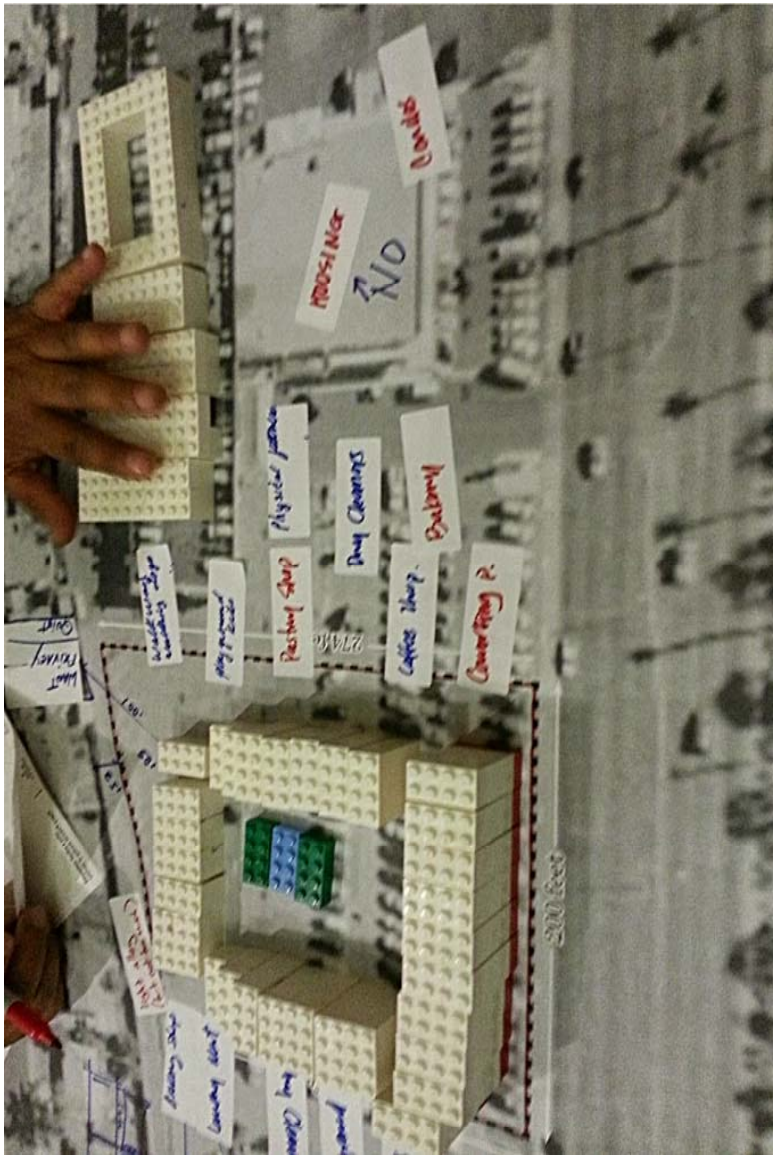
What is coworking?

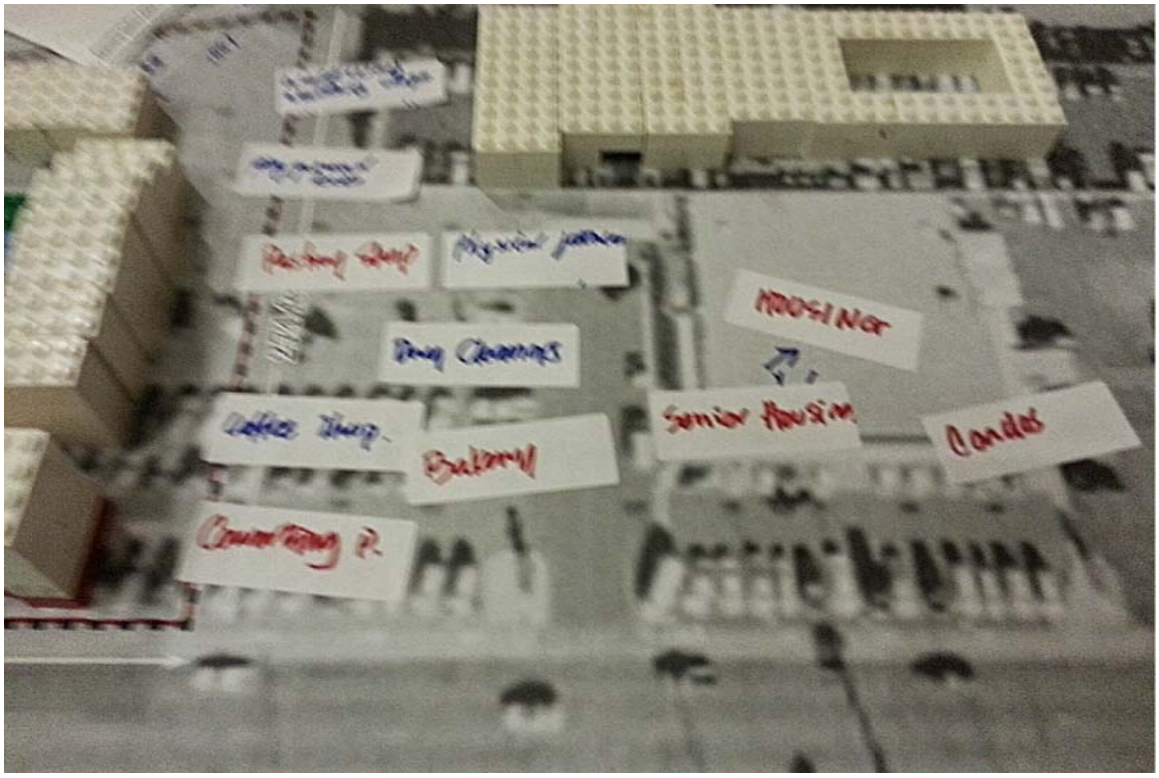
Image: Gangplank Chandler

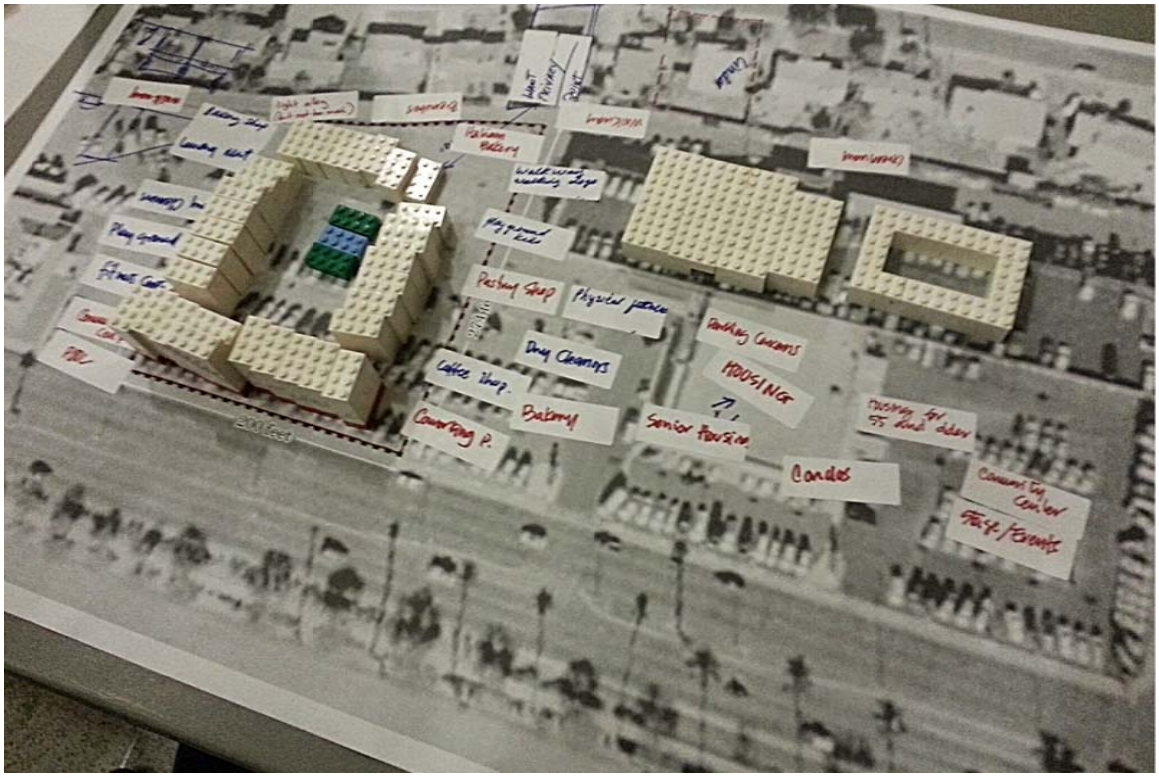
- A place for individuals and small businesses to connect

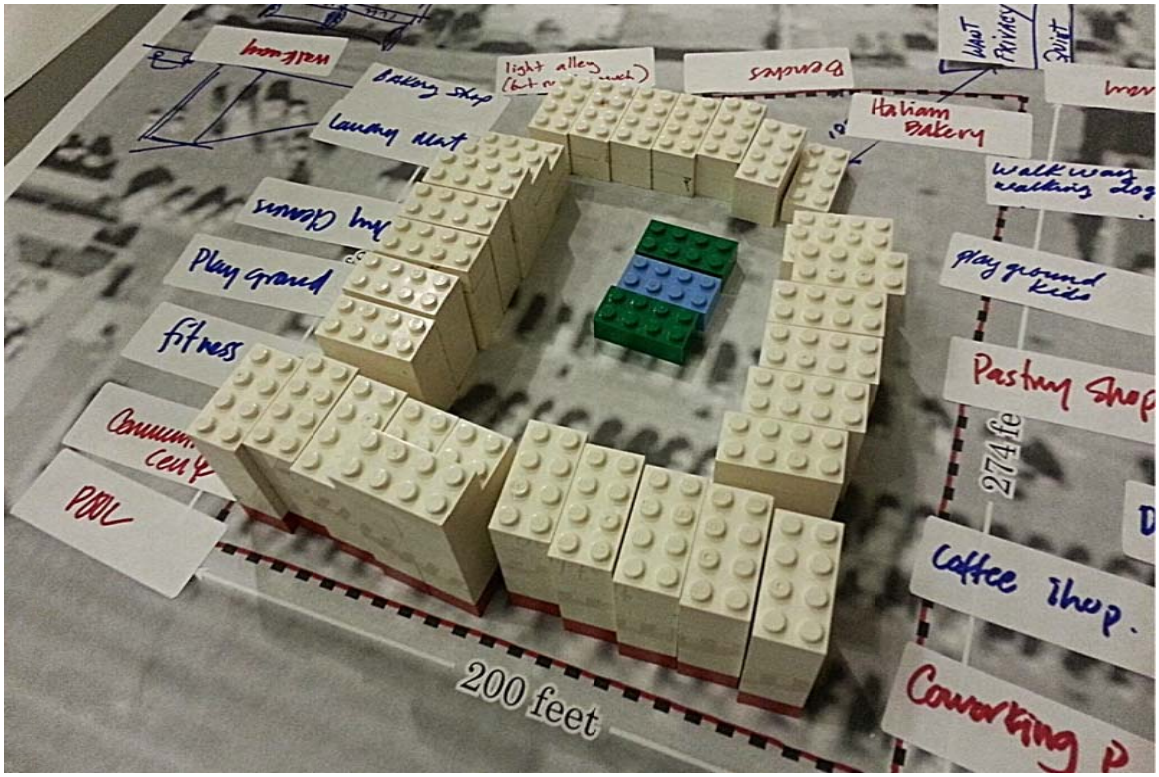

200 feet

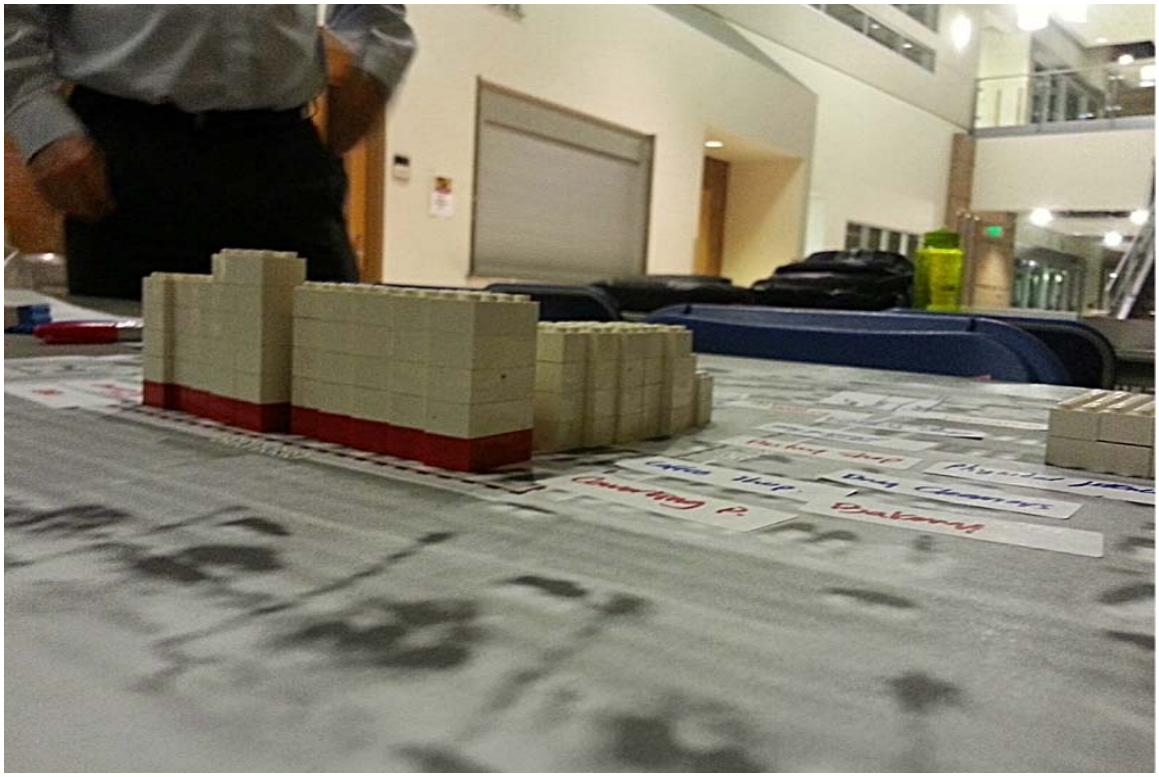

HOUSING
NO
Condos

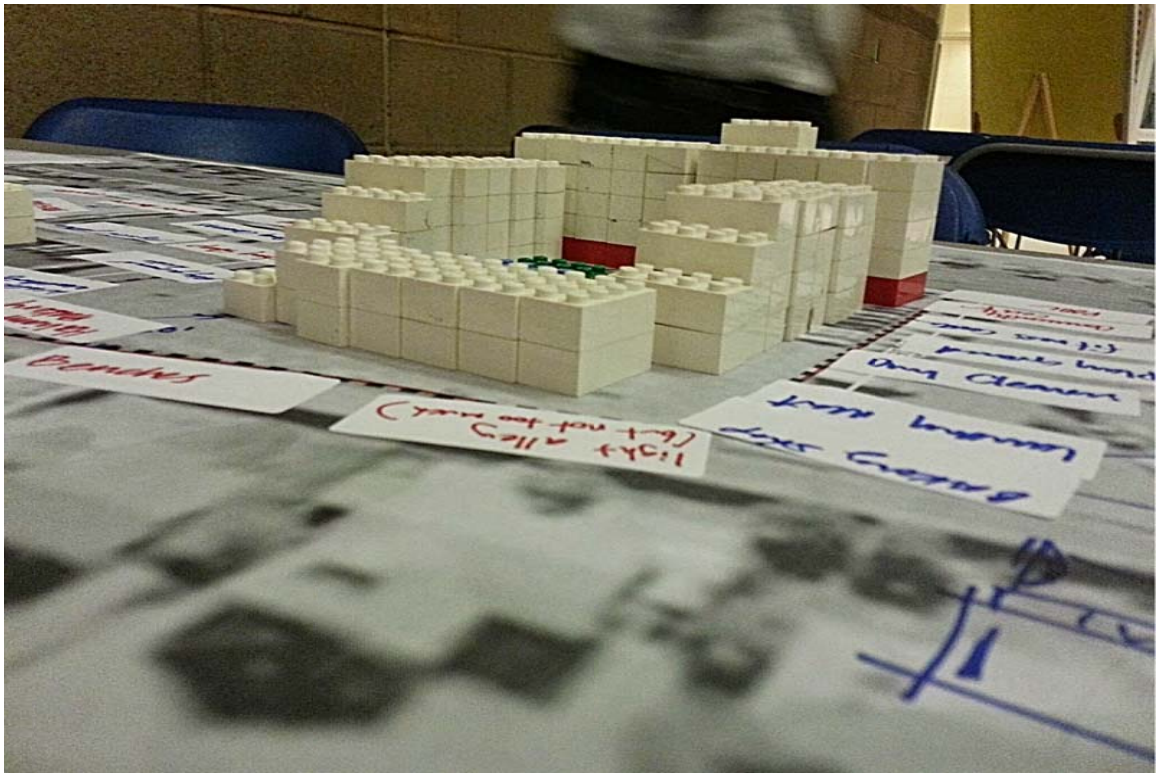

HOUSING
NO
Condos
Pastry Shop
Coffee Shop
Bakery
200 feet


Senior Housing
Condos
Bakery


Pastry Shop
Dry Cleaners
Coffee Shop
Bakery
Coworking P.
HOUSING
Condos
Community Center
Fitness Center
Play ground
Walkway walking dog
Haliam Bakery
Benches
Quiet
Walkway
Bakery Shop
Laundry Mat
Dry Cleaners
Play ground
fitness
Community Cent
POOL
Pastry Shop
Coffee Shop.
Coworking P
200 feet
274 fe


Walkway
Bakery Shop
light alley
Benches
Haliam Bakery
Walkway walking dog
Dry Cleaners
Play ground
fitness
Community Cent
POOL
Play ground kids
Pastry Shop
Coffee Shop.
Coworking P
200 feet
274 fe

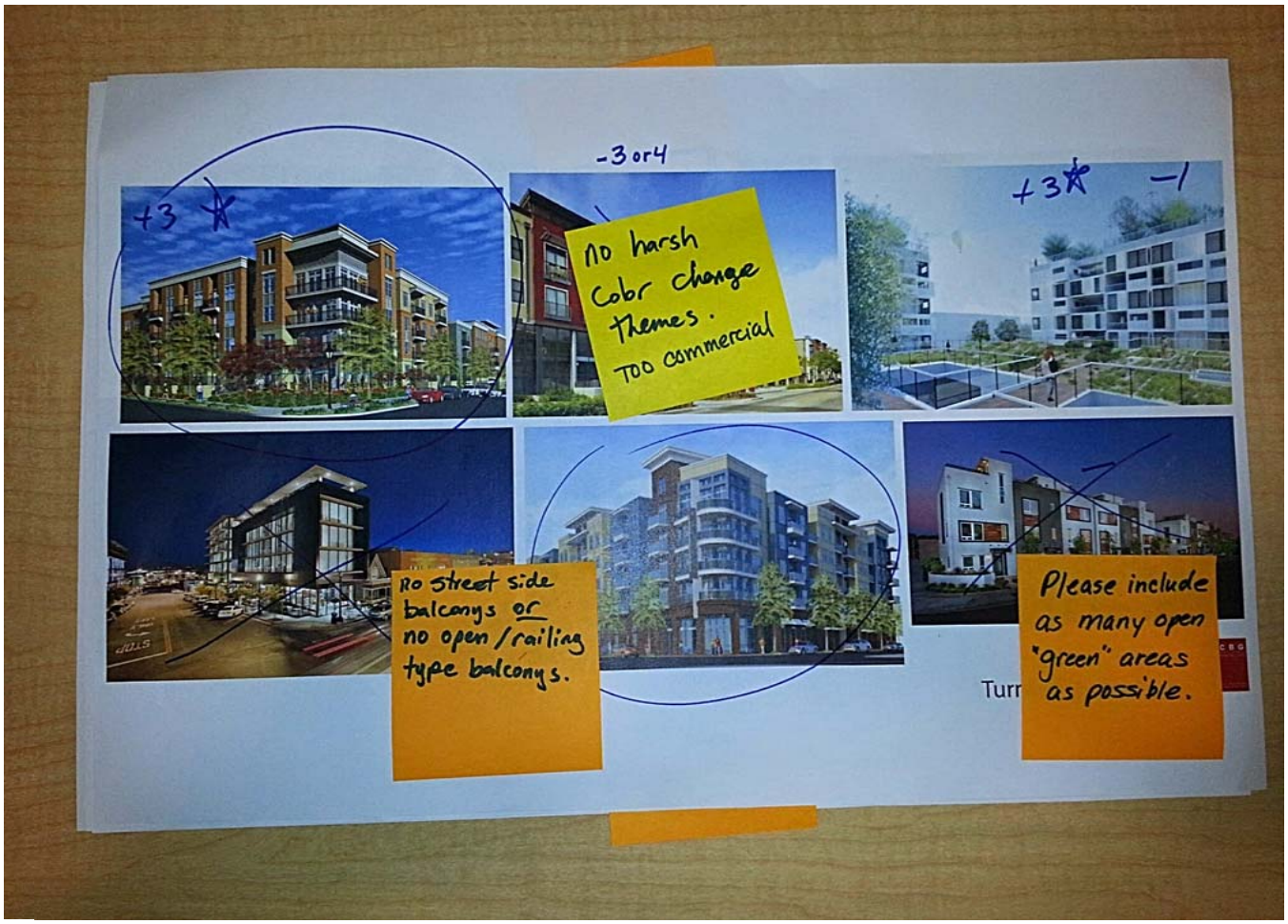


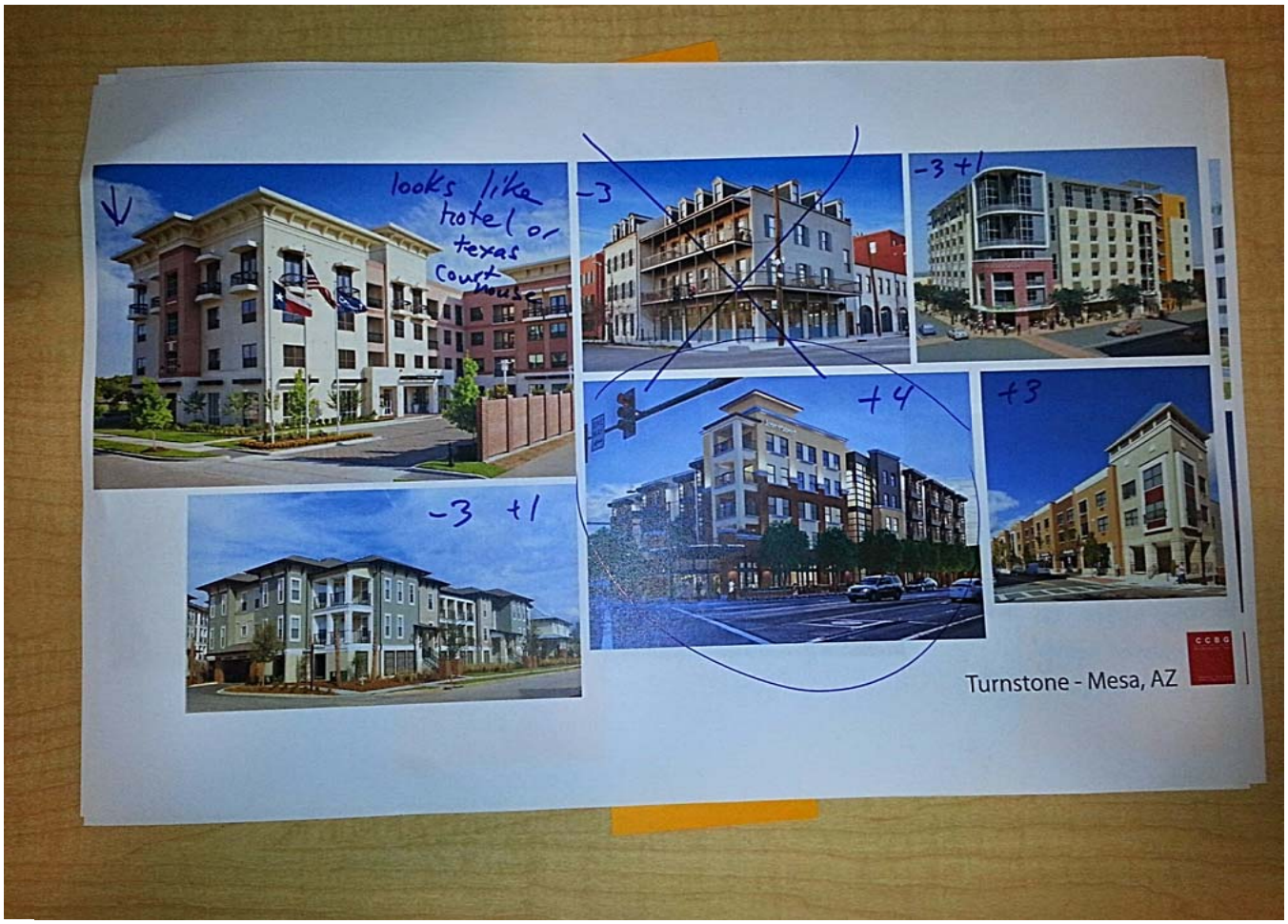


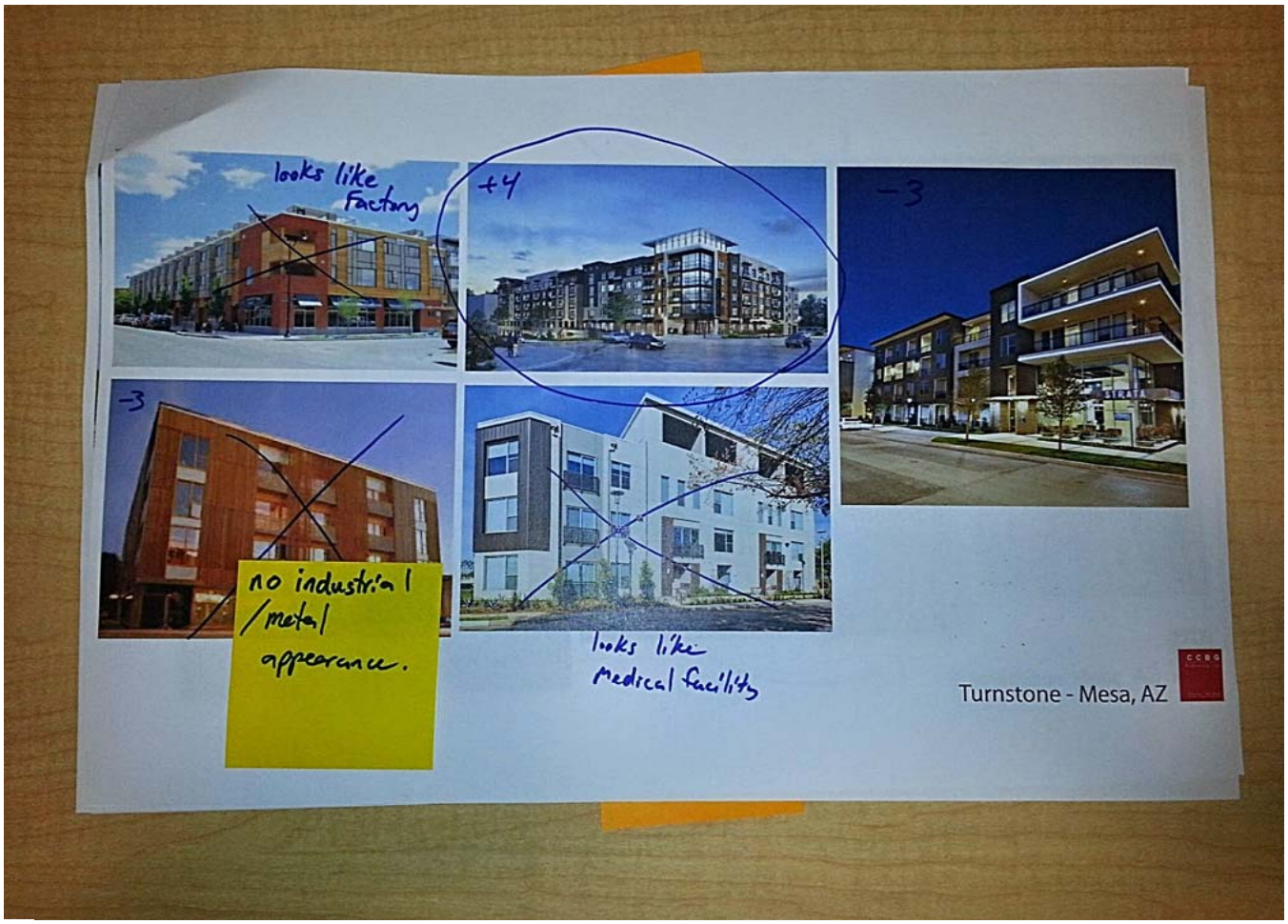
Walkway

Looks like hotel
ugly
Balconien
are nice.
i.LiKE
This
+ COLORING
Ke
This
we want
Balconien
Fence on
Back

OK specially Balconies.
Turnstone - Mesa, AZ


+3
-3 or 4
No harsh Color change themes. Too commercial
+3
-1
No street side balconys or no open / railing type balconys.
Please include as many open "green" areas as possible.


looks like hotel or texas court house
-3
-3 +1
+4
+3
-3 +1
Turnstone - Mesa, AZ


looks like Factory
+4
-3
-3
STRATA
no industrial /metal appearance.
looks like medical facility
Turnstone - Mesa, AZ

Tempe: the too bright complex
ie: don't do Apache Trails
I Like This one
stone - Mesa, AZ

Tempe: the too bright complex
ie: don't do Apache Trails
I Like This one
stone - Mesa, AZ

Solar or green roofs
Not too large balcony
Shaded walk overhangs on sidewalk
Turnstone - Mesa, AZ

Do you remember the old Sun Pontiac on Main st? Want to help decide what it will be? Thursday 10/16

15 Oct

Ryan Winkle from Dobson Woods

Community Visioning: Former SunPontiac Site.
Join us to discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of the western-most parcels of the ... View more

Shared with Dobson Woods + 8 neighborhoods in General

REPLY

I Believe in Mesa's Downtown
Posted by Ryan David [?] · October 15

Community Visioning: Former SunPontiac Site.
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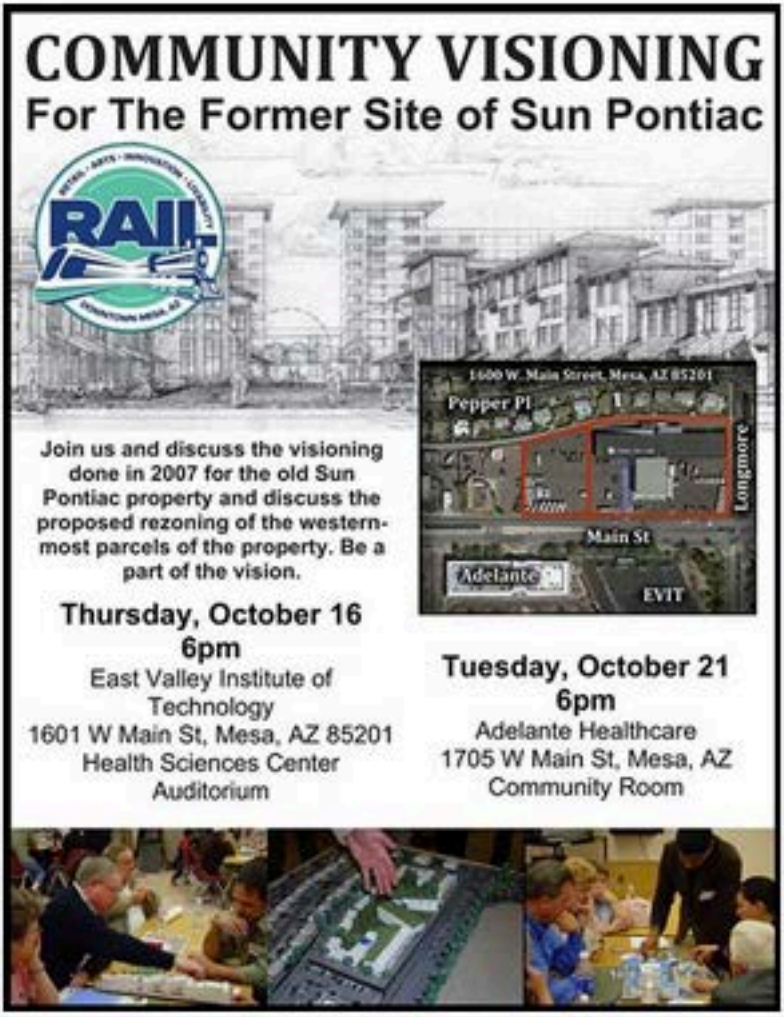
Thursday, Oct... See More — with David Crummey and Ernesto Fonseca.



Unlike · Comment · Share

4 Shares

I Believe in Mesa's Downtown, Ikonoklast, NEDCO-Mesa Light Rail Support, If you knew it, you'd do it and 2 others like this.

Write a comment...

I Believe in Mesa's Downtown
Posted by Ryan David · October 15

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Thursday, Oct... See More — with David Crummey and Ernesto Fonseca.

Unlike · Comment · Share

4 Shares

I Believe in Mesa's Downtown, Ikonoklast, NEDCO-Mesa Light Rail Support, If you knew it, you'd do it and 2 others like this.

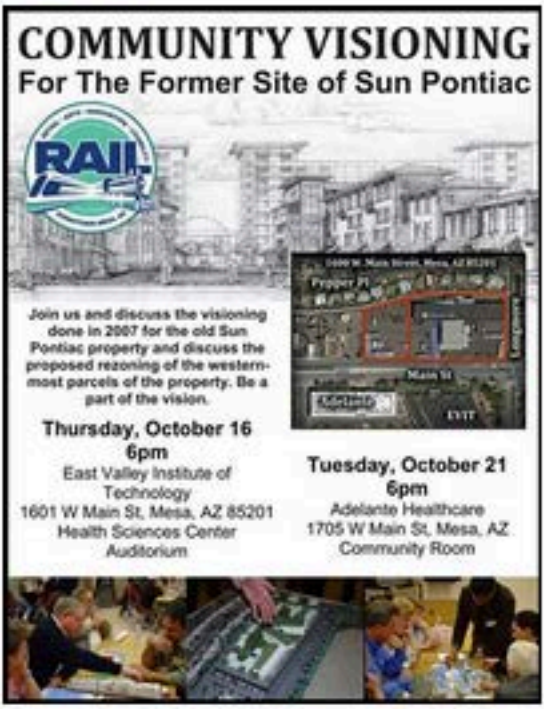
Write a comment...

865 people reached

Boost Post

Ryan David posted a photo to MesaBiz's timeline.
October 15 at 3:07pm

Do you remember the old Sun Pontiac dealership by Sycamore Station? What do you think it should become? See you tomorrow at 6pm East Valley Institute of Technology, EVIT to discuss. www.RAILmesa.org #RAILmesa



I Believe in Mesa's Downtown with Ernesto Fonseca and David Crummey

Community Visioning: Former SunPontiac Site.
Join us to discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of...

See More

Unlike · Comment · Share

You like this.

Ryan David

October 15 at 3:11pm · Unlike · 1

Ryan David posted a photo to Growing Up In Mesa In The 70s.'s timeline.
October 15 at 3:07pm

Do you remember the old Sun Pontiac dealership by Sycamore Station? What do you think it should become? See you tomorrow at 6pm East Valley Institute of Technology, EVIT to discuss. www.RAILmesa.org #RAILmesa

I Believe in Mesa's Downtown with Ernesto Fonseca and David Crummey

Community Visioning: Former SunPontiac Site.
Join us to discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of...

See More

Unlike · Comment · Share

You, Kenneth Patricio Smith and 2 others like this.

View 6 more comments

Greg Munguia Krusty krab
October 15 at 6:19pm · Unlike · 2

Brian Bowers Was a lot attendant there in 79 &80 ..did a lot of burnouts on the roof
October 15 at 6:59pm · Unlike · 2

Judi Jones Bought a yellow firebird there in 79.
October 15 at 7:39pm · Unlike · 2

Write a comment...

Ryan David posted a photo to You're probably from Mesa, AZ IF...'s timeline.
October 15 at 3:05pm

Do you remember the old Sun Pontiac dealership by Sycamore Station? What do you think it should become? See you tomorrow at 6pm East Valley Institute of Technology, EVIT to discuss. www.RAILmesa.org #RAILmesa

I Believe in Mesa's Downtown with Ernesto Fonseca and David Crummey

Community Visioning: Former SunPontiac Site.
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See More

Like · Comment · Share

Doreen Whitaker Sexton likes this.

Write a comment...

Ryan David posted a photo to David Crummey's timeline.
October 15 at 3:03pm

See you tomorrow at 6pm East Valley Institute of Technology, EVIT!

I Believe in Mesa's Downtown with Ernesto Fonseca and David Crummey

Community Visioning: Former SunPontiac Site.
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See More

Unlike · Comment · Share

You and Kika Varela like this.

Ryan David

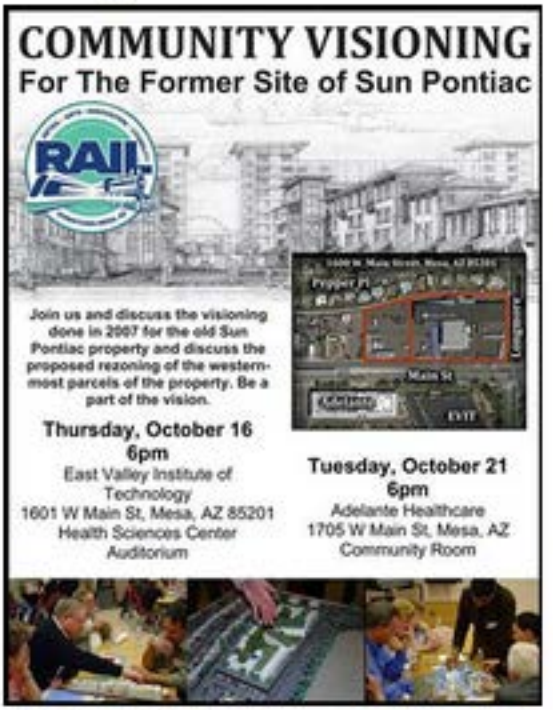
October 15 at 3:12pm · Like

Write a comment...

If you knew it, you'd do it shared **I Believe in Mesa's Downtown's** photo.

October 15 at 3:01pm

Join RAILmesa Tomorrow @ 6pm at the East Valley Institute of Technology, EVIT!



I Believe in Mesa's Downtown with Ernesto Fonseca and David Crummey

Community Visioning: Former SunPontiac Site.
Join us to discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of...

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31 people reached

Boost Post

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NEDCO-Mesa Light Rail Support shared **I Believe in Mesa's Downtown's** photo.

October 15 at 3:00pm ·

Join RAILmesa Tomorrow @ 6pm at the East Valley Institute of Technology, EVIT!

I Believe in Mesa's Downtown with Ernesto Fonseca and David Crummey

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See More

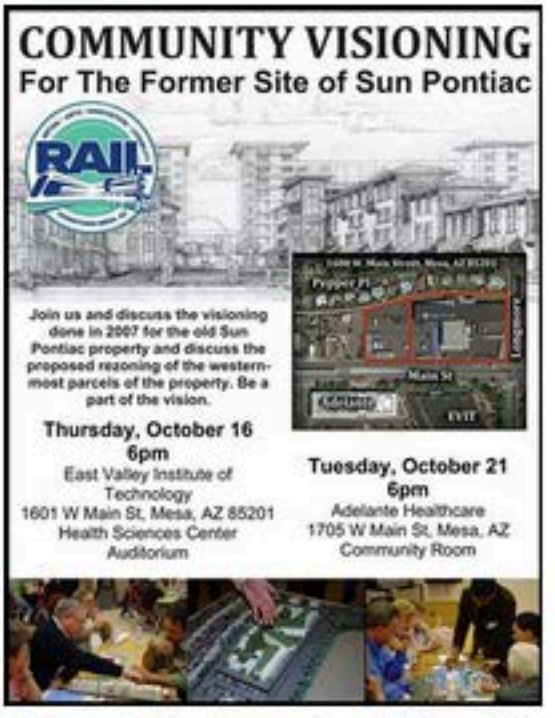
36 people reached

Boost Post

Unlike · Comment · Share · 2 3

Ryan David shared **I Believe in Mesa's Downtown's** photo.
October 15 at 2:59pm

Join RAILmesa Tomorrow @ 6pm at the East Valley Institute of Technology, EVIT!



I Believe in Mesa's Downtown with Ernesto Fonseca and David Crummey

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See More

Unlike · Comment · Share

You, Juan Pablo Chipe, Miguel Sepp and 2 others like this.

Ryan David

October 15 at 3:12pm · Unlike · 1

Write a comment...

LEAD
11
F

Do you remember the old Sun Pontiac on Main st? Want to help decide what it will be? Thursday 10/16

15 Oct

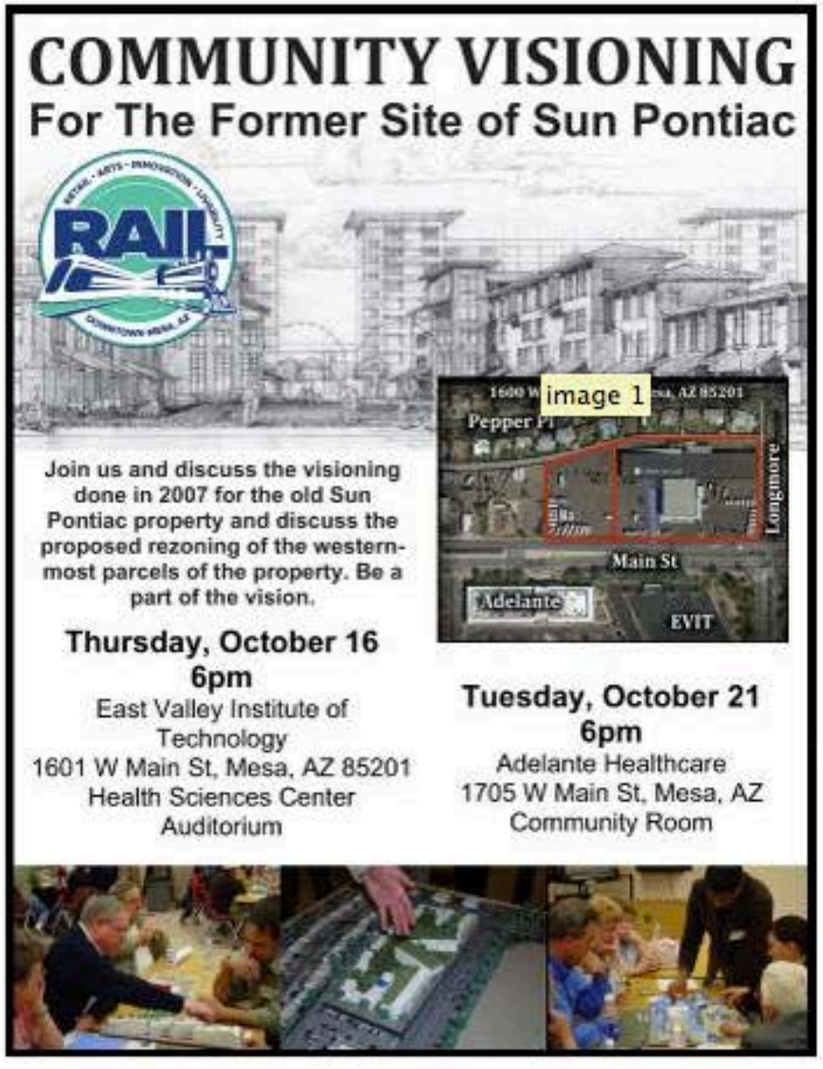
Ryan Winkle from Dobson Woods

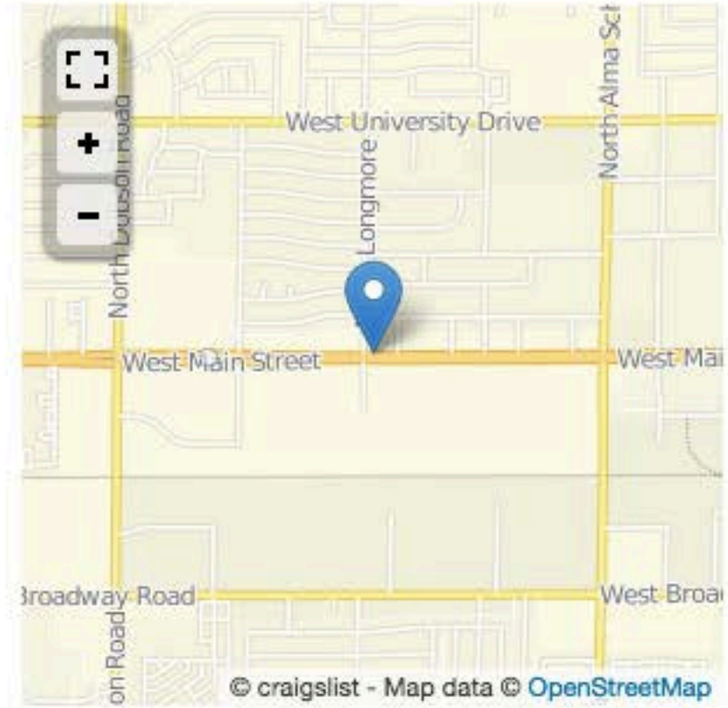
Community Visioning: Former SunPontiac Site.
Join us to discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of the western-most parcels of the ... View more

Shared with Dobson Woods + 8 neighborhoods in General

REPLY

Community Visioning: Former SunPontiac Site - October 16 - 6pm (1601 W Main St)





1601 W Main St

(google map) (yahoo map)

Community Visioning: Former SunPontiac Site.
Join us to discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of the western-most parcels of the property. Be part of the vision.

Thursday, October 16 - 6pm
East Valley Institute of Technology
1601 W Main St, Mesa, AZ 85201
Health Sciences Center Auditorium

Ryan Winkle
Shared publicly - Oct 16, 2014

#Mesa

What a nice place for a community meeting. What do YOU think the old Sun Pontiac property should be! Railmesa.org **#RAILmesa #comprehensive #Community #development #mesa #FindItInMesa #EVIT #NEDCOmesa #urban #infill #InnovativeUrbanSolutions**

East Valley Institute of Technology (EVIT) 1601 W Main St, Mesa, A...

+1

Add a comment...

Ryan Winkle
Shared publicly - Oct 15, 2014

#RAILmesa

Community Visioning: Former SunPontiac Site.
Join us to discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of the western-most parcels of the property. Be part of the vision.
Read more (12 lines)

COMMUNITY VISIONING
For The Former Site of Sun Pontiac

Join us and discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of the western-most parcels of the property. Be a part of the vision.

Thursday, October 16
6pm
East Valley Institute of Technology
1601 W Main St, Mesa, AZ 85201
Health Sciences Center
Auditorium

Tuesday, October 21
6pm
Adelante Healthcare
1705 W Main St, Mesa, AZ
Community Room

+2

Add a comment...

Ryan Winkle
Shared publicly - Oct 16, 2014

#Mesa

What a nice place for a community meeting. What do YOU think the old Sun Pontiac property should be! Railmesa.org **#RAILmesa #comprehensive #Community #development #mesa #FindItInMesa #EVIT #NEDCOmesa #urban #infill #InnovativeUrbanSolutions**

East Valley Institute of Technology (EVIT) 1601 W Main St, Mesa, AZ...

+1

Add a comment...

Ryan Winkle

Shared publicly - Oct 8, 2014

#RAILmesa

Today Thursday October 9th - Monthly RAILmesa meet-up!
Come hang out with RAILmesa Thursday, Oct 9th, 6pm @ Queen's Pizzeria 127 W Main St, Mesa, AZ 85201 and learn about the Mesa Consolidated Plan 2015-2019, ArtSpace in Downtown Mesa and a
Read more (12 lines)

RAIL

We meet every second Thursday

Next Meeting is: 10/09/14 at 6pm

Queen's Pizzeria
127 W Main St,
Mesa, AZ 85201

Agenda:

This month we will quickly review last months subjects and talk about the:

1. **Consolidated Plan** - What is it? Why does a city do this? Who does it affect? Public Comment Period.
2. **ArtSpace** - What is it? Why is it important for Downtown Mesa?
3. **Sun Pontiac Development** – Great opportunity for to ignite development.
4. For those interested in RAILmesa and citizen leadership: Next steps, Visioning and Forming Project Committees

www.RAILmesa.org
RETAIL, ARTS, INNOVATION & LIVABILITY MESA

Who is RAILmesa? RAILmesa is a registered neighborhood group that advocates for increased citizen participation, responsible development of housing, transit options and the creation of quality jobs along Mesa's Light Rail Corridor. We meet once a month and would love your participation.

HECHO EN MESA

Ryan Winkle's photos

+1

Add a comment...

34043171745/6068058334956045426

RETAIL, ARTS, INNOVATION & LIVABILITY

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We meet every second Thursday

Next Meeting is: 11/13/14 at 6pm

Queens Pizzeria 125 W Main St, Mesa, AZ 85201

Thanks to everyone that came to the October RAILmesa meeting. We discussed:

1. **Consolidated Plan** - What is it? Why does a city do this? Who does it affect? Public Comment Period. Find out more HERE.
2. **ArtSpace** - What is it? Why is it important for Downtown Mesa? See an article about ArtSpace in the Washington Post HERE.
3. **Sun Pontiac Development** – Great opportunity for to ignite development. See flyer HERE.

Get involved in Mesa

General Plan News & Information
Consolidated Plan News & Information
City Center Plan News & Information
Central Main Plan News & Information
Pioneer Park Renovations News & Information
Get to Know Your Council Member
Sign Code Ordinance Update

Some past subjects:
Sept: Mesa City Center Design: HERE
Sept: Transit Oriented Development: HERE
Sept: Mesa Arts Center shade structure: HERE

Downtown Mesa - If You Knew It You'd Do It!

I Believe in Mesa's Downtown
Posted by Ryan David · October 8

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HECHO EN MESA

Unlike · Comment · Share

2 Shares

I Believe in Mesa's Downtown, Ikonoklast, NEDCO-Mesa Light Rail Support, If you knew it, you'd do it and 2 others like this.

Write a comment...

Ryan David See you there!
Unlike · Reply · 2 · October 8 at 8:57pm

302 people reached

Boost Post

Gannon Nikolich shared **I Believe in Mesa's Downtown's** photo.

October 9 at 2:17am

We meet every second Thursday

Next Meeting is: 10/09/14 at 6pm

Queen's Pizzeria
127 W Main St.
Mesa, AZ 85201

Agenda:

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www.RAILmesa.org

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HECHO EN MESA

I Believe in Mesa's Downtown

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Come hang out with RAILmesa Thursday, Oct 9th, 6pm @ Queen's Pizzeria 127 W Main St, Mesa, AZ 85201 and I...

See More

Like · Comment · Share

Brendan Nikolich likes this.

Write a comment...

Ryan David shared I Believe in Mesa's Downtown's photo.
October 8 at 8:57pm

I Believe in Mesa's Downtown

Today Thursday October 9th - Monthly RAILmesa meet-up!
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See More

Unlike · Comment · Share

You, Heriberto Varela Baeza, Billy Jones, Juan Pablo Chipe and 2 others like this.

Lily Neff Out of town
October 8 at 9:49pm · Unlike · 1

Write a comment...

NEDCO-Mesa Light Rail Support shared **I Believe in Mesa's Downtown's** photo.

October 8 at 8:56pm ·

I Believe in Mesa's Downtown

Today Thursday October 9th - Monthly RAILmesa meet-up!
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See More

19 people reached

Boost Post

Unlike · Comment · Share · 8 2

LEAD
11
F

Thursday October 9th at 6pm @ Queens Pizzeria on Main St. - Monthly RAILmesa Meet-up!

8 Oct

Ryan Winkle from Dobson Woods

Today Thursday October 9th - Monthly RAILmesa meet-up!
Come hang out with RAILmesa Thursday, Oct 9th, 6pm @ Queen's Pizzeria 127 W Main St, Mesa, AZ 85201 and learn about the Mesa Consolidated Plan 2015-2019, ArtSpace in Downtown Mesa and a visioning project at the SunPontiac property.
Agenda:

1. Consolidated Plan - What is it? Why does a city do this? Who does it affect? Public Comment Period.
2. ArtSpace - What is it? Why is it important for Downtown Mesa?
3. Sun Pontiac Development – Great opportunity for to ignite development.
4. For those interested in RAILmesa and citizen leadership: Next steps, Visioning and forming possible Project Committees.

Join us on the 2nd Thursday of every month at 6pm
@ Queen's Pizzeria 127 W Main St, Downtown Mesa

RETAIL, ARTS, INNOVATION & LIVABILITY MESA
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www.RAILmesa.org #RAILmesa

Shared with Dobson Woods + 8 neighborhoods in General

REPLY

Katie thanked you

LEAD
11
F

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15 Oct

Ryan Winkle from Dobson Woods

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Health Sciences Center Auditorium

Tuesday, October 21 - 6pm
Adelante Healthcare
1705 W Main St, Mesa, AZ
Community Room

www.RAILmesa.org #RAILmesa

Shared with Dobson Woods + 8 neighborhoods in General

REPLY

ArtSpace Community Lofts - Tuesday, October 14 - 6:00pm (1 E Main St, Mesa, AZ 85201)

Artspace Mesa Lofts
Community Meeting - Tuesday, October 14 - 6:00pm
Mesa Contemporary Arts - Dobson Lecture Hall (downstairs) - 1 East Main Street
Join us for an overview of Artspace Mesa Lofts, take a first look at unit layouts and sizes, the overall project, application requirements, and give your input and opinions! Meet the architects and hear more about this exciting project!

Artspace, City of Mesa Arts & Culture Department, and NEDCO would like to invite you to a public meeting to learn about and discuss Artspace Mesa Lofts. We are still in the early development stage and we value your input.

www.artspace.org

Tuesday, October 14 - 6:00pm
Mesa Contemporary Arts - Dobson Lecture Hall (downstairs)
1 East Main Street
Join us for a short presentation followed by discussion and light refereshments with Artspace, the architects of Artpsace Mesa Lofts, NEDCO and more.

Wednesday, October 15 - 4:00pm

phoenix.craigslist.org/wvl/pol/4714704166.html

> west valley > community > politics

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Downtown Vision Ad-Hoc Committee - Mesa Fire Station 201 - 4pm (360 East First Street)

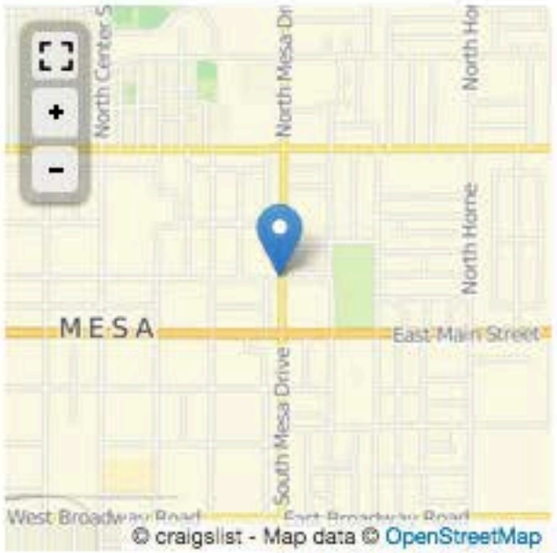
mesa·az

Meeting Notice & Agenda

Downtown Vision Ad-Hoc Committee
Mesa Fire Station 201 Community Room
360 East First Street
Tuesday, October 14, 2014
4:00 p.m.

Jo Wilson, Chair
Debby Elliott, Member
Marco Meraz, Member
Lorenzo Perez, Member
Steve Chucri, Member
Charles Huellmantel, Member
Rich Marchant, Member

1. Chair's call to order
2. Review and approve minutes from the September 30, 2014 Committee meeting
3. Hear a presentation and discuss open meeting and conflict of interest laws
4. Hear a presentation, discuss and provide direction on the boundaries that the Downtown vision, goals and report will represent
5. Hear a presentation and discuss the Central Main Plan and the Mesa City Center concept
6. Hear a presentation by Economic Development research capabilities for Downtown Mesa and provide direction on what information the Committee desires to receive at a future meeting
7. Review and provide direction on the proposed schedule for the Committee's work completion
8. Discuss and provide direction on the primary agenda items for 10/28 meeting, the main presentation items tentatively proposed below:
   a. Presentation and discussion by Mesa Chamber of Commerce
   b. Presentation and discussion by Visit Mesa
9. Items from citizens present
10. Adjourn meeting



360 East First Street

(google map) (yahoo map)

Reminder today at 4pm. Downtown Vision Ad-Hoc Committee
Mesa Fire Station 201 Community Room
360 East First Street Tuesday, October 14, 2014 4:00 p.m.

Agenda
- Hear a presentation and discuss open meeting and conflict of interest laws
- Hear a presentation, discuss and provide direction on the boundaries that the Downtown vision, goals and report will represent
- Hear a presentation and discuss the Central Main Plan and the Mesa City Center concept
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Downtown Vision Ad-Hoc Committee homepage: http://www.mesaaz.gov/Government/advisory/DVC.aspx

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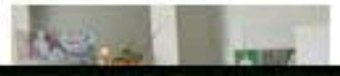

Tuesday, October 14 - 6:00pm

Community Visioning: Former SunPontiac Site.
Join us to discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of the western-most parcels of the property. Be part of the vision.
PDF version of the flyer HERE.

Thursday, October 16 - 6pm
East Valley Institute of Technology
1601 W Main St, Mesa, AZ 85201
Health Sciences Center Auditorium

Tuesday, October 21 - 6pm
Adelante Healthcare
1705 W Main St, Mesa, AZ
Community Room

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October RAILmesa meet-up!

Come hang out with RAILmesa this Thursday, Oct 9th, 6pm @ Queen's Pizzeria 127 W Main St, Mesa, AZ 85201 and learn about the Mesa Consolidated Plan 2015-2019, ArtSpace in Downtown Mesa and a visioning project at the SunPontiac property.

Agenda:

1. **Consolidated Plan** - What is it? Why does a city do this? Who does it affect? Public Comment Period. Find out more HERE.
2. **ArtSpace** - What is it? Why is it important for Downtown Mesa? See an article about ArtSpace in the Washington Post HERE.
3. **Sun Pontiac Development** – Great opportunity for to ignite development. See flyer HERE.
4. For those interested in **RAILmesa and citizen leadership**: Next steps, Visioning and forming possible Project Committees.

Join us on the 2nd Thursday of every month at 6pm @ Queen's Pizzeria 127 W Main St, Downtown Mesa

What is a Consolidated Plan? The Consolidated Plan is a document prepared by the city, designed to help states and local jurisdictions to assess their affordable housing and community development needs. The idea is to asses the market conditions of the area and make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue regarding the use of federal funds. See the Draft Mesa 2015-2019 Consolidated Plan HERE.

Educate yourself on Mesa

General Plan News & Information
Consolidated Plan News & Information
City Center Plan News & Information
Central Main Plan News & Information
Pioneer Park Renovations News & Information
Get to Know Your Council Member
Sign Code Ordinance Update

Artspace / Sun Pontiac Regular · I Believe in Mesa's Downtown **Sent** on Tue, Oct 14, 2014 12:31 pm	685 Subscribers	25.8% Opens	2.1% Clicks
RAILmesa October Regular · I Believe in Mesa's Downtown **Sent** on Wed, Oct 08, 2014 04:02 pm	680 Subscribers	24.5% Opens	3.8% Clicks

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COMMUNITY VISIONING

For The Former Site of Sun Pontiac

Join us and discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of the western-most parcels of the property. Be a part of the vision.

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Community Room

ryandavidvw
1 week ago · 12 West Main

Community Visioning: Former SunPontiac Site. Join us to discuss the visioning done in 2007 for the old Sun Pontiac property and discuss the proposed rezoning of the western-most parcels of the property. Be part of the vision. Thursday, October 16 - 6pm East Valley Institute of Technology 1601 W Main St, Mesa, AZ 85201 Health Sciences Center Auditorium Tuesday, October 21 - 6pm Adelante Healthcare 1705 W Main St,

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East Valley Institute of Technology, EVIT

What a nice place for a community meeting. What do YOU think the old Sun Pontiac property should be! Railmesa.org #RAILmesa #comprehensive #Community #development #mesa #FindItInMesa #EVIT #NEDCOmesa #urban #infill #InnovativeUrbanSolutions

ryandavidvw, **mydogeatspecans**, **eff_cisco** and **11** others like this.

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We meet every second Thursday

Next Meeting is: 10/09/14 at 6pm

Queen's Pizzeria
127 W Main St,
Mesa, AZ 85201

Agenda:

This month we will quickly review last months subjects and talk about the:

1. **Consolidated Plan** - What is it? Why does a city do this? Who does it affect? Public Comment Period.
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www.RAILmesa.org
RETAIL, ARTS, INNOVATION & LIVABILITY MESA

Who is RAILmesa? RAILmesa is a registered neighborhood group that advocates for increased citizen participation, responsible development of housing, transit options and the creation of quality jobs along Mesa's Light Rail Corridor. We meet once a month and would love your participation.

HECHO EN MESA

ryandavidvw
2 weeks ago · Queen's Pizzeria & Cafe

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ryandavidvw, **eff_cisco**, **yvonne.81** and **5** others like this.

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RyanDavidVW

What a nice place for a community meeting. What do YOU think the old Sun Pontiac property should be!

1 view 0 faves 0 comments

Taken on October 16, 2014

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Queen's Pizzeria
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Mesa, AZ 85201

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4 views 0 faves 0 comments

Taken on October 8, 2014

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Ryan David Winkle

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What a nice place for a community meeting. What do YOU think the old Sun Pontiac property should be! Railmesa.org #RAILmesa #FindItInMesa #EVIT #NEDCOmesa #InnovativeUrbanSolutions

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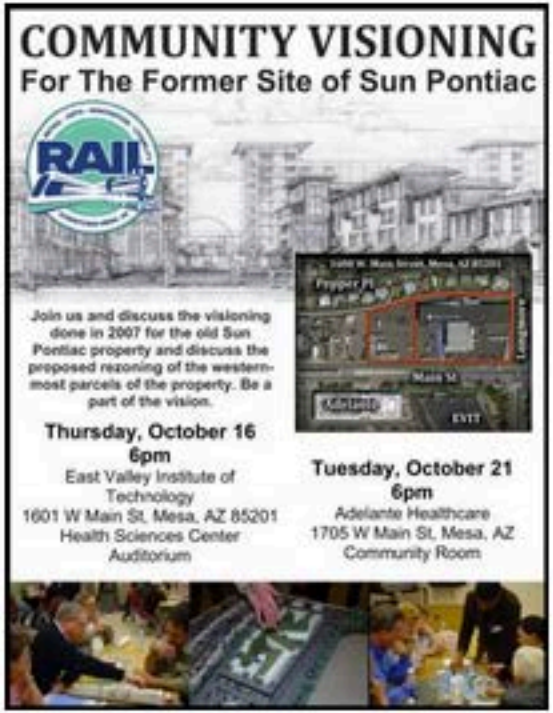

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Ryan David Winkle

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RAIL

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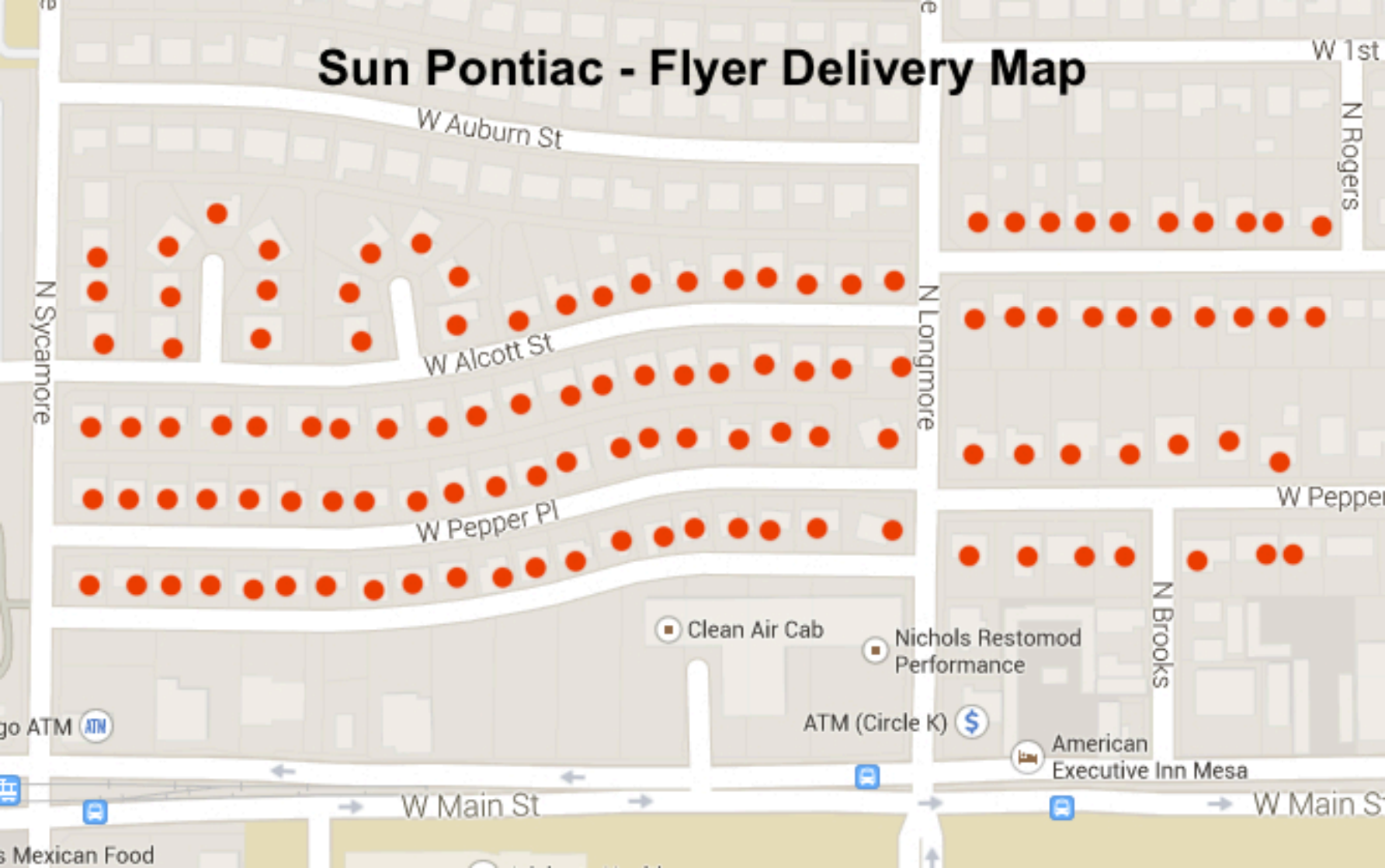
Sun Pontiac - Flyer Delivery Map



Chapter 56: Form-Based Code Overview

Sections:

11-56-1	Purpose
11-56-2	Authority and Applicability
11-56-3	Effect on Existing Development and Land Uses
11-56-4	Permit Processing, Rezoning and Administration
11-56-5	Overview and Organization
11-56-6	The Rural-to-Urban Transect
11-56-7	Using the Transect

11-56-1 Purpose

The purpose of the Form-Based Code is to implement the vision, goals, and policies of the community for Traditional Neighborhood Development and urban centers. These standards set forth in this Code are intended to ensure that future development and redevelopment will reinforce an urban environment and active streetscape.

11-56-2 Authority and Applicability

A. The Form-Based Code (FBC) replaces the Zoning for parcels that have been mapped with a Transect Zone. See Chapter 57 (Regulating Plans) of this Title for the mapping of Transect Zones.

1. **Area of Initial Application.** In its initial application, the Form-Based Code will be applied to the Downtown and Pioneer/ Temple Neighborhoods, as mapped in Chapter 57: Maps, once rezoning to the designated transect zone is made effective through completion of the opt-in process (Sub-sections C and D, below).

2. **Areas of Future Use.** Rezoning requests for use of Form-Based Code and transect zones in other areas of the City shall be governed by Chapter 63: Smart Growth Community Plans (SGCP). As individual SGCPs become adopted by City Council in the future, the regulating plans for each SGCP shall be added to Chapter 57: Maps.

3. **Relationship of FBC to Zoning Ordinance.** This Form-Based Code is a subpart of the Zoning Ordinance. All provisions of the Zoning Ordinance apply within the areas mapped with Transect Zones using FBC unless otherwise provided in Article 6: Form-Based Code of this Title.

4. **Applicability of Non-Transect Development Standards.** The FBC shall be considered in combination with any applicable standards in Article 3: Overlay Districts and Chapter 31 of Article 3: 'Standards for Specific Uses' in the Zoning Ordinance. Requirements referenced in Chapter 30: 'General Site Development Standards' may be applicable when directly referenced as part of a requirement of Article 6: Form-Based Code.

B. **Other Agreements.** If conflicts occur between the requirements of this FBC and applicable standards adopted by City Council as part of any other agreement, and determined by the Zoning Administrator in consultation with the City Attorney's Office to remain in effect, the more restrictive requirements shall apply.

C. **Council Option to Designate Transect and Non-transect Zones to Same Parcel.** At the time of adoption of a regulating plan, the City Council may designate a parcel for both the existing non-transect zone (i.e., the current zoning designation) and a FBC transect zone (refer to Section 11-3-2 'Official Zoning District Map and District Boundaries' and associated map for non-transect zone boundaries and Chapter 57 of this Article: 'Maps' for applicable regulating plan). When this occurs, a property owner may continue to apply the standards of the non-transect zone (see Sub-section D, below) or, may choose to designate the site entirely for compliance with the requirements of the FBC transect zone, pursuant to the Opt In Procedures in Section D below, but in no case may the site be developed utilizing a mixed set of standards from both transect and non-transect zones at the same time, unless reference to a non-transect standard is specified in the transect requirement.

D. **Opt In Procedures.** In those circumstances in which the City Council designates a parcel for both non-transect and transect zones, the property owner may choose to continue to comply with the existing non-transect zone requirements, or choose to comply with the FBC requirements applicable to the transect zone, but not both. When a property owner selects a transect zone, they shall sign before a notary public a "Form-Based Code Opt-In" form prepared by the Zoning Administrator and approved by the City Attorney's Office. Such form shall state that the FBC transect zone standards are now effective, and that the non-transect zone is no longer effective for that site. The City shall maintain an official record of the agreement in the files of Planning Division Office, and shall update the Official Zoning Map of the City (Section 11-3-2) to reflect the agreed change. The selected change will remain on the site until rezoned in the future.

11-56-3 Effect on Existing Development and Land Uses After Opt In to FBC

Note: In circumstances in which transect and non-transect zones apply to the same site, development will be subject to the requirements of the non-transect zones, until a property owner opts in pursuant to the Opt In Procedure described in Section 11-56-2.D above. The following language describes the use of FBC requirements on existing development for properties designated with only transect zones (non-transect zones are not present), or after the owner of dual designated transect/non-transect property has chosen to opt in to the FBC requirements and therefore make the transect zone effective.

Development and land uses that were lawfully established, and exist within the FBC boundaries prior to the effective date of this FBC are affected by this code as follows:

A. **Complies with FBC.** Existing development and land uses that comply with all applicable requirements of Article 6: Form-Based Code of this Title may continue to operate, and shall be altered or replaced only in compliance with Article 6: Form-Based Code.

B. **Non-compliance with FBC.** Any development or land use that was lawfully built in conformance with non-transect zone requirements (the Zoning Ordinance), and does not comply with the requirements effective for the applicable transect zone, shall be considered as legal, but non-conforming, and may continue to operate in compliance with the city's regulations for non-conformities in the Zoning Ordinance (see Zoning Ordinance Chapter 36 'Nonconforming Uses, Structures and Lots'). Sites that are non-conforming relative to site development standards may redevelop, remodel or expand only in conformance with the following:

1. Article 6 and Transect zone requirements. However, existing construction may stay in place without modification or demolition except what is necessary to accommodate the redevelopment, remodel or expansion.

2. When the expansion, or remodeling of existing development amounts to an increase of 20 percent (20%) or less of the existing floor area, up to a maximum of 1000 square feet, then such remodeling or expansion may proceed in accordance with any conditions attached to the Zoning Clearance by the Planning Director.

3. When expansion or remodeling of an existing development results in a larger building that exceeds a 20 percent (20%) increase of the existing floor area, or exceeds 1000 square feet, then such remodeling or expansion may only proceed in accordance with an approved Substantial Conformance Improvement Permit (SCIP), as per Chapter 73 of this Ordinance. Said SCIP application shall be reviewed prior to issuance of a Zoning Clearance.

11-56-4 Permit Processing, Rezoning and Administration

A. **Processing and Procedures.** The standards, permits, procedures, and other requirements of this Code shall be administered and enforced per Zoning Ordinance requirements, unless specifically stated otherwise in this FBC.

B. **Text amendments.** Text amendments to this FBC, or to adopted regulating plans as listed in Chapter 57 'Maps', shall be processed in accordance with the procedures and standards found in Chapter 76 'Zoning Ordinance: Amendments to Map and Text' in the Zoning Ordinance.

C. **Rezoning of Parcels within Adopted Regulating Plans**

1. **Parcels within Adopted Regulating Plans – Rezone from One Transect Zone to Another Transect Zone.** Amendments to the map shall be processed in accordance with the procedures and standards in Chapter 76 'Zoning Ordinance: Amendments to Map and Text' in the Zoning Ordinance.

2. **Properties Outside of Adopted FBC Mapped Area(s) - Rezone from a Non-transect Zone to a Transect Zone.**

a. Requests for Transect Zones outside of areas with adopted Regulating Plans shall include all Smart Growth Community Plan (Chapter 63) requirements when an application includes a request for a regulating plan and the project involves:

(1) Parcels of 10-acres or greater, or

(2) Parcels designated by City Council as a redevelopment site.

b. Requests for Transect Zones on Parcels other than those described by Sub-section C2a, above:

(1) Parcels or project sites abutting and/or coterminous with an existing regulating plan may request rezoning to a transect zone in conformance with Chapter 76 'Zoning Ordinance: Amendments to Map and Text' in the Zoning Ordinance. Such rezoning to a transect zone shall be a natural extension of the standards adopted in the abutting and/or coterminous regulating plan and include the updating of that regulating plan to include the area being rezoned.

(2) Other parcels may request rezoning to a transect zone only by determination of the Planning Director that a successful application will result in more complete conformance with goals and objectives as found in the Mesa General Plan, applicable sub-area plans, and other adopted Council policies, than the use of non-transect zones and requirements.

D. **Conditional Use Permit Procedures**

1. **Administrative Use Permit (AUP).** Uses or activities of the FBC requiring an AUP shall be processed according to the requirements of Section 11-70-3 'Administrative Use Permit' of the Zoning Ordinance.

2. **Special Use Permit (SUP).** Uses or activities of the FBC requiring a SUP shall be processed according to the requirements of Section 11-70-5 'Special Use Permit' of the Zoning Ordinance.

3. **Council Use Permit (CUP).** Uses or activities of the FBC requiring a CUP shall be processed according to the requirements of Section 11-70-6 'Council Use Permit' of the Zoning Ordinance.

E. **Zoning Clearance - Review Process for FBC Compliant Projects**

1. **Zoning Clearance Required before Application for Building Permit.** Prior to submitting a building permit request, an application for Zoning Clearance shall be filed with the Planning Director or designee, who shall then review the project for compliance with the requirements of FBC.

   a. **Fee Payment.** Payment of a fee for this service shall be in accordance with the adopted fee schedule for the Development and Sustainability Department.

   b. **Design Review.** Upon determination that one or both of the two following items is present, the Planning Director may elect to also review the project under the provisions of Design Review, Chapter 71 of this Title:

      (1) That the project largely conforms to the minimum requirements of the FBC, and may benefit from review and comments generated by the Design Review process to achieve full compliance, or

      (2) That the project conforms to the minimum requirements of the FBC, but fails to contribute to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades on all sides, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

2. **Zoning Clearance Issuance.** Upon successfully determining the project complies with the minimum requirements of the FBC, and/or Design Review, as may be applicable, the Planning Director or designee shall issue a Zoning Clearance, which shall then allow an application to be filed for a construction or a building permit in accordance with Title 4 of the Mesa City Code. Concurrent review of applications for building permit and FBC zoning clearance may be requested and allowed upon agreement by both the Planning Director and Building Official.

F. **Variances.**

In the event that an applicant believes special circumstances applicable to a property, including size, shape, topography, location, or surroundings, deprives such property of privileges enjoyed by other properties in the vicinity and under the identical transect zone classification, a variance may be requested in accordance with provisions set forth in Chapter 80 'Variances' of the Zoning Ordinance.

11-56-5 Overview and Organization

Form-Based Codes are an alternative approach to zoning that reinforces walkable, sustainable, mixed-use environments and development and builds upon the character of a place. Form-Based Codes foster predictable built results and a high-quality public realm by using physical form(rather than the separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.

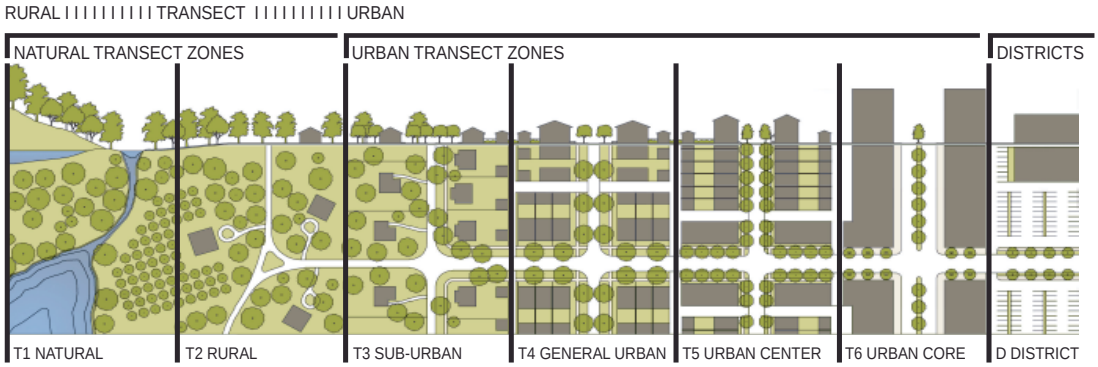
A. **Form-Based Code Components**

1. The Building Form Standards Chapter provides regulatory standards governing land use and building form within the transect zones. See Chapter 58 (Building Form Standards)
2. The Building Type Standards Chapter supplements the Building Form Standards by providing a more detailed set of standards related to the appropriate massing and form applicable to the development of each building type. See Chapter 59 (Building Type Standards).
3. The Private Frontage Standards Chapter supplements the Building Form Standards by setting forth the standards for the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building). See Chapter 60 (Private Frontage Standards).
4. The Th oroughfare Standards Chapter provides the components of a thoroughfare and thorough fare assemblies that can be used to create walkable streets that balance the needs of vehicles, pedestrians and bicyclists. See Chapter 61 (Th oroughfare Standards).
5. Th e Civic Space Standards Chapter provides a set of civic space types and their associated standards to use within the transect zones. See Chapter 62 (Civic Space Standards).
6. The Smart Growth Community Plans Chapter provides standards for the application of Form-Based Code standards to reinforce walkable urban neighborhoods or create new walkable urban neighborhoods within the City of Mesa.
7. The Definitions Chapter provides definitions for land uses and specialized terms and phrases used in the Form-Based Code.

11-56-6 The Rural-to-Urban Transect

The Transect is an organizing principle often used in Form-Based Coding that focuses first on the intended character and type of place and second on the mix of uses within. This differs from the framework found in conventional or Euclidean zoning in which use, rather than form, is the primary focus. Transect-based zone districts are use to regulate the preservation, evolution, and creation of walkable places. The Rural-to-Urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. The zones are primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the zone.

The model transect for American cities is divided into six transect zones or T-zones: Natural (T1), Rural (T2), Sub-urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for areas with specialized purposes (e.g., heavy industrial, transportation, entertainment, or university districts, among other possibilities).



11-56-7 Using the Transect

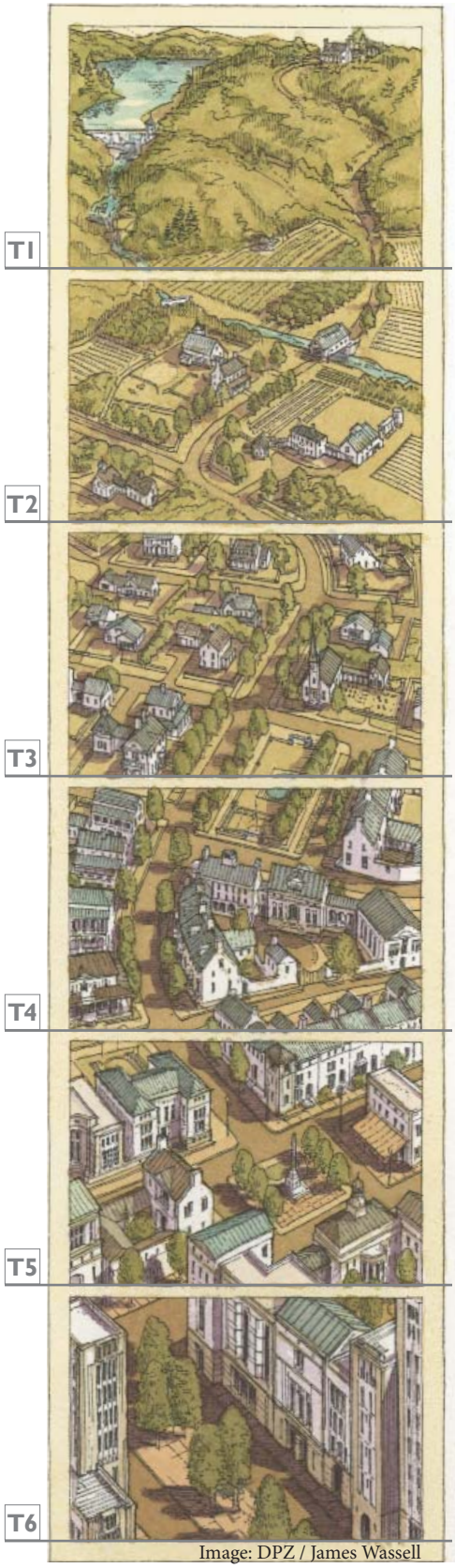


Image: DPZ / James Wassell

The Transect can be applied at various scales across the City to meet the following principles:

A. **The City-Guiding Principles**

1. Preserve and enhance community character;
2. Encourage appropriately-scaled infill and development;
3. Encourage a system of extensive trails and bicycle routes that support patterns of development conducive to more frequent transit service;
4. Preserve agriculture and open space at edges, maintaining a clear boundary;
5. Reinforce a pattern of walkable neighborhoods: support existing walkable neighborhoods and retrofit those that are not walkable; and
6. Support a range of vibrant human habitats along the transect.

B. **The Neighborhood-Guiding Principles**

1. Support a diversity of housing choices at the appropriate location along the transect;
2. Encourage and incubate small local businesses;
3. Place services within a safe, comfortable walking distance of homes; and
4. Create a framework of well-designed streets that are safe and secure for pedestrians and bicyclists.

C. **The Block and Building-Guiding Principles**

1. Build upon and reinforce the unique characteristics of Mesa;
2. Ensure that each building plays a role in creating a better whole, not just a good building;
3. Meet the changing needs of residents;
4. Ensure that architecture and landscape grow from local climate, history, culture, and building practice; and
5. Put civic buildings in important locations and make sure their form is appropriate to their civic stature.

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11-58-9 T5 Main Street Flex (T5MSF) Standards

A. Zone Intent and Description

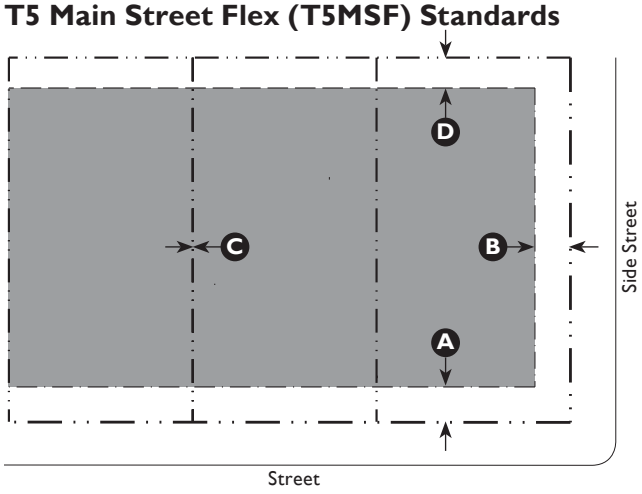
To provide a flexible area that can transition from the commercial district to residential district by allowing a mixture of ground floor uses including live/work and ground floor residential that could transition to commercial space when the commercial corridor matures.

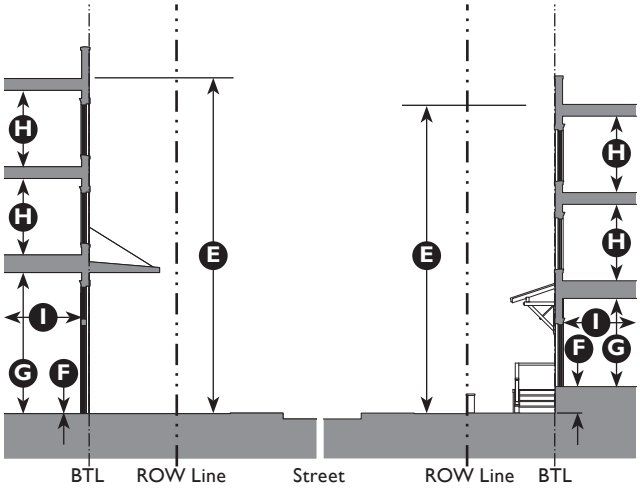
B. Building Types

Allowed Building Types[1]:	Apartment House
	Courtyard Building
	Main Street Mixed-Use
	Mid-Rise

[1] See Building Type Standards for descriptions and regulations.

T5 Main Street Flex (T5MSF) Standards





Key

- ROW/Property Line
- Building Setback Line
- Build-to Line
- Building Area

C. Building Placement		
Build-to Lines (Distance from Property Line/ROW)		
Front	0' min.; 10' max.[1,2]	A
Side Street	0' min.; 10' max.	B
BTL Defined by a Building		
Front, Lots < 50' wide	100%	
Front, Lots ≥ 50' wide	75% min.[3]	
Side Street	60% min.[3]	
Setbacks (Distance from Property Line/ROW)		
Side	0'	C
Rear		D
Adjacent to T5N, T4N or T3N	5'	
Adjacent to All Other Zones	0'	
Adjacent to Alley	0'	
No side setback required along the common property line between Townhouse building types.		
Lot Size		
Per Building Type Standards (see Chapter 59).		

[1] Where existing adjacent buildings are in front of the regulated BTL, the building may be set to align with the facade of the frontmost immediately adjacent property.

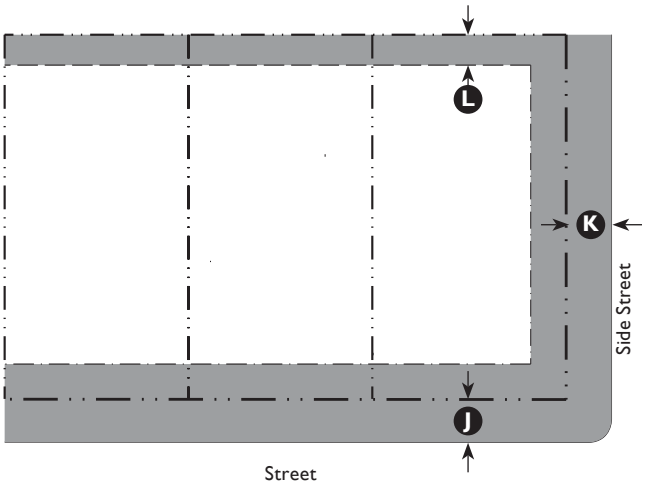
[2] The exact location of the BTL within the range listed above shall be established by the first building along each block frontage to receive planning department approval. All subsequent buildings along that block frontage shall match the first building's BTL.

[3] On corner lots, the BTL must be defined by a building for the first 50' from the corner.

Miscellaneous		
A building form with a chamfered corner is permitted if a corner entry is provided.		
Entire ROW shall be defined by a building or a 24" to 42" high stucco or masonry wall.		
D. Building Form		
Height		
Main Building	2 Stories min.; 55' max.[4,5]	E
Ground Floor Finish Level		F
Residential BTL/Setback < 8'	24" min.	
Residential BTL/Setback ≥ 8'	18" min.	
Commercial	6" max.	
Ground Floor Ceiling		G
Residential	10' min. clear	
Commercial	14' min. clear	
Upper Floor(s) Ceiling	9' min. clear	H
Footprint		
Per Building Type Standards (see Chapter 59).		
Depth, Ground-Floor Space		I
Residential	20' min.	
Commercial	30' min.	

[4] 65' max. permitted for buildings with more than 25% affordable or senior housing; 85' max. for LEED (or equivalent) certified buildings.

[5] Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.



Key

ROW/Property Line	Building Setback Line
Build-to Line	Encroachment Area

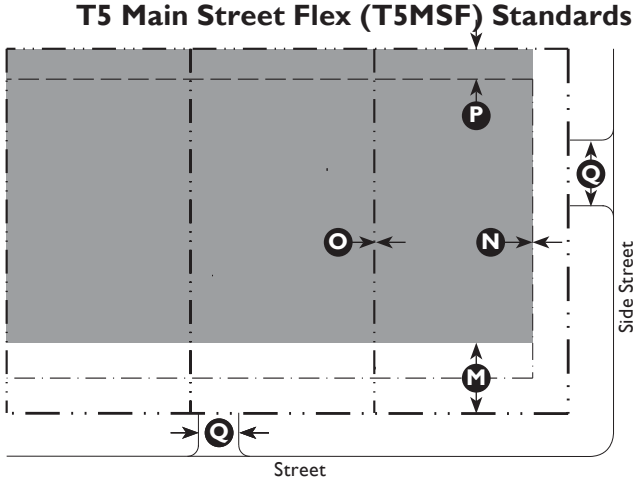
Miscellaneous	
Distance Between Entries	
To Ground Floor	50' max.
To Upper Floor(s)	100' max.
Upper Floors shall have a primary entrance along the front.	
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.	
Any street facade wider than 100' shall be designed to read as a series of buildings no wider than 75' each.	

E. Encroachments & Frontage Types		
Allowed Encroachments[6,7]		
Front	14' max.	J
Side Street	14' max.	K
Rear	5' max.	L
Allowed Frontage Types[8]		
Stoop	Terrace	
Forecourt	Gallery	
Dooryard	Arcade	
Shopfront		

[6] Maximum allowed encroachments, see Frontage Types for further refinement of the allowed encroachments for frontage elements.

[7] Encroachments into the ROW require the approval of an encroachment permit. Encroachments are not allowed within an Alley ROW or across a Property Line.

[8] See Chapter 60 (Private Frontage Standards) for descriptions and regulations.



Key

ROW/Property Line	Building Setback Line
Build-to Line	Parking Area

F. Parking		
Required Spaces		
Residential Uses	No min.; 1/unit max.	
Retail and Service Uses	2/1,000sf min.[9]	
Off-site parking within 600' may be used to meet parking requirements for Residential uses.		
Off-site parking within 1200' may be used to meet parking requirements for non-Residential uses		
Shared Parking may be used to meet parking requirements.		
Location (Distance from Property Line/ROW)		
Front Setback	30'	M
Side Street Setback	0' (from BTL)	N
Side Setback	0'	O
Rear Setback		P
Adjacent to T5N, T4N or T3N	5'	
Adjacent to all other Zones	0'	
Adjacent to Alley	0'	
Miscellaneous		
Parking Access Drive Width		Q
Front, ≤ 40 spaces	12' max.	
Front, > 40 spaces	20' max.	
Side Street/Alley	20' max.	
% of Frontage along Front	20% max.	
All garages shall be screened from the Front and the Street by habitable space.		

[9] No parking spaces required for lodging uses and ground floor uses less than 5,000sf.

G. Allowed Uses

Land Use[1]	Specific Use Regulations	T5MSF
Agricultural		
Farmers' Market	§11-31-30	P
Recreation, Education & Public Assembly		
Commercial Recreation Facility,		
Small, Indoor		P
Medium, Indoor		SUP
Large, Indoor		CUP
Outdoor		CUP
Civic Space (see Civic Space Standards)		P
Health/Fitness Facility		
≤3,000 sf		AUP
>3,000 sf		SUP
Library; Museum		
≤5,000 sf		P
>5,000 sf		AUP
Meeting Facility, public or private		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
Place of Worship		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
School, public or private		
K-12		CUP
Colleges or Universities, Public or Private		AUP
Commercial Trade		AUP
Studio, art, dance, martial arts, music, etc.		
≤1,500 sf		P
≤3,000 sf		P
>3,000 sf		P
Theater, cinema or performing arts		
≤5,000 sf		P
≤10,000 sf		AUP
>10,000 sf		SUP

Land Use[1]	Specific Use Regulations	T5MSF
Residential		
Boarding House	§11-31-14	SUP[2]
Dwelling:		
Multi-Unit Residence		P
Group Housing	§11-31-14	SUP
Group Home for the Handicapped	§11-31-14	
≤10 Clients		P[2]
>10 Clients		SUP[2]
Home Occupation:		
Main Building, ≤300 sf, ≤2 employees		P
Retail		
General Retail, except with any of the following features:		P
Alcoholic Beverage Sales Series 10 Liquor License		P
Alcoholic Beverage Sales Series 9 Liquor License		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		AUP
Tenant floor area >25,000 sf		SUP
On-site production of items sold		AUP
Operating between 1am - 5am		SUP
Operating between 5am - 7am		AUP
Operating between 11pm - 1am		SUP
Drive-through services		–
Eating or Drinking Establishment, except with any of the following features:		P
Bars/Clubs/Lounges		P
Restaurants, Bar and Grill		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		P
Operating between 1am - 5am		SUP
Operating between 5am - 7am		AUP
Operating between 11pm - 1am		SUP
Drive-through services		–
Providing entertainment		SUP
With outdoor seating		AUP

G. Allowed Uses

Land Use[1]	Specific Use Regulations	T5MSF
Services		
Personal Services, except with any of the following features:		P
Tenant floor area >2,500 sf		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		SUP
Operating between 1am - 5am		SUP
Operating between 5am - 7am		AUP
Operating between 11pm - 1am		SUP
Drive-through services		–
ATM		P
Bank; Financial Services		P
Business Support Services		P
Day Care, child or adult:		
Large Day Care Home	§11-31-13	–
Small Day Care Home	§11-31-13	P[2]
Day Care Center		P
Small Animal Day Care		AUP
Lodging:		
Bed and Breakfast		P
Hotel		P
Hostel		P
Inn/Lodge		P
Kennel		AUP
Medical Services:		
Extended Care Facility		P
Hospital		CUP
Medical/Dental Clinic		AUP
Medical/Dental Office		P
Office: Professional, administrative		
≤5,000 sf		P
>5,000 sf		P
Social Service Facilities	§11-31-26	CUP
Tattoo and Body Piercing Parlors	§11-31-28	CUP
Veterinary Services		AUP

Land Use[1]	Specific Use Regulations	T5MSF
Transportation, Communications, and Utilities		
Parking Facility, public or commercial		P
Public Safety Facility		
≤1,000 sf		P
>1,000 sf		SUP
Stealth Wireless Telecommunications Facility	§11-35	SUP
Temporary Event Parking	§11-31-29	SUP

Key	
P	Permitted Use
AUP	Administrative Use Permit Required
SUP	Special Use Permit Required
CUP	Council Use Permit Required
–	Prohibited Use
/	Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use

End Notes

Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.

[1] See Chapter 64 (Definitions of Terms and Uses) for use type definitions.

[2] Not allowed on the ground floor unless behind an allowed ground-floor use.

[3] Allowed only within a Level 1 Historic Structure

Chapter 58: Building Form Standards

Sections:

11-58-1	Purpose
11-58-2	Applicability
11-58-3	Overview of Transect Zones and Allowed Uses
11-58-4	T3 Neighborhood (T3N) Standards
11-58-5	T4 Neighborhood (T4N) Standards
11-58-6	T4 Neighborhood Flex (T4NF) Standards
11-58-7	T4 Main Street (T4MS) Standards
11-58-8	T5 Neighborhood (T5N) Standards
11-58-9	T5 Main Street Flex (T5MSF) Standards
11-58-10	T5 Main Street (T5MS) Standards
11-58-11	T6 Main Street (T6MS) Standards
11-58-12	Additional Standards for All Zones

11-58-1 Purpose

This Chapter provides regulatory standards governing land use and building form within the transect zones. The standards in this Division are a reflection of the community's vision for implementing the intent of the General Plan to preserve natural areas, to create walkable mixed-use neighborhoods, and reinforce downtown Mesa. They are intended to ensure that proposed development is compatible with existing and future development on neighboring properties and produces an environment of desirable character, consistent with the Regional Plan.

11-58-2 Applicability

A. The standards within this Chapter shall apply to all proposed development within transect zones.

B. For Nonconforming Uses, Structures, and Lots, See Chapter 36 (Nonconforming Uses, Structures, and Lots).

11-58-3 Overview of Transect Zones and Allowed Uses

A. The following three pages provide and overview of the Transect Zones.

B. Table 11-58-3.A provides a composite use table for all Transect Zones.

T3N

T3 Neighborhood

Intent

To provide a walkable predominantly single-family neighborhood that integrates appropriate multi family housing types such as duplexes, mansion apartments, and bungalow courts within walking distance to transit and commercial areas.

Desired Form

Residential

General Use

Residential

Parking

Low to moderate Parking Requirements to promote walkability and minimize the visual impact on the neighborhood.

T4N

T4 Neighborhood

Intent

To provide high quality, medium residential building types such as townhouses, small courtyard housing, mansion apartments, duplexes, or fourplexes within walking distance to transit and commercial amenities

Desired Form

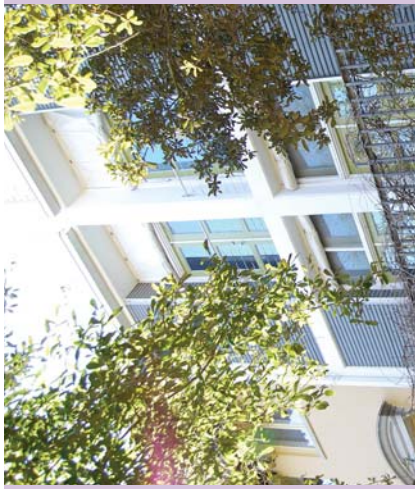
Residential

General Use

Residential

Parking

Low to moderate Parking Requirements to promote walkability and minimize the visual impact on the neighborhood. On street parking should be counted toward required parking.

T4NF	T4MS	T5N
		
T4 Neighborhood Flex	T4 Main Street	T5 Neighborhood
Intent	**Intent**	**Intent**
To provide a flexible area that can accommodate smaller, neighborhood serving commercial uses in a main street form that allows for interim uses such as live/work and ground floor residential until the commercial corridor matures.	To integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood.	To provide a medium- to high-density residential building types such as apartment houses, courtyard buildings, and mid-rise buildings that transition from lower density surrounding residential neighborhoods to the higher density mixed-use neighborhoods.
Desired Form	**Desired Form**	**Desired Form**
Live-Work/Commercial/Residential	Commercial/Shopfronts	Residential
General Use	**General Use**	**General Use**
Ground Floor Live/Work, Commercial, or Residential	Ground Floor Commercial	Residential
Upper Floor Residential or Commercial	Upper Floor Residential or Commercial	
Parking	**Parking**	**Parking**
Low Parking Requirements to promote walkability; Commercial parking handled as a part of a Downtown Commercial District, off-street structured residential parking	Low Parking Requirements to promote walkability, Commercial parking handled as a part of Downtown Commercial Distract, off-street structured residential parking.	Low Parking Requirements to promote walkability, off-street structured residential parking.

T5MSF	T5MS	T6MS
T5 Main Street Flex	T5 Main Street	T6 Main Street
Intent	**Intent**	**Intent**
To provide a flexible area that can transition from the commercial district to residential district by allowing a mixture of ground floor uses including live/work and ground floor residential that could transition to commercial space when the commercial corridor matures.	To integrate medium intensity vertical mixed use that can appropriately transition into the adjacent neighborhoods in central Mesa, near transit stops, or other pedestrian oriented urban area areas.	To enable designated areas within the core of central Mesa to evolve into higher intensity mixed use development that can support transit and provide a vibrant urban environment.
Desired Form	**Desired Form**	**Desired Form**
Live-Work/Commercial/Residential	Commercial/Shopfronts	Commercial/Shopfronts
General Use	**General Use**	**General Use**
Ground Floor Live/Work, Commercial, or Residential	Ground Floor Commercial	Ground Floor Commercial
Upper Floor Residential or Commercial	Upper Floor Residential of Commercial	Upper Floor Residential or Commercial
Parking	**Parking**	**Parking**
Low Parking Requirements to promote walkability; Commercial parking handled as a part of a Downtown Commercial District, off-street structured residential parking	Low to no Parking Requirements to promote walkability; Commercial parking handled as part of a Downtown Commercial District, off-street structured residential parking.	Low to no Parking Requirements to promote walkability; Commercial parking handled as part of a Downtown Commercial District, off-street structured residential parking.

Table 11-58-3.A: Composite Use Table

Land Use[1]	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Agricultural									
Farmers' Market	§11-31-30	–	–	–	P	–	P	P	P
Industry, Manufacturing & Processing									
Recycling, small collection facility		–	SUP	SUP	–	–	–	–	–
Recreation, Education & Public Assembly									
Commercial Recreation Facility,									
Small, Indoor		–	–	P	P	–	P	P	P
Medium, Indoor		–	–	SUP	SUP	–	SUP	SUP/ AUP[2]	SUP/ AUP[2]
Large, Indoor		–	–	CUP	CUP[2]	–	CUP	CUP[2]	CUP[2]
Outdoor		–	–	CUP	CUP[2]	–	CUP	CUP[2]	CUP[2]
Civic Space (see Civic Space Standards)		P	P	P	P	P	P	P	P
Health/Fitness Facility									
≤3,000 sf		–	–	AUP	AUP/P[2]	–	AUP	AUP/P[2]	AUP/P[2]
>3,000 sf		–	–	SUP	SUP	–	SUP	SUP/ AUP[2]	SUP/ AUP[2]
Library; Museum									
≤5,000 sf		P	P	P	P	P	P	AUP	AUP
>5,000 sf		CUP	CUP	CUP	CUP	CUP	AUP	CUP	CUP
Meeting Facility, public or private									
≤5,000 sf		P	P	P	AUP/P[2]	P	P	AUP/P[2]	AUP/P[2]
≤20,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
>20,000 sf		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Place of Worship									
≤5,000 sf		P	P	P	AUP/P[2]	P	P	AUP/P[2]	AUP/P[2]
≤20,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
>20,000 sf		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
School, public or private									
K-12		P	P	CUP	CUP	P	CUP	CUP	CUP
Colleges or Universities, Public or Private		–	–	AUP	AUP/P[2]	SUP	AUP	P[2]	P[2]
Commercial Trade		–	–	AUP	AUP/P[2]	SUP	AUP	P[2]	P[2]
Studio, art, dance, martial arts, music, etc.									
≤1,500 sf		–	–	P	P	–	P	AUP/P[2]	AUP/P[2]
≤3,000 sf		–	–	AUP	AUP	–	P	P[2]	P[2]
>3,000 sf				SUP	SUP		P	P[2]	P[2]
Theater, cinema or performing arts									
≤5,000 sf		–	–	P	P	–	P	P	P
≤10,000 sf		–	–	AUP	AUP	–	AUP	P	P
>10,000 sf		–	–	SUP	SUP	–	SUP	AUP	AUP

Table 11-58-3.A: Composite Use Table (Continued)

Land Use[1]	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Residential									
Boarding House	§11-31-14	–	AUP	AUP	SUP[2]	SUP[2]	SUP[2]	–	–
Dwelling:									
Accessory/Secondary Unit		P	P	P	–	–	–	–	–
Single-Unit Residence		P	P	P	–	–	–	–	–
Multi-Unit Residence		P	P	P	P[2]	P	P	P[2]	P[2]
Group Housing	§11-31-14	–	–	SUP	–	SUP	SUP	SUP[2]	–
Group Home for the Handicapped	§11-31-14								
≤10 Clients		P	P	P	P[2]	P	P[2]	P[2]	P[2]
>10 Clients		SUP	SUP	SUP	SUP[2]	SUP	SUP[2]	SUP[2]	SUP[2]
Home Occupation:									
Main Building, ≤300 sf, ≤2 employees		P	P	P	P[2]	P	P	P[2]	P[2]
Main Building, >300 sf, >2 employees		SUP	SUP	AUP	–	–	–	–	–
Accessory Structure, ≤600 sf, ≤4 employees		P	P	P	–	–	–	–	–
Accessory Structure, >600 sf, >4 employees		SUP	SUP	SUP	–	–	–	–	–
Retail									
General Retail, except with any of the following features:		–	–	P	P	–	P	P	P
Alcoholic Beverage Sales Series 10 Liquor License		–	–	AUP	P	–	P	P	P
Alcoholic Beverage Sales Series 9 Liquor License		–	–	SUP	P	–	P	P	AUP
Tenant floor area >5,000 sf		–	–	SUP	AUP	–	P	P	P
Tenant floor area >10,000 sf		–	–	SUP	SUP	–	AUP	AUP	AUP
Tenant floor area >25,000 sf		–	–	–	–	–	SUP	SUP	SUP
On-site production of items sold		–	–	SUP	AUP	–	AUP	AUP	AUP
Operating between 1am - 5am		–	–	–	SUP	–	SUP	AUP	AUP
Operating between 5am - 7am		–	–	AUP	P	–	AUP	P	P
Operating between 11pm - 1am		–	–	–	SUP	–	SUP	P	P
Drive-through services		–	–	–	–	–	–	–	–

Key **P** Permitted **–** Prohibited **AUP** Admin. Use Permit **SUP** Special Use Permit **CUP** Council Use Permit
/ Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use

[1] See Chapter 64 (Definitions of Terms and Uses) for use type definitions

[2] (Allowed only on upper floor(s) or behind an allowed ground floor use)

[3] Allowed only within a Level 1 Historic Structure

Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.

Table 11-58-3.A: Composite Use Table (continued)

Land Use[1]	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Retail (continued)									
Eating or Drinking Establishment, except with any of the following features:		–	–	P	P	–	P	P	P
Bars/Clubs/Lounges		–	–	CUP	CUP	–	P	P	P
Restaurants, Bar and Grill		–	–	SUP	SUP	–	P	P	P
Tenant floor area >5,000 sf		–	–	P	P	–	P	P	P
Tenant floor area >10,000 sf		–	–	–	SUP	–	P	P	P
Operating between 1am - 5am		–	–	–	SUP	–	SUP	AUP	AUP
Operating between 5am - 7am		–	–	AUP	P	–	AUP	P	P
Operating between 11pm - 1am		–	–	–	SUP	–	SUP	P	P
Drive-through services		–	–	–	–	–	–	–	–
Providing entertainment		–	–	SUP	AUP	–	SUP	AUP	AUP
With outdoor seating		–	–	AUP	AUP	–	AUP	AUP	AUP
Pawn Shop		–	–	–	CUP	–	–	CUP	–
Services									
Personal Services, except with any of the following features:		–	–	P	P	–	P	P	P
Tenant floor area >2,500 sf		–	–	AUP	P	–	P	P	P
Tenant floor area >5,000 sf		–	–	–	AUP	–	P	P	P
Tenant floor area >10,000 sf		–	–		SUP	–	SUP	AUP	AUP
Operating between 1am - 5am		–	–	–	SUP	–	SUP	AUP	AUP
Operating between 5am - 7am		–	–	AUP	P	–	AUP	P	P
Operating between 11pm - 1am		–	–	–	SUP	–	SUP	P	P
Drive-through services		–	–	–	–	–	–	–	–
ATM		–	–	P	P	–	P	P	P
Bank; Financial Services		–	–	P	P	–	P	P	P
Business Support Services		–	–	AUP	P	–	P	P	P
Day Care, child or adult:									
Large Day Care Home	§11-31-13	P	P	P	P[2]	P	–	–	–
Small Day Care Home	§11-31-13	P	P	P	P[2]	P	P[2]	P[2]	P[2]
Day Care Center		–	–	P	P[2]	–	P	P[2]	P[2]
Small Animal Day Care		–	–	SUP	AUP[2]	–	AUP	SUP[2]	–
Lodging:									
Bed and Breakfast		P	P	P	P[2]	P	P	P[2]	–
Hotel		–	–	–	P[2]	–	P	P[2]	P[2]
Hostel		–	–	–	–	–	P	P[2]	P[2]
Inn/Lodge		–	–	P	P	P	P	P[2]	P[2]
Kennel		–	–	SUP	AUP[2]	–	AUP	SUP[2]	SUP[2]

Table 11-58-3.A: Composite Use Table (Continued)

Land Use[1]	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Services (continued)									
Medical Services:									
Extended Care Facility		–	–	P	P[2]	–	P	P[2]	P[2]
Hospital		–	–	CUP	CUP	–	CUP	CUP	–
Medical/Dental Clinic		–	–	SUP	P[2]	–	AUP	P[2]	P[2]
Medical/Dental Office		–	–	P	P[2]	–	P	P[2]	P[2]
Office: Professional, administrative									
≤5,000 sf		SUP[3]	SUP[3]	P	P[2]	SUP[3]	P	P[2]	P[2]
>5,000 sf		–	–	SUP	AUP[2]	–	P	P[2]	P[2]
Social Service Facilities	§11-31-26	–	–	CUP	CUP	–	CUP	CUP	–
Tattoo and Body Piercing Parlors	§11-31-28	–	–	–	CUP	–	CUP	CUP	–
Veterinary Services		–	–	AUP	AUP[2]	–	AUP	AUP[2]	AUP[2]
Transportation, Communications, and Utilities									
Parking Facility, public or commercial		–	–	–	P	–	P	P	P
Public Safety Facility									
≤1,000 sf		P	P	P	P	P	P	P	P
>1,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Stealth Wireless Telecommunications Facility	§11-35	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Temporary Event Parking	§11-31-29	–	–	SUP	SUP	–	SUP	SUP	SUP

Key **P** Permitted **–** Prohibited **AUP** Admin. Use Permit **SUP** Special Use Permit **CUP** Council Use Permit
/ Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use

[1] See Chapter 64 (Definitions of Terms and Uses) for use type definitions

[2] Allowed only on upper floor(s) or behind an allowed ground floor use

[3] Allowed only within a Level 1 Historic Structure

Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.

Chapter 59: Building Type Standards

Sections:

11-59-1	Purpose
11-59-2	Applicability
11-59-3	Building Types Overview
11-59-4	Carriage House
11-59-5	Single-Unit House, Village
11-59-6	Single-Unit House, Cottage
11-59-7	Bungalow Court
11-59-8	Duplex
11-59-9	Townhouse
11-59-10	Mansion Apartment
11-59-11	Apartment House
11-59-12	Courtyard Building
11-59-13	Main Street Mixed-Use
11-59-14	Mid-Rise
11-59-15	High-Rise
11-59-16	Additional Standards for Mid-Rise and High-Rise Buildings

11-59-1 Purpose

This Chapter sets forth the standards applicable to the development of each building type. These standards supplement the standards for each zone that the building types are allowed within. These standards are intended to ensure development that reinforces walkability, relationships within built environment, and the highly-valued existing character and scale of Mesa's historic neighborhoods and downtown. Additionally, these standards are intended to allow creation of new developments that create new walkable neighborhoods.

11-59-2 Applicability

A. The standards within this Chapter shall apply to all proposed development within transect zones and shall be considered in combination with the standards for the applicable zone in Chapter 58 (Building Form Standards) and Chapter 60 (Private Frontage Standards).

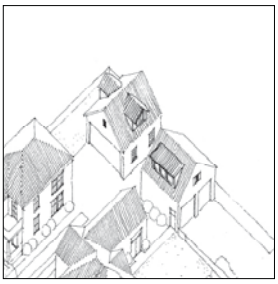
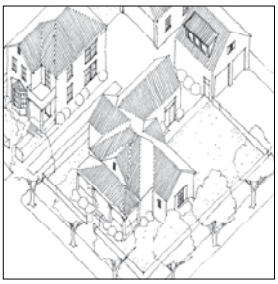
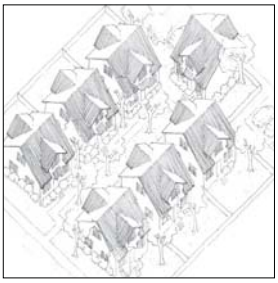
B. The standards set forth in this Chapter shall be used in non-transect zones with the "U" designator as guidelines and may be used in all other non-transect zones as guidelines.

11-59-3 Building Types Overview

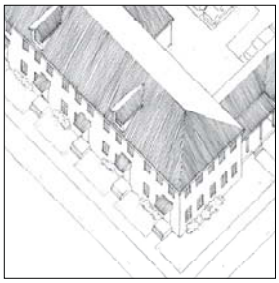
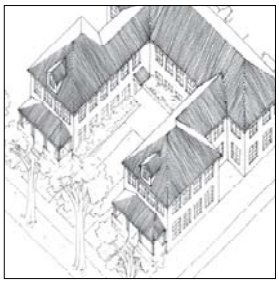
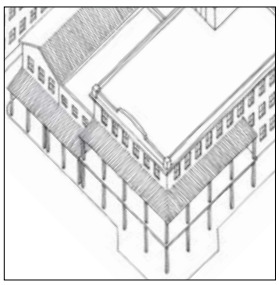
A. This section provides an overview of the allowed building types. The names of the building types are not intended to limit uses within a building type. For example, a single-unit house may have non-residential uses within it, such as a cafe or an office.

B. The Lot Size Standards for each building type designate the range of lot sizes that the given building type is allowed to be built on. If the lot is smaller or larger than the allowed lot size, a different building type must be selected.

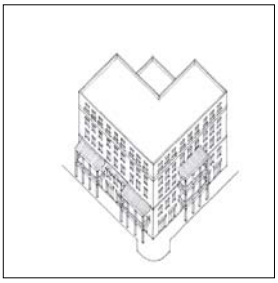
Table 11-59-3.A Building Types General

Building Type		Transect Zones
	**Carriage House:** This Building Type is a secondary structure typically located at the rear of a lot. This structure provides habitable/occupiable space for a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.	T1 **T2** **T3** **T4** T5 T6 **N** **N** N MS **NF** MSF MS MS
	**Single-Unit House, Village:** This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.	T1 T2 **T3** **T4** T5 T6 **N** **N** N MS NF MSF MS MS
	Single-Unit House, Cottage: This Building Type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T1 T2 **T3** **T4** T5 T6 **N** **N** N MS **NF** MSF MS MS
	**Bungalow Court:** This Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T1 T2 **T3** **T4** T5 T6 **N** **N** N MS **NF** MSF MS MS
	Duplex: This Building Type is a small to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T1 T2 **T3** **T4** T5 T6 **N** **N** N MS **NF** MSF MS MS

Key		
	T# allowed	T# not allowed

Table 11-59-3.A	Building Types General (continued)	
	Building Type	**Transect Zones**
	**Townhouse:** This Building Type is a small to medium-sized attached structure that consists of three to eight dwelling units placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: **Rowhouse**	T1 T2 T3 **T4** T5 T6 N **N** N MS **NF** MSF MS MS
	Mansion Apartment: This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or into medium density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T1 T2 **T3** **T4** T5 T6 **N** **N** N MS **NF** MSF MS MS
	Apartment House: This Building Type is a medium- to large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or sparingly within large lot predominantly single-family neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T1 T2 T3 **T4** **T5** T6 N **N** **N** MS **NF** **MSF** MS MS
	**Courtyard Building:** This Building Type is a medium- to large-sized structure that consists of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This Type is appropriately scaled to fit in sparingly within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.	T1 T2 T3 **T4** **T5** T6 N **N** **N** MS **NF** **MSF** MS MS
	**Main Street Mixed-Use:** This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type include live/work units. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.	T1 T2 T3 **T4** **T5** **T6** N N N **MS** **NF** **MSF** **MS** **MS**

Key	**T#** allowed	T# not allowed

Table 11-59-3.A	Building Types General (continued)	
	Building Type	**Transect Zones**
	**Mid-Rise:** This Building Type is a medium- to large-sized structure, 4 to 8 stories tall, built on a large lot that incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses; or may be a single-use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high-density buildings.	T1 T2 T3 **T4** **T5** **T6** N N N **MS** NF **MSF** **MS** **MS**
	High-Rise: This Building Type is a large-sized structure, more than 8 stories tall, built on a large lot that incorporates a structured parking. It is used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. This Type is a primary component of an urban downtown providing high-density buildings.	T1 T2 T3 T4 **T5** **T6** N N N **MS** NF MSF MS **MS**

Key	**T#** allowed	T# not allowed

11-59-11 Apartment House

An apartment house with a recessed stoop

An apartment house with individual entries for ground floor units

A newly constructed apartment house.

A. Description

Apartment House: This Building Type is a medium-to-large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium density neighborhoods or sparingly within large lot predominantly single-residence neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

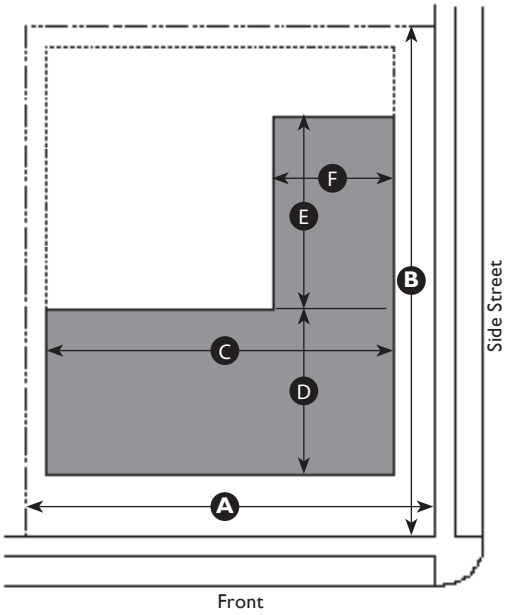
T1	T2	T3	T4	T5	T6
		N	N	N	MS
			NF	MSF	
			MS	MS	

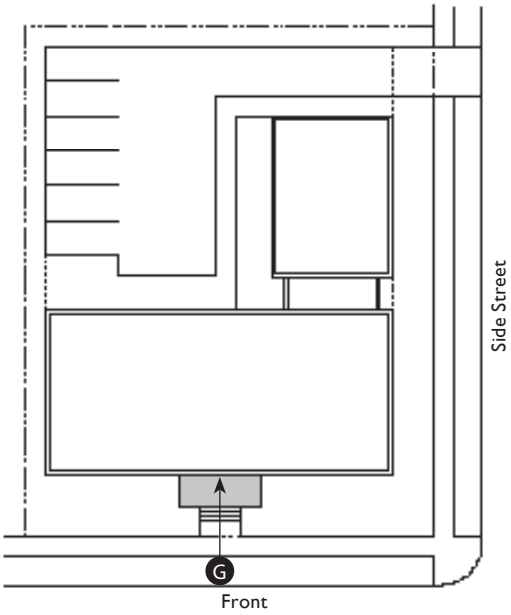
Key

T# allowed

T# not allowed

General Note: Photos on this page are illustrative, not regulatory.





Key

–·–· ROW / Property Line
Building
----- Setback Line

B. Lot		
Lot Size		
Width	75' min.; 150' max.	A
Depth	100' min.; 150' max.	B
C. Number of Units		
Units	7 min.; 12 max.	
D. Building Size and Massing		
Height		
Per Building Form Standards based on transect zone		
Main Body		
Width	60' max.	C
Depth	50' max.	D
Secondary Wing(s)		
Width	48' max.	E
Depth	36' max.	F
Accessory Structure(s)		
Width	48' max.	
Depth	30' max.	

The footprint area of an Accessory Structure may not exceed the footprint area of the Main Body.

Key

–·–· ROW / Property Line
Frontage
----- Setback Line
Private Open Space

E. Allowed Frontages		
Porch, Projecting	Forecourt	
Stoop	Dooryard	
F. Pedestrian Access		
Main Entrance Location	Front	G

Units located in the Main Body shall be accessed by a common entry along the front.

On corner lots, units in a secondary wing may front the side street.

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front.

Parking may be accessed from the front only when there is no adjacent alley or side street.

Parking spaces may be enclosed, covered or open.

H. Private Open Space

No private open space requirement.

11-59-12 Courtyard Building

A courtyard building with all units accessed form a central courtyard which provides communal open space

A courtyard defined by two and three story buildings.

Courtyard with elevated stoops for privacy

A. Description

Courtyard Building: This Building Type is a grouping of small structures or an individual medium-to-large-sized structure that is oriented around a shared courtyard or series of courtyards. The units consists of multiple side-by-side and/or stacked dwelling units primarily accessed directly from a courtyard. This Type is primarily applicable for medium-density neighborhoods, but is also appropriately scaled to fit in sparingly within primarily single-residence neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

T1	T2	T3	T4	T5	T6
		N	N	N	MS
			NF	MSF	
			MS	MS	

Key

T# allowed

T# not allowed

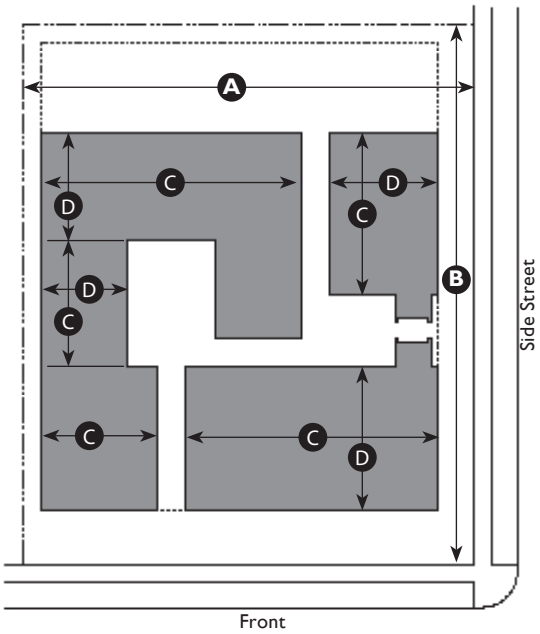
B. Lot

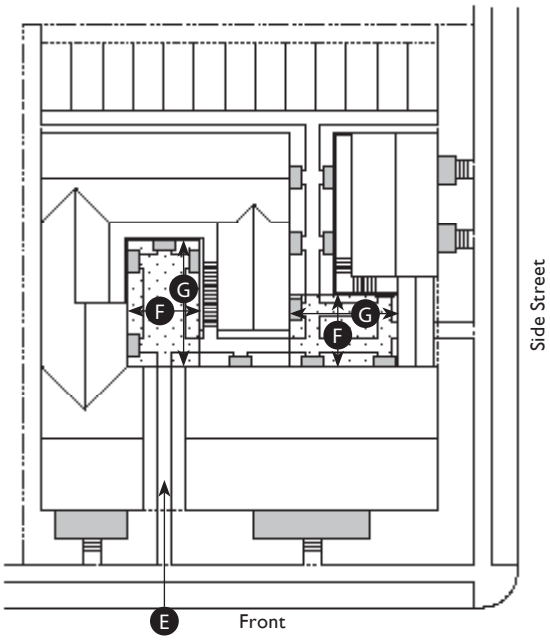
Lot Size	
Width	75'min.; 200'max. A
Depth	100' min. B

C. Number of Units

Units	4 min.; 24 max.

General Note: Photos on this page are illustrative, not regulatory.





Key

–··– ROW / Property Line
----- Setback Line
Building

D. Building Size and Massing		
Height		
Height	2 stories min.; 4 stories max.[1]	
Main Body/Secondary Wing(s)		
Width	100' max.	C
Depth	40' max.	D
Accessory Structure(s)		
No accessory structures are allowed.		

E. Allowed Frontages	
Porch, Projecting	Shopfront
Stoop	Gallery
Forecourt	Arcade
Dooryard	

F. Pedestrian Access	
The main entry of ground floor units is directly off of a courtyard or a street.	
Courtyards shall be accessible from the front	E
Each unit may have an individual entry.	
Stairs accessing upper floors may serve no more than three units	

[1] Height must also comply with Building Form Standards.

Key

–··– ROW / Property Line
----- Setback Line
Frontage
Open Space

F. Pedestrian Access (Continued)
Pedestrian connections should link all buildings to the public right-of-way, courtyards, and parking areas
Passages through buildings (zagwans) and between buildings should be provided to connect multiple courtyards

G. Vehicle Access and Parking
Parking may be accessed from the alley, side street or front.
Parking may be accessed from the front only when there is no adjacent alley or side street.
Parking spaces may be structured, tuck-under, or open.

H. Private Open Space
No private open space requirement.

I. Courtyard(s)		
Width	20' min.; 50' max.	F
Width-to-Height Ratio	1:2 min. to 2:1 max.	
Depth	20' min.; 150' max.	G
Depth-to-Height Ratio	1:1 to 3:1	
Area (total)	400 sf min.; 50 sf/unit min.	
Buildings must define a minimum of two courtyard edges		
Courtyard edges not defined by building should be defined by a 6' stucco or masonry wall		

11-59-13 Main Street Mixed-Use

Recently constructed main street mixed-use building

Historic main street mixed-use building with a two-story gallery

Recently constructed main street mixed-use building

A. Description

Main Street Mixed-Use: This Building Type is a small- to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses. Smaller versions of this Type include live/work units. This Type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.

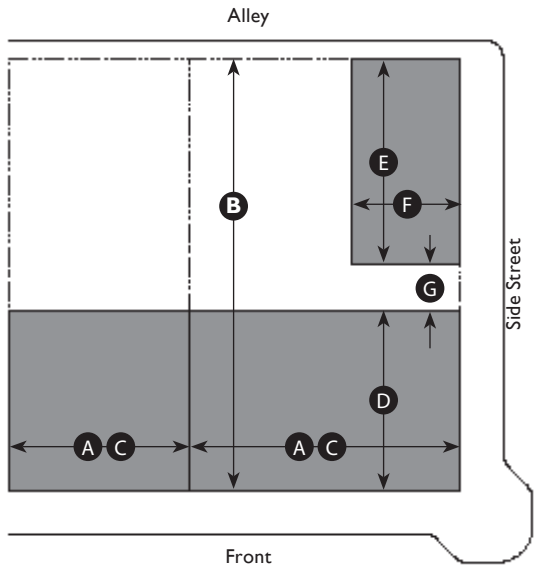
T1	T2	T3	T4	T5	T6
		N	N	N	MS
			NF	MSF	
			MS	MS	

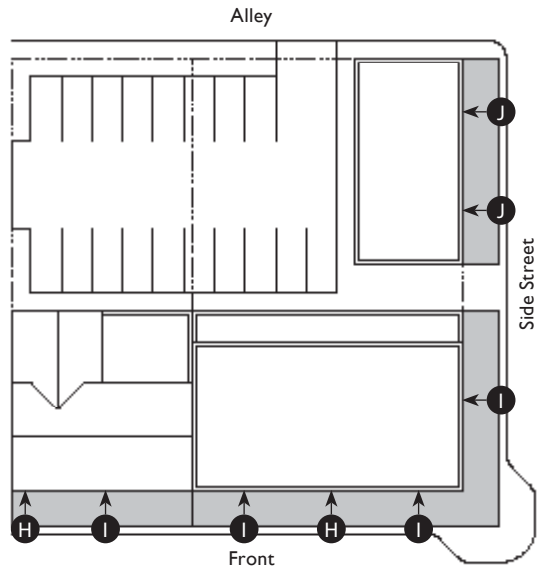
Key

T# allowed

T# not allowed

General Note: Photos on this page are illustrative, not regulatory.





Key

–·–· ROW / Property Line
Building
----- Setback Line

B. Lot		
Lot Size		
Width	25' min.; 150' max.	A
Depth	100' min.; 150' max.	B
C. Number of Units		
Units	2 min.	
D. Building Size and Massing		
Height		
Height	2 stories min.; 4 stories max.[1]	
Main Body		
Width	150' max.	C
Depth	65' max.	D
Secondary Wing(s)/Accessory Structure(s)		
Width	100' max.	E
Depth	65' max.	F
Separation from Main Body	10' min.	G

A Secondary Wing/Accessory Structure shall have a smaller footprint, a narrower width, and a depth not greater than the Main Body.

[1] Height must also comply with Building Form Standards.

Key

–·–· ROW / Property Line
Frontage
----- Setback Line
Private Open Space

E. Allowed Frontages	
Forecourt	Dooryard
Shopfront	Gallery
Terrace	Arcade

F. Pedestrian Access	
Upper floor units located in the Main Body shall be accessed by a common entry along the front.	H
Ground floor units may have individual entries along the front or side street.	I
On corner lots, units in a secondary wing/accessory structure may front the side street.	J

G. Vehicle Access and Parking
Parking shall be accessed from a side street or alley.
Parking drives and access may be shared on adjacent lots.
On-site parking spaces may be enclosed or open.
Garages may be detached or tuck-under.

H. Private Open Space
No private open space requirement.

11-59-14 Mid-Rise

A. Description

Mid-Rise: This Building Type is a medium to large-sized structure, 4 to 8 stories tall built on a large lot that incorporates structured parking. This building type can be used to provide a vertical mix of uses with ground-floor commercial, service, or retail uses and upper-floor commercial, service, or residential uses; or may be a single use building, typically service or residential, where ground floor retail is not appropriate. This Type is a primary component of an urban downtown providing high density buildings.

T1	T2	T3	T4	T5	T6
		N	N	N	MS
			NF	MSF	
			MS	MS	

Key

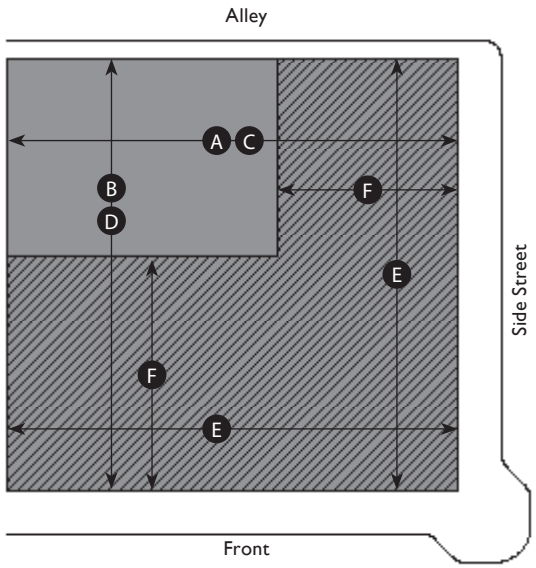
T# allowed

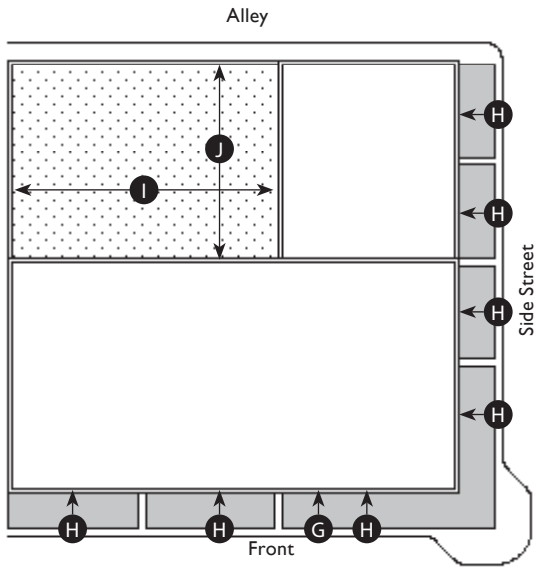
T# not allowed

B. Lot

Lot Size		
Width	100' min.; 200' max.	A
Depth	100' min.; 150' max.	B

General Note: Photos on this page are illustrative, not regulatory.





Key

–·–· ROW / Property Line
----- Setback Line
Building
Floors 3+

C. Number of Units		
Unrestricted		
D. Building Size and Massing		
Height		
Height	4 stories min.; 8 stories max.[1]	
Footprint		
Floors 1-2		
Width	200' max.	C
Depth	150' max.	D
Lot Coverage	100% max.	
Floors 3+		
Width	150' max.	E
Depth	65' max.	F
The floorplate of any floor may not be larger than the floor below.		
E. Allowed Frontages		
Shopfront	Dooryard	
Gallery	Terrace	

[1] Height must also comply with Building Form Standards.

Key

–·–· ROW / Property Line
----- Setback Line
Frontage
Open Space

F. Pedestrian Access	
Upper floor units shall be accessed by a common entry along the front.	G
Ground floor units may have individual entries along the front or side street.	H
G. Vehicle Access and Parking	
Parking may be accessed from the front, alley or side street.	
Parking may be accessed from the front only when there is no adjacent alley or side street.	
On-site parking spaces shall be in a structured garage.[2]	
H. Open Space	
No private open space requirement.	
Podium tops should be used to provide open space.	

I. Courtyard(s)		
Width	20' min.; 50' max.	I
Width-to-Height Ratio	1:2 to 2:1	
Depth	20' min.; 150' max.	J
Depth-to-Height Ratio	1:1 to 3:1	

[2] A limited number of surface parking spaces along an alley may be approved by the Director.

The Hub at Mesa Lofts

PLN2014-00542

Site Context:

North: Alley and then single-family housing – Zoned RS-6 - Residential Single Residence -
East: Former auto dealership, currently taxi workshop and RV sales center – Zoned General Commercial
South: (Across Main) Healthcare – Zoned Public and Semi-Public
West: Catering kitchen – Zoned General Commercial

Project Description / Narrative

The former Sun Pontiac property was subject to a visioning process with residents in 2006 with ASU's Stardust Center for Affordable Homes and the Family and the West Mesa CDC. Over 70 residents attended. Together, they worked on a number of plans and ultimately envisioned a 200-unit residential and commercial development for the property, ranging from 2-9 stories, while rejecting a taller, 300-350 unit proposal. The community also proposed that the City convert the alley to a linear park, with a neighborhood park on-site as well.

In October, Turnstone Development Corporation of Arizona, an Illinois not-for-profit corporation; along with NEDCO (Neighborhood Economic Development Corporation) and the Elemental Group, returned to the neighborhood and, over two days, worked to develop a plan that can meet the needs of the neighborhood creating a more tenable, scaled vision.

The proposed site plan would replace an existing 1.14 acre parking lot with 70-80 units of 1, 2 and 3 bedroom apartments, set in 2-5 stories of elevator-served apartments, with five stories on Main Street and respectfully scaling back to the existing, mature, single-family subdivisions to the north of the property. The property would also host a co-working facility, available at no cost to residents and their families. Co-working is a style of work that features individuals working independently in a shared environment. It is typically attractive to those professionals that work at home, independent contractors without a specific office and other who are interested in the unique benefits and synergistic effects of working in the same place as other creative, talented and like-minded entrepreneurs.

We are looking to rezone the property, contingent on receiving Low Income Housing Tax Credit (LIHTC) equity funding for development, which will be issued by the Arizona Department of Housing through an open, competitive application process. Ideally, this site and the adjacent parcels at 1600 W Main Street would be able to opt-in to the transect as the market allows for redevelopment, to allow the site to move from being an auto-dependent use of the past to a transit-oriented development in line with the vision laid out in the West Main Street Area Plan. Until building permits are attained, it is the goal of the property owners to maintain the current usages.

The intent of the project is to move the property to be consistent with the West Main Street Area Plan (WMSAP). The plan encourages "vertically and horizontally mixed-uses and high-density multi-family residential in the TOD corridor area. Conversion of existing commercial uses to mixed-use as well as high-density multi-family residential is encouraged."

West Main Street Area Plan Land Use Policy 21 states that "residential density should not be less than 17 dwelling units per acre" and "should not be limited by a minimum density"

We will respect the WMSAP goal for this area for "building height of minimum 2 stories and maximum 5 stories" with additional consideration to neighbors if a sixth floor is necessary on Main Street, as indicated in the WMSAP. This development also meets the goal of LUP30 by featuring urban-style multi-residences instead of suburban style apartments.

The approximately 70,000 square-foot development is being designed for entrepreneurs and their families. It includes approximately 70-80 units, 2,000 square feet of community and entrepreneurial space, including a business/computer center with complementary Wi-Fi, fax, business library, scanner and copier, as well as a conference room. The development will also include a 24/7 fitness center, an outdoor play area for children and a barbecue grill for residents. The property will also operate an after-school program for the children of residents to assist with homework, tutoring or other needed services. A number of apartment homes will front Main Street with live/work units, beginning the process of activating the street, giving a quality street edge and to complement the form of the Adelante Healthcare Center directly opposite the site.

Primary residential access to the site will be from Main Street, with auxiliary access from the alley.

Apartments will feature amenities that compare with other new-construction apartments and well exceed that of most apartments in the market area, including nine-foot ceilings with ceiling fans, vinyl wood plank flooring in entry, kitchen and baths, and double stainless steel sinks.

The property will be secured at the building level, as well as each floor. Tenants will use a key-card or similar system to access the building. We also anticipate becoming a fully certified Tri-Star Community by the time leasing begins.

The project is being designed with many green features, including zero VOC adhesives, materials sourced locally, high-performance windows, Energy Star appliances, energy efficient lighting and other features. The site, where allowed, will include lush desert and low-water use landscaping, manicured for a more urban setting.

The site is conveniently located to three grocery stores, a high-quality health center, pharmacy, both a bus and light rail station, making the site ideal for transit-oriented development.

The project also proposes to improve, connect and redefine the currently blighted alley to create driveway access to the site and pedestrian access to the light rail station.

The project aims to stimulate development along the light rail corridor and act as catalyst for infill investment opportunities in the area, as well as provide housing for Mesa residents. Immediately across the street is Adelante Healthcare and EVIT, both of which have contemporary architecture. The development's architecture will complement the Adelante and EVIT buildings.

The project proposes a 1:1 parking ratio for the entire development, predominantly covered spaces underneath the podium structure, with a smaller number of spaces uncovered.