

COUNCIL MINUTES

December 8, 2011

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on December 8, 2011 at 7:34 a.m.

COUNCIL PRESENT	PLANNING AND ZONING (P&Z) BOARD PRESENT	OFFICERS PRESENT
Scott Smith Alex Finter Christopher Glover Dina Higgins Dennis Kavanaugh Dave Richins Scott Somers	Brad Arnett Beth Coons Lisa Hudson Suzanne Johnson	Christopher Brady Debbie Spinner Linda Crocker

COUNCIL ABSENT

None

1. Review items on the agenda for the December 12, 2011 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflicts of interest: None.

Items removed from the consent agenda: 3-a, 5-c

Items deleted from the agenda: None.

Director of Water Resources Dr. Kathryn Sorensen provided a brief update regarding an electrical fire that occurred overnight at the Greenfield Reclamation Plant. She said that she would update the Council as more information becomes available.

2-a. Hear a presentation, discuss and provide direction on the public review draft of the Form-Based Code.

Planning Director John Wesley introduced the Planning and Zoning (P & Z) Board members that were in attendance to hear the presentation introducing the Form-Based Code (FBC). He said that the FBC will be part of the Central Main Plan and will determine how development will

proceed in the downtown area. He introduced Dan Parolek, Principal of Opticos Design, who displayed a PowerPoint presentation (**See Attachment 1**) highlighting the Public Review Draft of the FBC.

Mr. Parolek said that the downtown area is making “incremental steps in evolution” and that the FBC will serve as a tool that will “light a fire under the transformation.” He displayed an opinion article (See Page 2 of Attachment 1) that was written after the FBC for Flagstaff was adopted and noted that the objectives used in developing the FBC were:

- Simplified
- Streamlined
- Predictable

Mr. Parolek advised that the purpose of the presentation was to provide an overview of the primary objectives, components and applications of the FBC. He said that the FBC is an effective tool used by communities for the purpose of “placemaking.” (See Page 3 of Attachment 1)

Mr. Parolek explained that the concept “making transit transformative” will need to be reinforced as the light rail extends into the downtown area in order to maximize its potential using the framework that already exists. He said that the next step will be to transform the neighborhood into a place where people will live, work, and utilize the restaurants and retail shops.

Mr. Parolek stated that high-quality implementation using the FBC is a new approach to zoning. He explained that unlike the City’s current Zoning Code, FBC uses physical form as the organizing principle rather than use. (See Page 9 of Attachment 1) He displayed the Transect Zones for downtown Mesa (See Page 10 of Attachment 1) that demonstrate the “hierarchy of places” that are the framework of the FBC. He said that specific areas of Downtown Mesa will consist of different intensities ranging from a T3 zone (least intense) up to a T6 zone (most intense.)

In response to a series of questions from Councilmember Richins, Mr. Parolek explained that flexibility is based on hierarchy and that the core of the downtown, or the T6 zone, will be the most vibrant, commercial and active part of the downtown area. He said transitioning away from the downtown core the T5 zone will also consist of vibrant commercial activity however, a wider range of uses would be offered. He advised that as the area transitions away from the downtown core more flexibility is available. In addition, he said residential uses will be allowed however, the ground floor would need to consist of a commercial use.

Mayor Smith commented that ground floor commercial property will not succeed if it is forced and “you can’t force the market.” He said that downtown Mesa consists of natural ground floor commercial businesses that could be developed upward to include a residential element.

Mr. Parolek remarked that the idea is to provide enough flexibility for the market to respond. He said that careful consideration should be given in regards to new construction so that the long-term vision is not prohibited from evolving.

Mayor Smith stated that concentrating on the form and how buildings interact architecturally will provide enough flexibility for the market to react. He said there are significant uses that would not be compatible and would not be allowed, for example, an “arsenic factory” however, the idea is to “let loose” and let the market decide what businesses come into the area. He added that a commercial use could evolve into a professional use and is an example of how the area could grow organically based on the long-term vision.

Mr. Parolek remarked that a great deal of consideration had gone into defining the appropriate range of uses.

Discussion ensued regarding the flexibility of uses for the downtown area.

Mr. Parolek briefly highlighted the different zones and levels of intensity that would be located along Main Street. He said the T6 zone which will be the most intense will be located between Center Street and Centennial Way. He advised that the most challenging part of the plan relates to how the zones will transition into less intense neighborhoods in all directions. (See Page 13 and 14 of Attachment 1)

Mr. Parolek briefly outlined the components that make up the FBC as follows:

- Regulating Plan(s)
- Building Form Standards
- Building Type Standards
- Private Frontage Standards
- Thoroughfare Standards
- Civic Space Standards
- Smart Growth Community Plans
- Definitions

Mr. Parolek displayed a four page template that outlined the placement, building form, encroachments, parking and land-use tables for each of the zones and noted that there are primary standards and regulations for each zone. (See Pages 17 and 18 of Attachment 1) He referred to page 58-6 of the Public Review Draft (**See Page 58-6 of Attachment 2**) and explained that use is considered in the FBC however, it is not the main organizing principle. He pointed out that aspects such as the size and appropriateness of the use are considered.

In response to a question from Mayor Smith, Mr. Parolek explained that dance studios and martial art types of uses tend to develop in the early stages of a main street revitalization. He said allowing a dance studio in an existing block of retail and restaurant uses would break up the continuity of the street and make it difficult for the businesses to remain viable.

Mayor Smith commented that if someone wanted to put in a dance studio it would need to include some type of retail component in order to maintain the consistency of the storefronts.

Mr. Parolek explained that private frontages are components of a building, typically the sidewalk or streetscape, that transitions the business from the private realm (yard or building) to the public realm (street or sidewalk.) (See Page 19 of Attachment 1) He said that the Building Standards in the FBC encourage courtyard type building within downtown Mesa. He noted that

adding courtyard building types will differentiate downtown Mesa from other communities and are suitable to the climate. (See Page 20 of Attachment 1)

Mr. Parolek briefly highlighted the Civic Space Standards and Thoroughfare Standards for the different zones in the downtown area. He advised that Thoroughfare Standards can be used to transform existing streets and create new streets. He also said that because of the speed issue Thoroughfare Standards are important not only from a placemaking standpoint but also a pedestrian standpoint. (See Pages 21, 22 and 23 of Attachment 1)

In response to a question from Mayor Smith, Mr. Parolek explained that the designs for Main Street were completed for the most part prior to his company coming on board. He said that Opticos Design was comfortable with the plans developed for Main Street, therefore, more focus was placed on the streets outside of that area.

Mayor Smith reported that the stakeholders support the idea of slowing the traffic down through the core area and decreasing the flow of traffic down to two lanes with an allowance for parking.

Mr. Parolek displayed an illustration of what 1st Avenue would look like with the addition of a tree-filled center median. He said that the image demonstrates how a vast amount of blacktop can be transformed into a streetscape. (See Page 24 of Attachment 1)

Mayor Smith commented that 1st Avenue at one time did have a citrus median.

Mr. Parolek briefly highlighted some of the specific applications of the FBC and existing opportunities for the City. He said that the area located between Center Street and Centennial Way is almost entirely City-owned property and has been identified as a possible site for a public gathering place for City events. He stated that the corner of East 1st Street and North Center Street could become a civic square. He noted that this area could potentially consist of close to 1 million square feet of City-owned property. (See Page 27 and 28 of Attachment 1)

Mayor Smith said that since the City owns the property on both sides of the street this would be a good opportunity to add or remove streets without upsetting private property owners.

Mr. Parolek explained that the development of a civic square would happen in phases and that once there was development in place it could cover the cost for a parking structure. He displayed an illustrious drawing of what the Civic Plaza area could look like. (See Page 29 of Attachment 1) He said that one of the objectives of the process is to use the FBC throughout the community and noted that Special Planning areas or large complex areas have the ability to be "game changers" in the downtown area. (See Page 30 of Attachment 1)

Mr. Parolek displayed a drawing of a typical streetscape that could be created in one of the Special Planning areas. (See Page 31 of Attachment 1) He said the streetscape displayed consists of two-story townhouses that could have private courtyard spaces in the back with narrowly defined streets. He stated that it is important that these areas redevelop in a way that reinforces a "transit-oriented urban pattern" and not a "suburban auto-oriented pattern."

Mayor Smith remarked that as the development pushes outward the fringe areas would consist of Broadway and University Roads and include areas such as Site 17, Escobedo and South Center.

Mr. Parolek stated that intense development is desired however, other housing opportunities will also need to be provided. He said some people will prefer to live in a condo, a small courtyard apartment or a townhouse that is close enough that they could easily walk to Main Street.

Discussion ensued regarding commercial and residential development that will be located within walking distance to Main Street and the transit area.

(At 8:30 a.m. Councilmember Richins was excused from the remainder of the meeting.)

Mr. Parolek stated that the City has the opportunity to expand the use of the FBC to the neighborhood surrounding the Temple and advised that some of the vacant lots in the area were used as test sites for the FBC. He displayed an illustration of how replacing the current zoning with the FBC would allow a small courtyard apartment building to be developed on a vacant lot providing a variety of housing where only single family residences currently exist. (See Pages 34 and 35 of Attachment 1)

Mayor Smith remarked that under the current Euclidean Code an apartment building would be prohibited as it would not match the neighboring building types. He noted that a small apartment building would fit the nature of the neighborhood.

Discussion ensued relative to prior zoning codes that allowed out-of-scale apartment type structures to be built in residential neighborhoods making the single family residences undesirable.

Mr. Parolek commented that a tremendous amount of opportunity exists in the downtown area and that the FBC will assist with the transformation. He said taking advantage of the opportunities available will set the City apart from the competition and make downtown Mesa a high-quality choice.

In response to a series of questions from P & Z Boardmember Susanne Johnson, Mr. Parolek explained that review requirements will be handled administratively and the Planning staff will make decisions based on the parameters that have been defined in the FBC. He said at some point there will be projects, based on scale or type of use, that will trigger a public review. He advised that careful consideration was made in regards to the uses, intensities and types of permitting. Mr. Parolek further explained that there are no limitations in regards to the additive amount of square footage. He said the decision to allow a 5,000 square foot church to be developed in an area and a few months later allow another church to be developed is based on the use submitted and not on cumulative square footage for the area.

Mayor Smith commented that the approval is not based on the project being a church but according to the use and standards of the property.

Planner II Jeffrey McVay noted that the review requirements for church meeting facilities whether public or private are exactly the same.

Discussion ensued regarding the possibility of a school developing in the area that would disrupt the pattern of the street and require a Council review.

Mayor Smith stated that it is hard to look at a book and imagine how standards can create special places. He said that he has seen entire neighborhoods transformed in other cities and looks forward to seeing the same thing happen in Mesa.

Vice Mayor Somers remarked that the City is sitting on a potential “diamond in the rough.” He described the transformation that has taken place in Mountain View, California, and said that he hopes that Mesa will experience the same type of transformation with the assistance of the FBC.

Mr. Wesley said that the Public Review Draft will soon be available and that an active public outreach process will be conducted. He advised that the FBC would be brought back to the Council for adoption in the future.

Mayor Smith thanked staff for the presentation.

3. Hear reports on meetings and/or conferences attended

Councilmember Kavanaugh:	Toy Shopping with East Valley Institute of Technology Student Council, “We the People” Competition
Councilwoman Higgins:	Visit to Sunshine Acres with Cubs Players
Vice Mayor Somers:	Meeting with DMB

4. Scheduling of meetings and general information.

Deputy City Manager Kari Kent stated that the meeting schedule is as follows:

Thursday, December 8, 2011, 9:00 a.m. (cancelled) – Sustainability & Transportation Committee meeting

Thursday, December 8, 2011, 6:30 p.m. – “Building Strong Neighborhoods” District 3

Monday, December 12, 2011, 5:00 p.m. – Study Session

Monday, December 12, 2011, 5:45 p.m. – Regular Council Meeting

Saturday, December 10, 2011, 8:00 a.m. – Household Hazardous Waste Event

Saturday, December 10, 2011, 8:00 a.m. – District 3 Pancake Breakfast and Toy Drive

Saturday, December 10, 2011, 10:00 a.m. – Mesa Arts Festival

Councilwoman Higgins advised that there will be a fundraiser for the Boys and Girls Clubs on Saturday at the Bass Pro Shop.

5. Items from citizens present.

There were no items from citizens present.

6. Convene an Executive Session.

It was moved by Vice Mayor Somers, seconded by Councilmember Kavanaugh, that the Council adjourn the Study Session at 8:59 a.m. and enter into Executive Session.

Carried unanimously.

- a. Discussion or consultation with the City Attorney in order to consider the City's position and instruct the City Attorney regarding the City's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §38-431.03A(4))

1. Cowley v. City of Mesa and Officer Lee Christopher, CV2011-005442

8. Adjournment.

Without objection, the Executive Session adjourned at 10:04 a.m.

SCOTT SMITH, MAYOR

ATTEST:

LINDA CROCKER, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 8th day of December, 2011. I further certify that the meeting was duly called and held and that a quorum was present.

LINDA CROCKER, CITY CLERK

bdw
(attachments – 2)

Form-Based Codes and Placemaking: Mesa, Arizona

Daniel Parolek
Principal, Opticos Design, Inc.

Downtown Form-Based Code
Public Review Draft
City Council Workshop
December 08, 2011



Vanasse Hangen Brustlin
Lisa Wise Consulting
Tiffany & Bosco
Urban Advantage



Opinion

Arizona Daily Sun
Editor: Randy Wilson
536-2254, rwilson@azdailysun.com

New land development code a tribute to staff dedication

Simplified.
Streamlined.
Predictable.

Those are some of the words of praise used to describe Flagstaff's rewritten land development code, which has been three years in the making.

Whether the rewrite makes development any less costly in high-cost Flagstaff is yet to be seen.

But at least it takes the subjectivity out of a process that sometimes relied on the discretion of the planning direc-

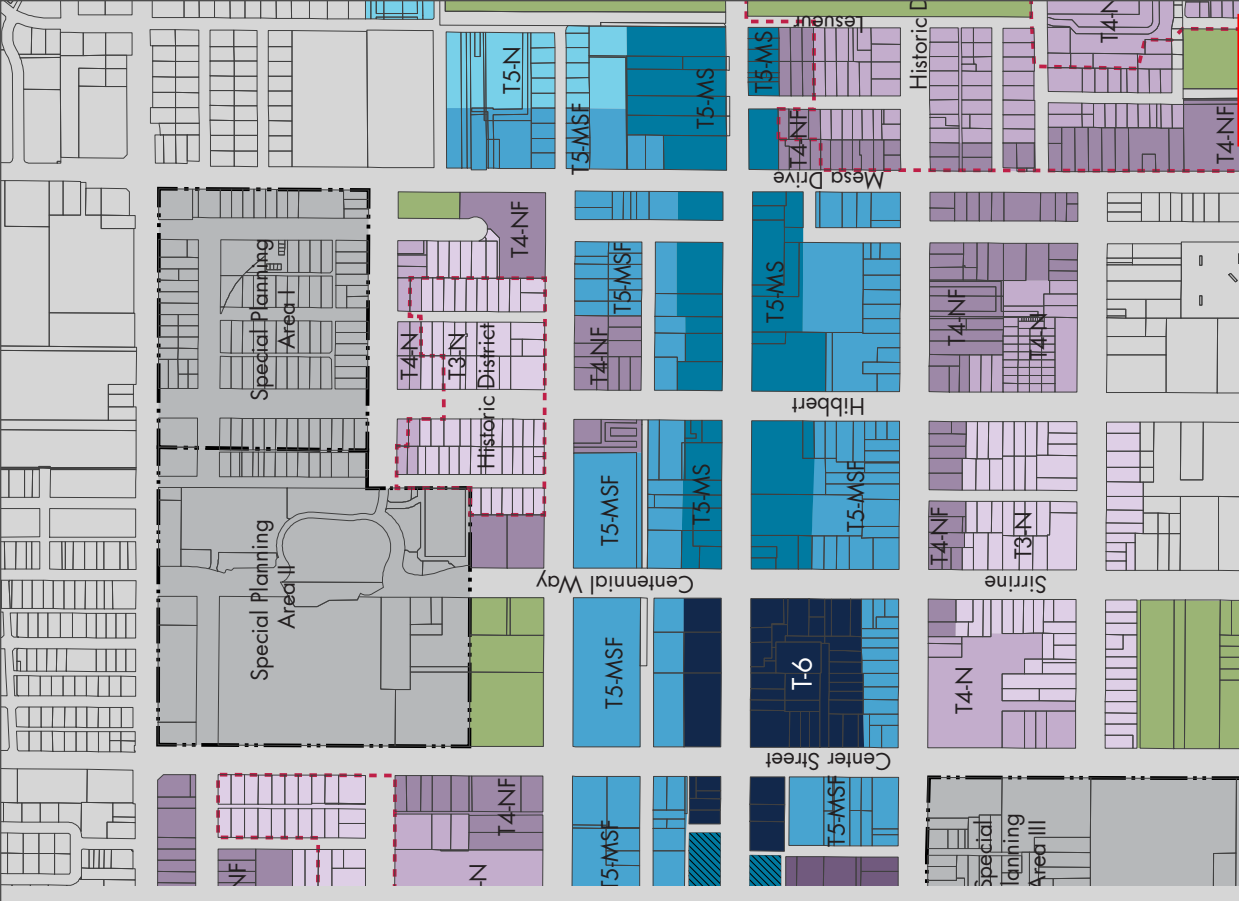
becoming senior citizens. Because of the immense size of this baby boom generation, the number of senior citizens will more than double between now and 2050, from 40 million to 89 million. And older folks will make up an ever-larger share of the population, increasing from 13 percent now to 20 percent in 2050.

Thanks to Botox and treadmills, the boomers are aging well. But their finances aren't. Baby boomers, like most Americans, have seen no wage gains for two decades. In families headed by younger boomers — 45 to 54 — earned a median income of almost exactly the same, in inflation-adjusted dollars, as families in the same age group



Presentation Overview

1. Primary Objective: Making Transit Transformative
2. Form-Based Code Components
3. Specific Applications





Making Transit Transformative

Creating a Framework for High Quality Change

Main Street: Existing Condition



Urban Advantage



Light Rail Arrives and Begins Transformation



Urban Advantage



Downtown Core Becomes a Complete Neighborhood



Urban Advantage





High-Quality Implementation with a Form-Based Code

A New Approach to Zoning

Definition: Prescriptive vs Reactive Process

"Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. They are regulations, not mere guidelines. They are adopted into city or county law. Form-Based Codes are an alternative to conventional zoning."

Form-Based Code Institute

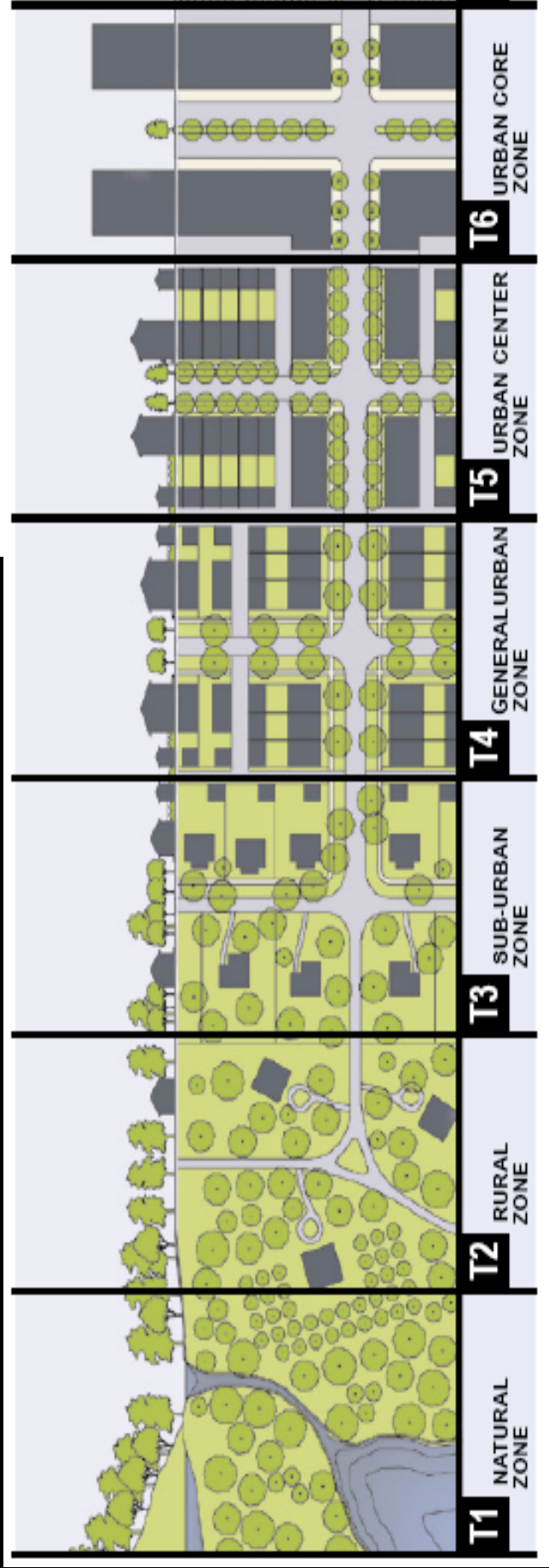


Form-Based Codes and Placemaking

What is a Form-Based Code?

Creating Hierarchy of Places for Downtown Mesa

I. TRANSECT ZONES



Creating Hierarchy of Places for Downtown Mesa

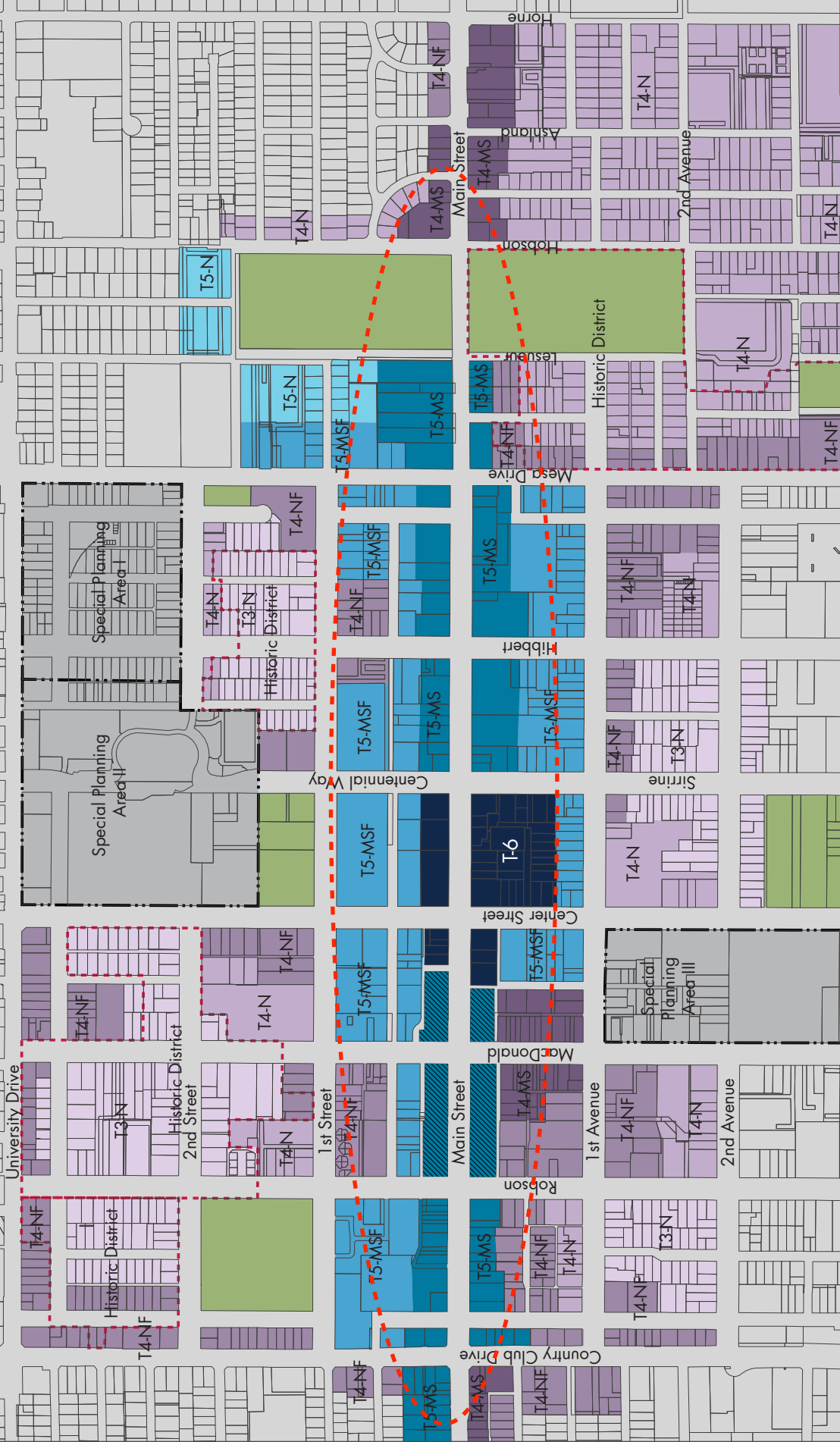
T3	T3N		T3 Neighborhood	Intent To provide a walkable predominantly single-family neighborhood that integrates appropriate multi family housing types such as duplexes, mansion apartments, and bungalow courts within walking distance to transit and commercial areas.	Desired Form Residential	General Use Residential	Parking Low to moderate Parking Requirements to promote walkability and minimize the visual impact on the neighborhood.
T4	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		T4 Neighborhood Flex	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.	Desired Form Live-Work/Commercial/Residential	General Use Ground Floor Live/Work, Commercial, or Residential Upper Floor Residential or Commercial	Parking Low Parking Requirements to promote walkability; Commercial parking handled as a part of Downtown Commercial District, off-street structured residential parking
	T4MS		T4 Main Street	Intent 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.	Desired Form Commercial/Shopfronts	General Use Ground Floor Commercial Upper Floor Residential or Commercial	Parking Low Parking Requirements to promote walkability; Commercial parking handled as a part of Downtown Commercial District, off-street structured residential parking.
T5	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	Parking Low Parking Requirements to promote walkability, off-street structured residential parking.
	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	Parking Low Parking Requirements to promote walkability; Commercial parking handled as a part of Downtown Commercial District, off-street structured residential parking
	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 or Commercial	Parking Low to no Parking Requirements to promote walkability; Commercial parking handled as a part of Downtown Commercial District, off-street structured residential parking.
T6	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	Parking Low to no Parking Requirements to promote walkability; Commercial parking handled as a part of Downtown Commercial District, off-street structured residential parking.



[illegible]

What is a Form-Based Code?

Secondarily Reinforcing the Main Street at the Center



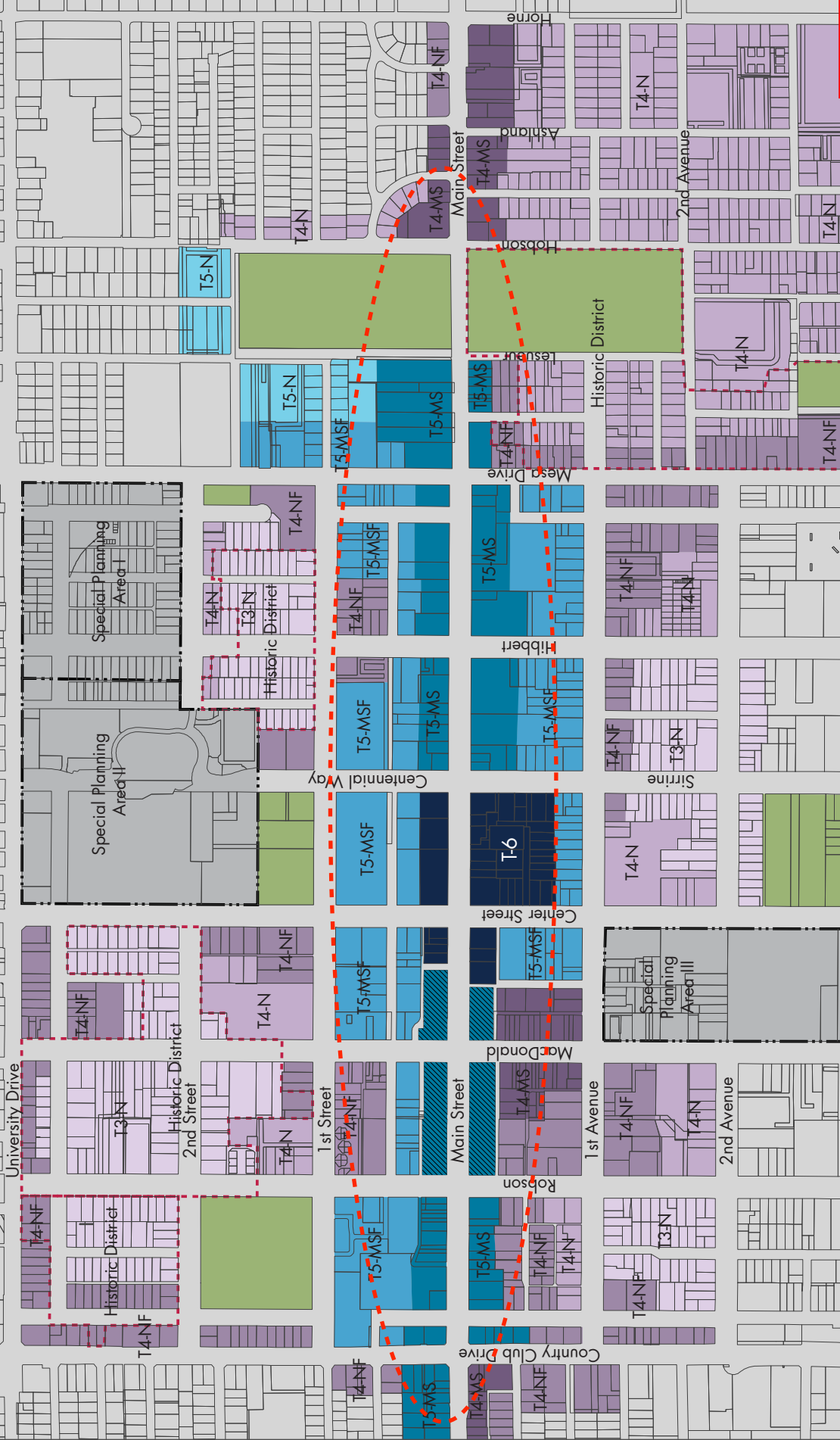
Study Session
December 8, 2011
Attachment 1
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Form-Based Codes and Placemaking

What is a Form-Based Code?



Then Transitioning Into Neighborhoods and Planning Areas



Form-Based Codes and Placemaking

What is a Form-Based Code?

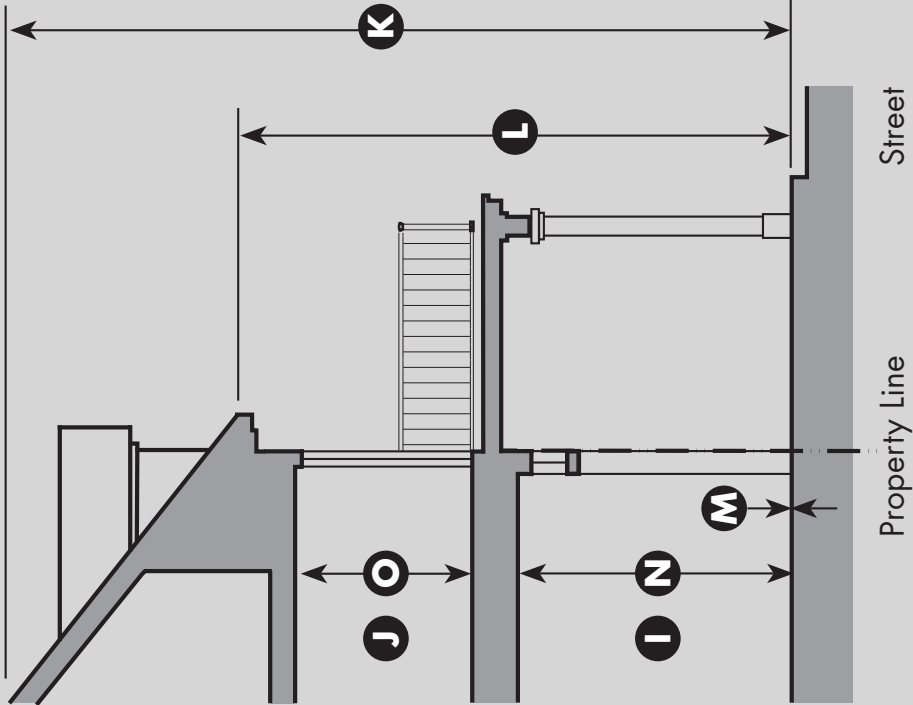


List of FBC Components

1. Regulating Plan(s)
2. Building Form Standards
3. Building Type Standards
4. Private Frontage Standards
5. Thoroughfare Standards
6. Civic Space Standards
7. Smart Growth Community Plans
8. Definitions



Graphical and easy to understand



Use	
Ground Floor	Service, Retail, or Recreation, Education & Public Assembly* I
Upper Floor(s)	Residential or Service* J

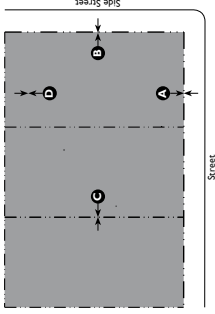
*See Table 4.1 for specific uses. Ground floors that face the wa-terfront shall be nonresidential and shall not include parking, garages, or similar uses.

Height	
Building Min.	22' K
Building Max.	2.5 stories and 40' K
Max. to Eave/Top of Parapet	35' L
Ancillary Building Max.	2 stories and 25' L
Finish Ground Floor Level	6" max. above sidewalk M
First Floor Ceiling Height	12' min. clear N
Upper Floor(s) Ceiling Height	8' min. clear. O



Building Form Standards: 4-Page Template

Chapter 58: Building Form Standards
T5 Main Street (T5MS) 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'
Side Street	0'
BTL Defined by a Building	100%
Front	60% min. ¹
Side Street	0'
Rear	0'
Width	50' min. ²

Setbacks (Distance from Property Line/ROW)

Front	0'
Side Street	0'
Rear	0'
Width	50' min. ²

Miscellaneous

A building form with a chamfered corner is permitted if a corner entry is provided.

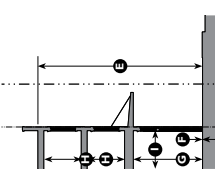
Entire ROW shall be defined by a building or a 24" to 36" high stucco or masonry wall.

¹ On corner lots, the BTL must be defined by a building for the first 50' from the corner.

² See Chapter 59: Building Type Standards for additional lot size regulations per Building Type.

58-42

Public Review Draft: II.10.11



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

D. Building Form Height

Main Building	3 Stories min.; 85' max. ^{1,2}
Ground Floor Finish Level	6' max.
Ground Floor Ceiling	14' min. clear
Upper Floor(s) Ceiling	9' min. clear

Footprint

Per Building Type Standards (see Chapter 59):	
Depth, Ground-Floor Space	50' min.
Front	30' min.
Side Street	50' min.

Miscellaneous

Distance Between Entries
To Ground Floor
To Upper Floor(s)
50' max.
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.

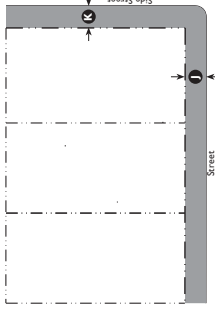
Any street facade wider than 150' shall be designed to read as a series of buildings no wider than 100' each.

¹ 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.

² Within 20' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.

58-43

Public Review Draft: II.10.11



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

E. Encroachments & Frontage Types Allowed Encroachments¹

Front	14' max.
Side Street	14' max.
Allowed Frontage Types ²	
Scoop	Terrace
Forecourt	Gallery
Dooryard	Arcade
Shopfront	

F. Parking

Required Spaces	
Residential Uses	No min.; /unit max.
Retail and Service Uses	2/1,000sf min. ²

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.

¹ Maximum allowed encroachments, see Frontage Types for further refinement of the allowed encroachments for Frontage elements.

² See Chapter 60 (Private Frontage Standards) for descriptions and regulations.

³ No parking spaces required for lodging uses and ground floor uses less than 5,000sf.

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Building Form Standards: 4-Page Template

Chapter 58: Building Form Standards
T5 Main Street (TSMS) Standards

Public Review Draft: 11.10.11

G. Allowed Uses		
Land Use ¹	Specific Use Regulations	TSMS
Residential (continued)		
Farmers' Market	§11-31-30	P
Recreation, Education & Public Assembly		
Commercial Recreation Facility,		
Indoor <3,000 sf	P	
Indoor >3,000 sf	SUP/ AUP ²	
Place of Worship		
\$5,000 sf	AUP/ ²	
\$20,000 sf	SUP	
>20,000 sf	CUP	
Civic Space (see Civic Space Standards)	P	
Health/Fitness Facility		
\$3,000 sf	AUP/ ²	
>3,000 sf	SUP/ AUP ²	
Library/Museum		
\$5,000 sf	AUP	
>5,000 sf	CUP	
Meeting Facility, public or private		
\$5,000 sf	AUP/ ²	
\$20,000 sf	SUP	
>20,000 sf	CUP	
School, public or private		
K-12	CUP	
Commercial Trade		
Studio, art, dance, martial arts, music, etc.	P ²	
\$1,500 sf	P ²	
\$3,000 sf	P ²	
>3,000 sf	P ²	
Theater, cinema or performing arts		
\$5,000 sf	P	
\$10,000 sf	P	
>10,000 sf	AUP	
Residential		
Dwelling:		
Multi-Unit Residence	P ²	
Pawn Shop	AUP	
	CUP	
58-44		

Public Review Draft: 11.10.11

Chapter 58: Building Form Standards
T5 Main Street (TSMS) Standards

G. Allowed Uses		
Land Use ¹	Specific Use Regulations	TSMS
Services		
General 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	AUP	
Operating between 1am - 5am	AUP	
Operating between 5am - 7am	P	
Operating between 11pm - 1am	P	
Drive-through services	-	
ATM	P	
Services (continued)		
Animal Kennel	SUP ²	
Animal Medical Services:		
Animal Clinic	AUP ²	
Bank/Financial Services	P	
Business Support Services	P	
Day Care, child or adult:		
Day Care Center	P ²	
Small Day Care Home	P ²	
Small Animal Day Care	SUP ²	
Lodging:		
Bed and Breakfast	P ²	
Inn/Lodge	P ²	
Hotel	P ²	
Hostel	P ²	
Medical Services:		
Medical/Dental Clinic	P ²	
Medical/Dental Office	P ²	
Extended Care Facility	P ²	
Hospital	CUP	
Office/Professional, administrative		
\$5,000 sf	P ²	
>5,000 sf	P ²	
Social Service Facilities	§11-31-26 CUP	
Tattoo and Body Piercing Parlors	§11-31-28 CUP	
58-45		

Land Use ¹	Specific Use Regulations	TSMS
Transportation, Communications, and Utilities		
Parking Facility, public or commercial		P
Sealth Wireless Telecommunications Facility	§11-35	SUP

Key	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 Director determines that a use is consistent pursuant to the Code For existing and non-conforming uses, refer to Chapter 36.	
¹ See Chapter X (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	



Private Frontage Types

1. Common Yard

2. Porch

3. Stoop

4. Forecourt

5. Dooryard

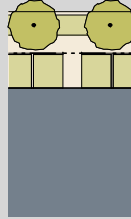
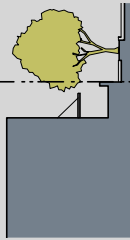
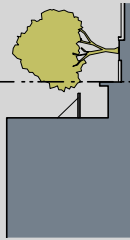
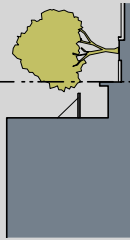
6. Shopfront

7. Terrace

8. Gallery

9. Arcade

II-60-3.A Private Frontages General (continued)

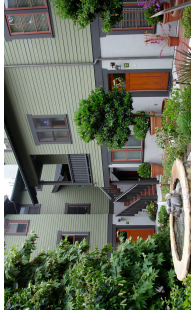
	SECTION	PLAN
	LOT/ PRIVATE FRONTAGE > < R.O.W. > <	LOT/ PRIVATE FRONTAGE > < R.O.W. > <
  T1 T2 T3 T4 T5 T6 Dooryard: The frontage line is defined by a low wall or hedge and the main facade of the building is set back a small distance creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground floor residential in flex zones, live/work, and small commercial uses ≤2,500sf.	 	 
T1 T2 T3 T4 T5 T6 Shopfront: The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. Syn: Retail Frontage, Awning.	 	 
T1 T2 T3 T4 T5 T6 Terrace: The main facade is at or near the frontage line with an elevated terrace providing public circulation along the facade. This type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access. This type may also be used in historic industrial areas to mimic historic loading docks.	 	 
T1 T2 T3 T4 T5 T6 Gallery: The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should be used to provide the primary circulation along a frontage and extend far enough from the building to provide adequate	 	 

Building Type Standards: Supplement BFS

11-59-12 Courtyard Building



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



A courtyard defined by two and three story buildings.



Courtyard with elevated stoops for privacy

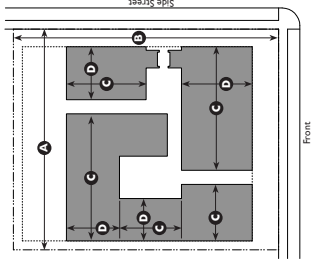
A. Description

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 open space. The courtyard is a shared outdoor space, typically paved, that is accessible to all units. The courtyard is typically defined by a side-sited row of dwelling units, primarily side-sited, directly from a courtyard. This Type is primarily applicable for medium-density neighborhoods, but is also appropriately scaled to fit in sparsely 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.

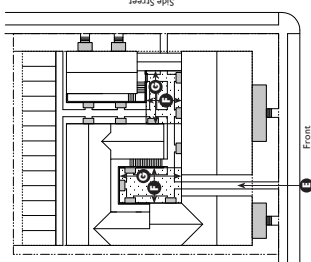
T1	T2	T3	T4	T5	T6
N	N	N	N	N	N
HS	HS	HS	HS	HS	HS

B. Lot
Lot Size
Width 75min, 200max 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
--- Building
--- Setback Line



Key
--- ROW / Property Line
--- Frontage
--- Setback Line
--- Open Space

D. Building Size and Massing

Height
Height 2 stories min.; 4 stories max. ¹

¹Height must also comply with Building Form Standards.

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
Gallery
Arcade
Forecourt
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

F. Pedestrian Access (Continued)

Pedestrian connections should link all buildings to the public right-of-way, courtyards, and parking areas. Passages through buildings (tagways) 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, tucked 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

Civic Space Standards

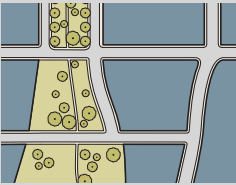
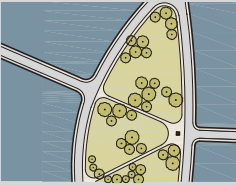
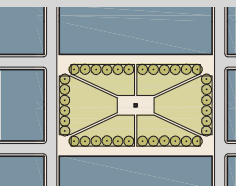
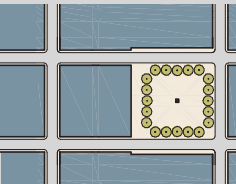
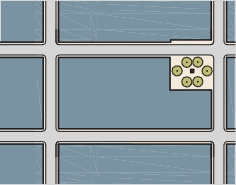
Table 10-70.10.030.A Civic Spaces																			
TRANSECT ZONE		T1	T2	T3	T4	T5	T6	T1	T2	T3	T4	T5	T6	T1	T2	T3	T4	T5	T6
Civic Space Type		Park						Greenway						Green					
Illustration																			
Description		A natural preserve available for unstructured recreation.						A linear space in largely natural conditions for unstructured recreation.						An open space, available for unstructured recreation.					
Size and Location																			
Size																			
Minimum		8 acres						8 acres						1/2 acre					
Maximum		-						-						8 acres					
Frontage		Independent						Independent/Building Frontage						Independent/Building Frontage					
Character		Natural						Natural						Natural					
Typical Uses		Passive/Active (Unstructured) Open Space, Civic Uses, Paths and Trails, Woodland and Open Shelters, Community Gardens, Playgrounds						Passive/Active (Unstructured) Open Space, Civic Uses, Trails for Bicycles and Pedestrians, Community Gardens, Playgrounds						Passive/Active (Unstructured) Open Space, Civic Uses, Community Gardens, Playgrounds					
Stormwater Management		Integrated Runoff, Bioretention, Extended Detention Basins, Porous Pavements and Landscaping						Integrated Runoff, Bioretention, Extended Detention Basins, Porous Pavements and Landscaping						French Drains, Porous Pavements and Landscaping					

Table 10-70.10.030.A Civic Spaces (continued)																			
TRANSECT ZONE		T1	T2	T3	T4	T5	T6	T1	T2	T3	T4	T5	T6	T1	T2	T3	T4	T5	T6
Civic Space Type		Square						Plaza						Pocket Plaza					
Illustration																			
Description		An open space available for unstructured recreation and civic purposes.						An open space available for civic purposes and commercial activities.						An open space available for civic purposes and commercial activities.					
Size and Location																			
Size																			
Minimum		1/2 acre						1/2 acre						4,000 sf					
Maximum		5 acres						2-1/2 acres						1/2 acre					
Frontage		Independent						Independent/Building Frontage						Building Frontage					
Character		Formal						Formal						Formal					
Typical Uses		Passive/Active (Unstructured) Open Space, Civic Uses, Paths, Community Gardens, Playgrounds						Passive/Active (Unstructured) Open Space, Civic Uses, Community Gardens, Playgrounds						Passive/Active (Unstructured) Open Space, Civic Uses, Community Garden, Playgrounds					
Stormwater Management		French Drains, Porous Pavements, and Landscaping						French Drains, Porous Pavements, and Landscaping						French Drains, Porous Pavements, and Landscaping					

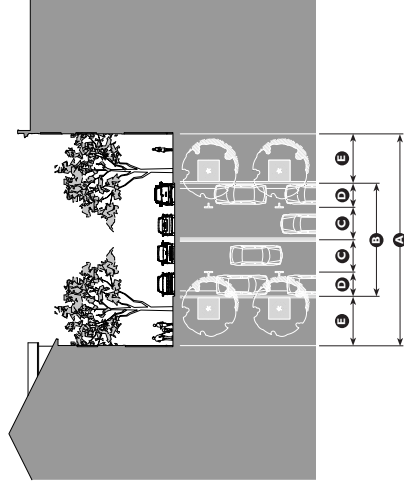


Thoroughfare Standards

Chapter 61: Thoroughfare Standards

Public Review Draft: 11.10.11

Table 11-61-8.G: Thoroughfare Assembly CS-60-36



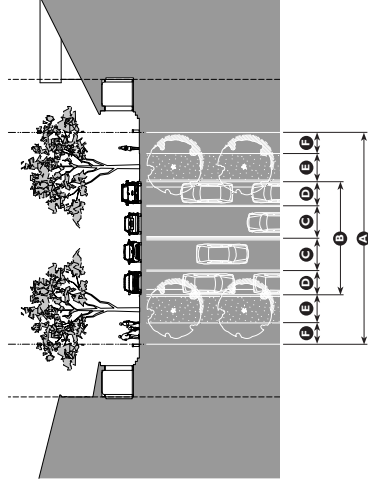
Application	Public Frontage Assembly			
Transect Zones	T4MS, T3MSF, T5MS	Frontage Type	Commercial Street	
Movement Type	Low	Drainage Collection Type	Curb and Gutter	
Design Speed	30 mph	Planter Type	4'x4' tree well	
Overall Widths				
Right-of-Way (ROW) Width	60'	Landscape Type	Trees at 30' o.c. avg.	
Pavement Width	36'	Lighting Type	Post or Column	
Lane Assembly				
Traffic Lanes	2 @ 10'	Walkway Type	12' sidewalk	
Bicycle Lanes	None	Curb Type	Square	
Parking Lanes	2 @ 8', marked			
Medians	None			

61-14

Public Review Draft: 11.10.11

Chapter 61: Thoroughfare Standards

Table 11-61-8.J: Thoroughfare Assembly ST-60-36

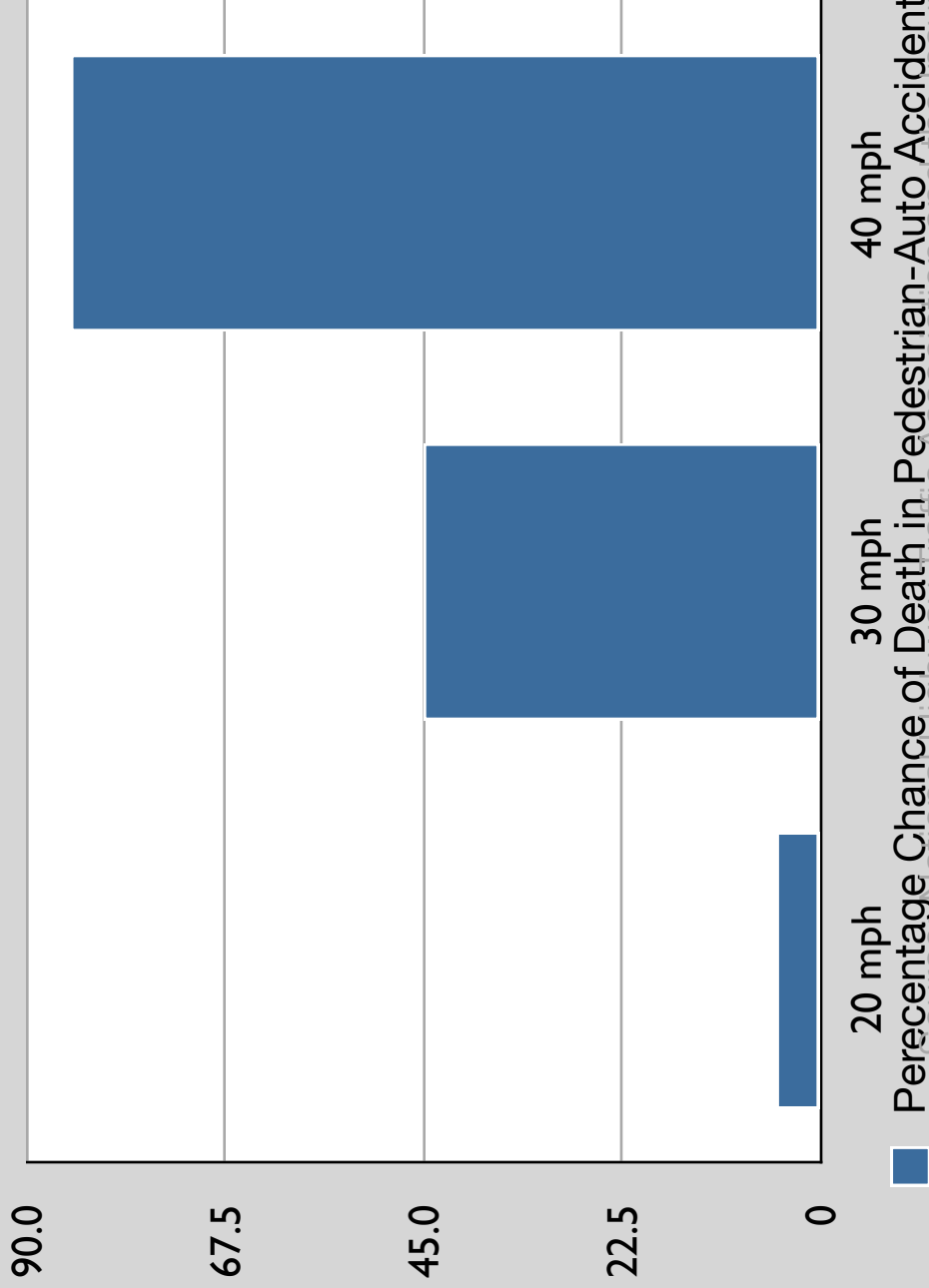


Application	Public Frontage Assembly			
Transect Zones	T3N, T4N, T4NF, T5N	Frontage Type	Street	
Movement Type	Low	Drainage Collection Type	Curb and Gutter	
Design Speed	30 mph	Planter Type	6' continuous planter¹	
Overall Widths				
Right-of-Way (ROW) Width	60'	Landscape Type	Trees at 30' o.c. avg.	
Pavement Width	36'	Lighting Type	Pipe, Post, or Column	
Lane Assembly				
Traffic Lanes	2 @ 10'	Walkway Type	6' Sidewalk¹	
Bicycle Lanes	None	Curb Type	Square	
Parking Lanes	2 @ 8', marked			
Medians	None			

61-17

Thoroughfare Standards

Chart 3



Source: National Highway Traffic Association and the Insurance Institute for Highway Safety.



First Avenue: With Median, & Street & Median Trees

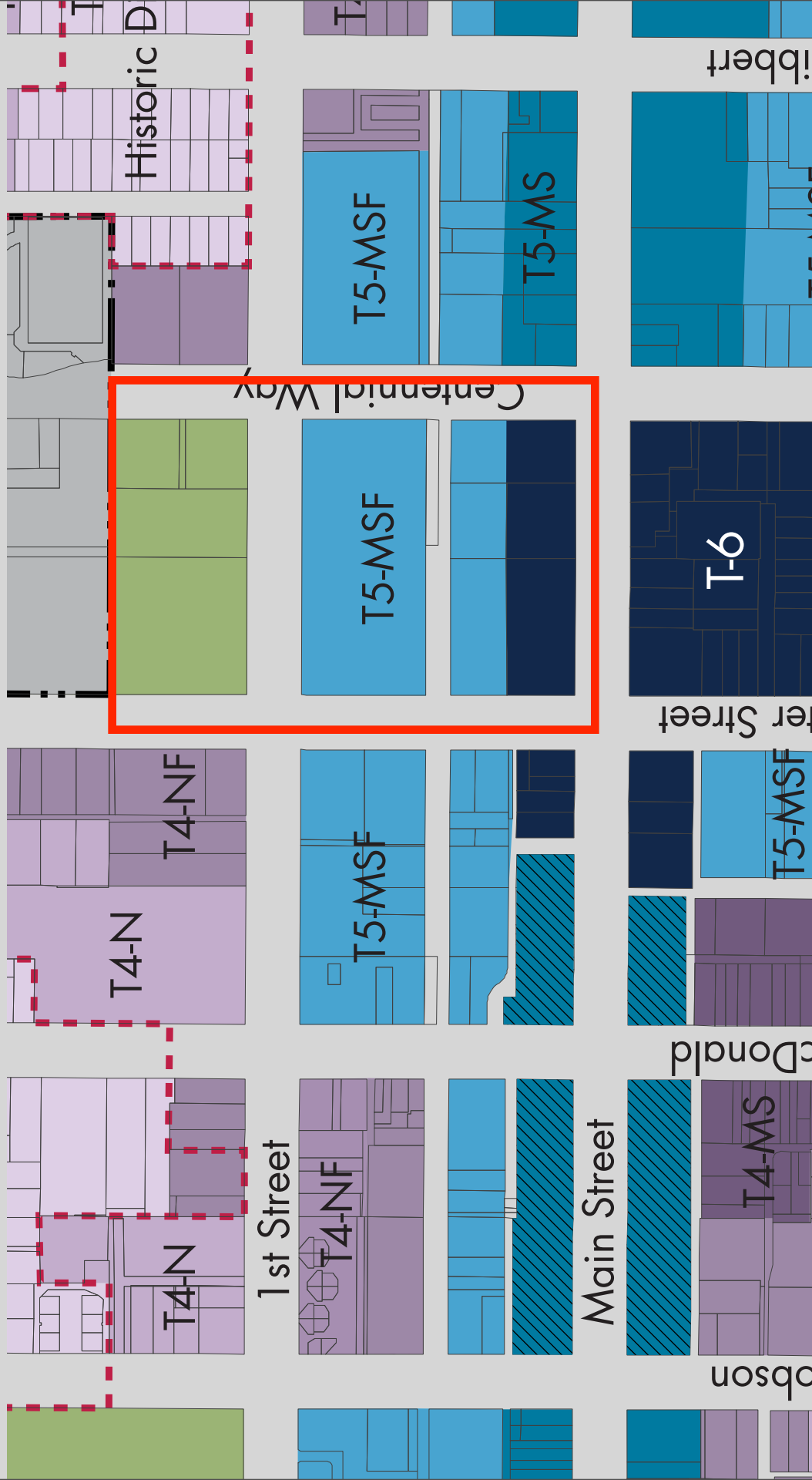




Specific Applications

Other Objectives of the Form-Based Code and Vision Plan

Taking Advantage of Opportunities that Exist



Form-Based Codes and Placemaking

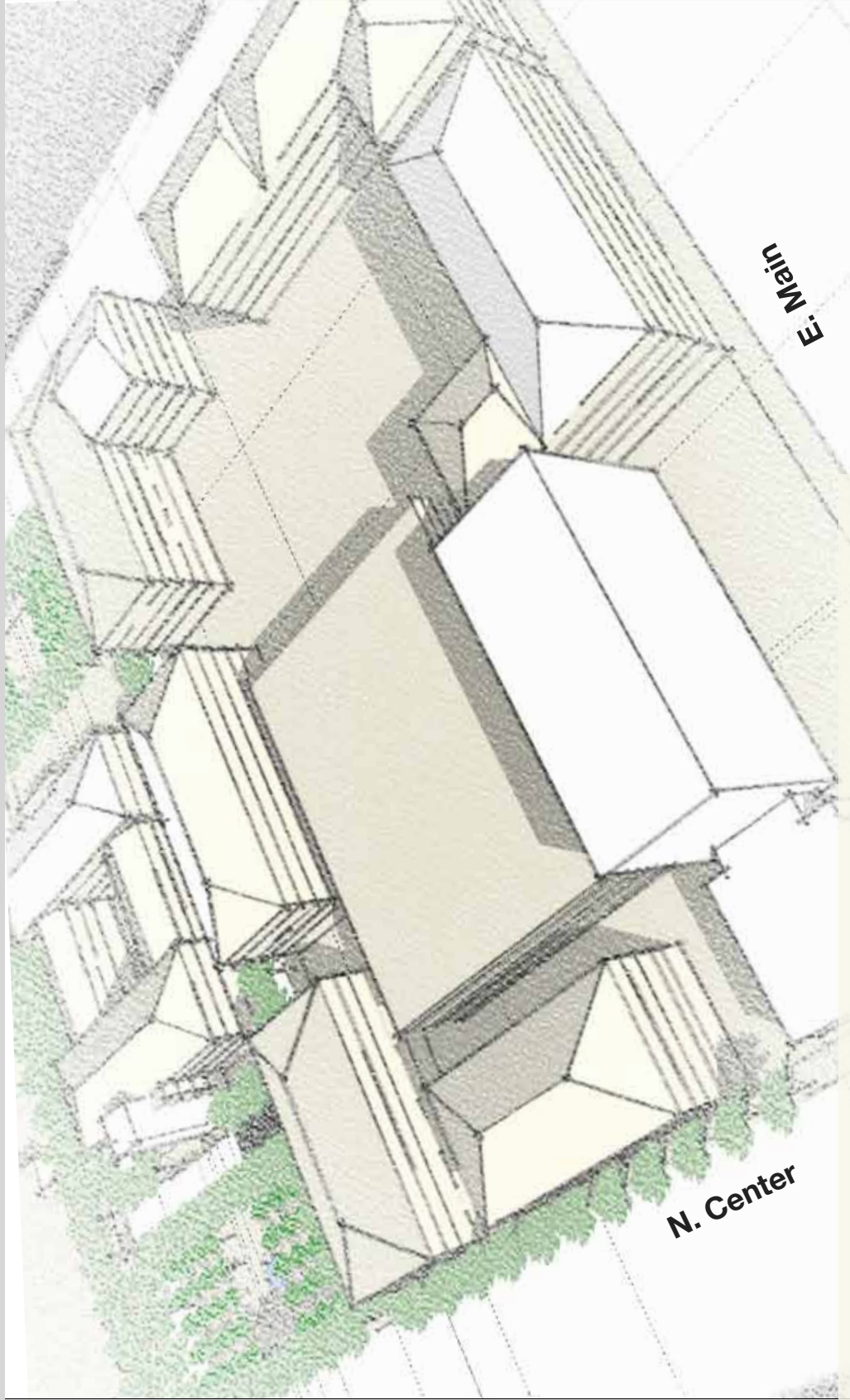
What is a Form-Based Code?



Potential New Civic Square at N Center and E. First



1 Million SF on Cities Property Adjacent to Transit

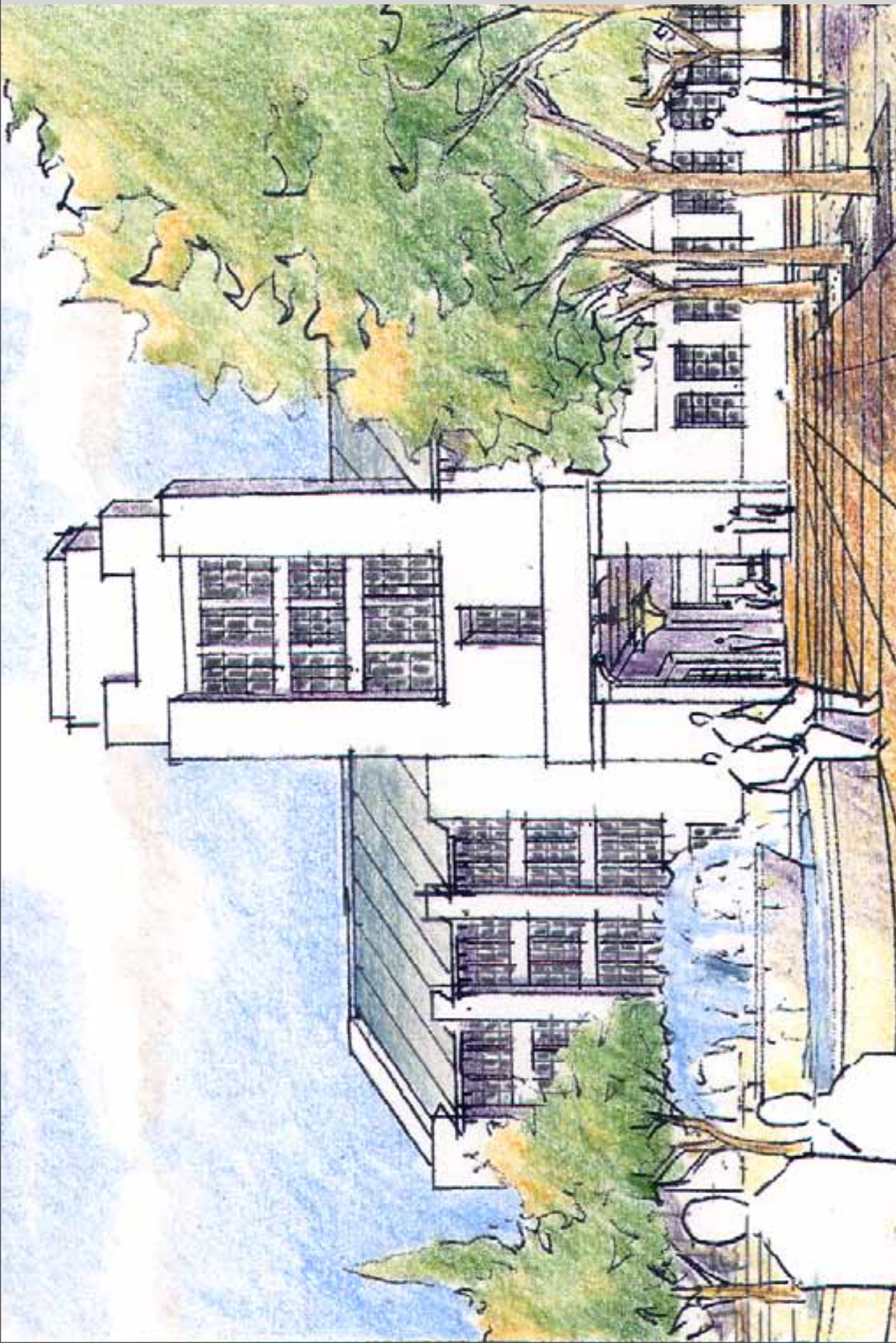


Overall Perspective View Illustrating Potential Massing: 650,000 to 1,000,000 Square feet of area



Form-Based Codes and Placemaking

Mesa, Arizona

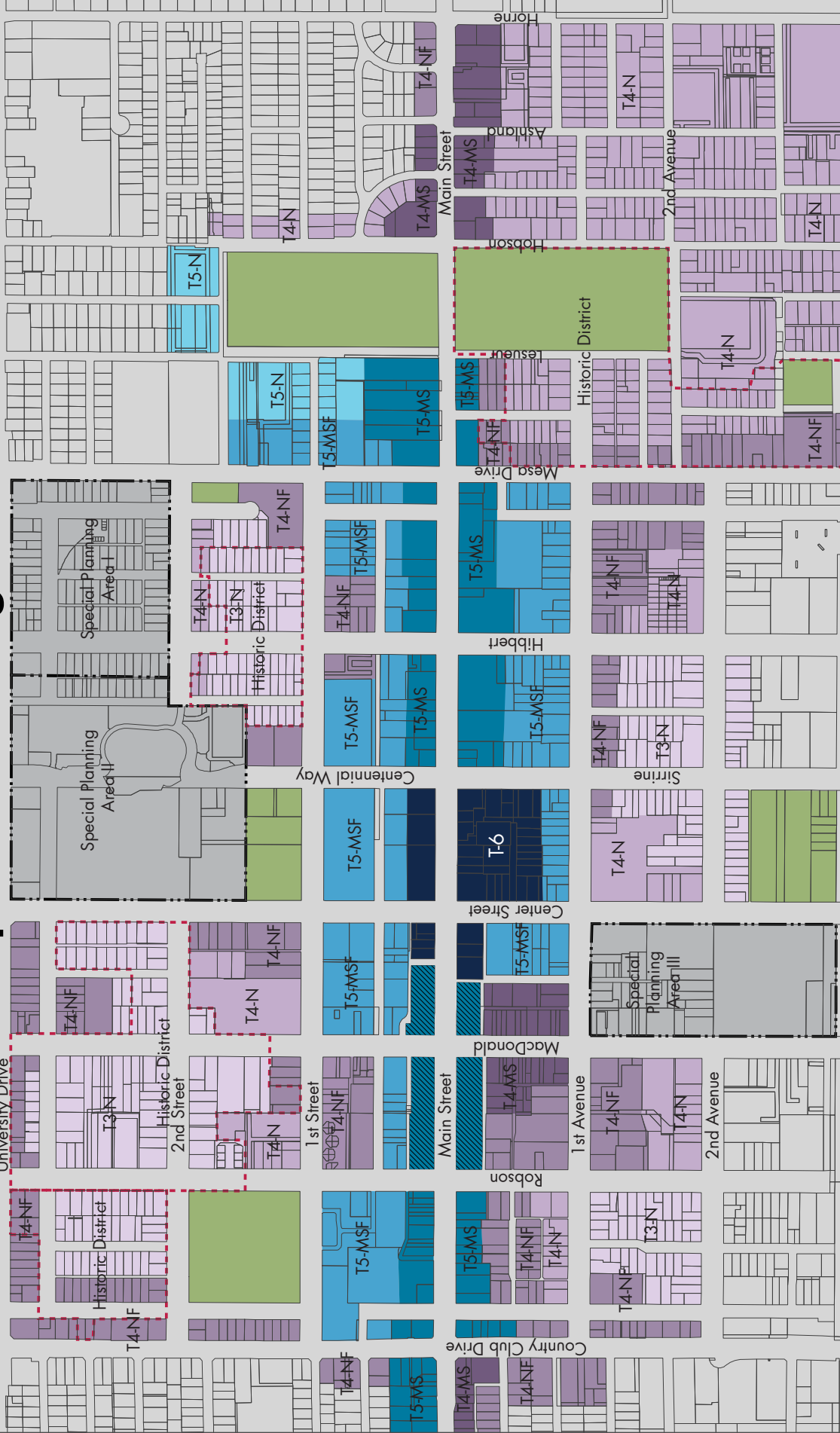


Form-Based Codes and Placemaking

Mesa, Arizona



FBC as a Tool for Special Planning Areas



Form-Based Codes and Placemaking

What is a Form-Based Code?



1

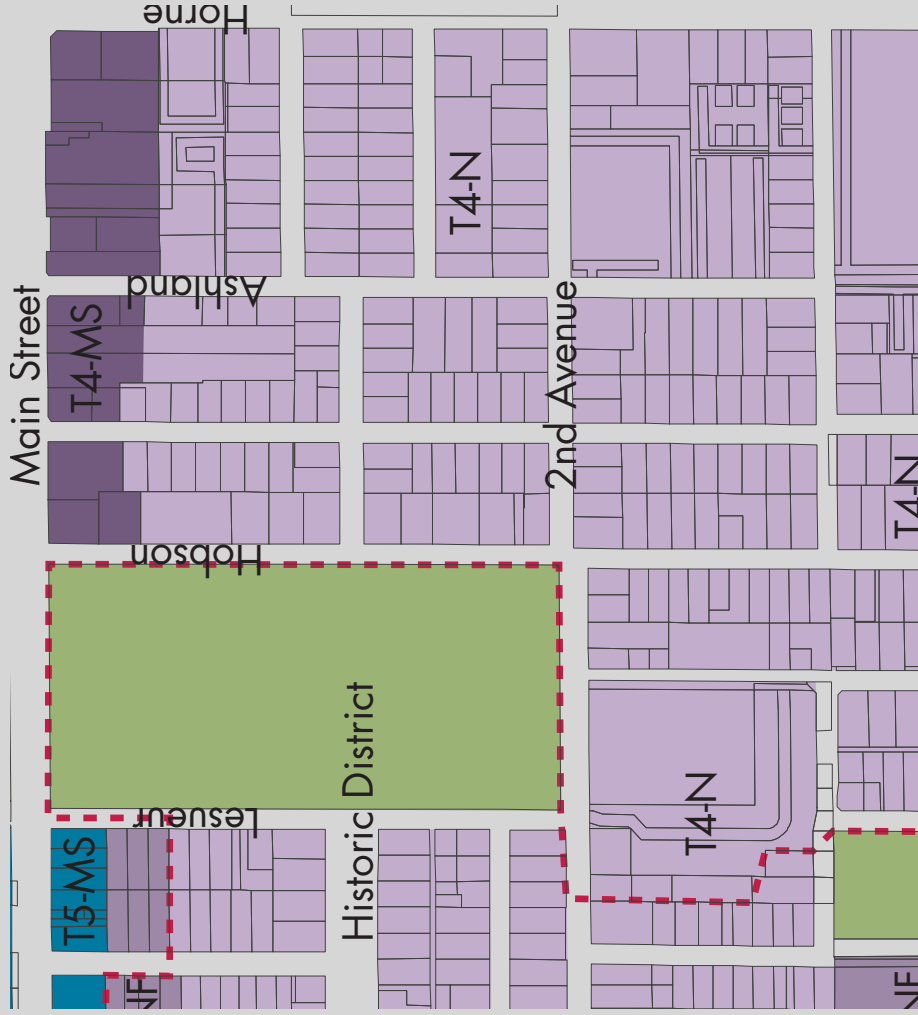
Create Complete Neighborhoods in Downtown



Repairing Existing Neighborhoods



FBC as a Tool for High-Quality Infill



Transect Zones

- T6 Main Street (T6MS)
- T5 Main Street (T5MS)
- T5 Main Street Flex (T5MSF)
- T5 Neighborhood (T5N)
- T4 Neighborhood Flex (T4NF)
- T4 Neighborhood (T4N)
- T3 Neighborhood (T3N)



Form-Based Codes and Placemaking

What is a Form-Based Code?

Existing Condition



Form-Based Codes and Placemaking

What is a Form-Based Code?

Infill: Providing High-Quality Urban Housing Choices!



Form-Based Codes and Placemaking: Mesa, Arizona

Daniel Parolek
Principal, Opticos Design, Inc.

Downtown Form-Based Code
Public Review Draft
City Council Workshop
December 08, 2011



Vanasse Hangen Brustlin
Lisa Wise Consulting
Tiffany & Bosco
Urban Advantage



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,									
Indoor ≤3,000 sf		–	–	P	P	–	P	P	P
Indoor >3,000 sf		–	–	SUP	SUP	–	SUP	SUP/ AUP ²	SUP/ AUP 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
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	P ²	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