



COUNCIL MINUTES

November 3, 2016

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 November 3, 2016 at 7:30 a.m.

COUNCIL PRESENT

John Giles
Christopher Glover
Dennis Kavanaugh
David Luna
Dave Richins
Kevin Thompson

COUNCIL ABSENT

Alex Finter

OFFICERS PRESENT

Christopher Brady
Jim Smith
Dee Ann Mickelsen

Mayor Giles excused Councilmember Finter from the entire meeting.

1. Review items on the agenda for the November 7, 2016 Regular Council meeting.

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

Conflict of interest: None

Items removed from the consent agenda: None

Economic Development Department Director Bill Jabjiniak displayed a PowerPoint presentation **(See Attachment 1)** and discussed item 5-a **(Approving and authorizing the City Manager to enter into a Development Agreement with Dexcom, Inc., a medical device manufacturing company, for the property located at 232 South Dobson Road)** on the Regular Council Meeting agenda.

Planning Director John Wesley displayed a PowerPoint presentation **(See Attachment 2)** and discussed item 6-c **(Z16-046 1800 block of West Main Street (north side), 100 Block of North Dobson Road (east side) and 100 block of North Sycamore (west side))** on the Regular Council Meeting agenda.

Mayor Giles thanked the staff for the presentations.

2. Hear reports on meetings and/or conferences attended.

There were no reports on meetings and/or conferences attended.

3. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Saturday, November 5, 2016, 9:00 a.m. – The Big Dig in the Desert

Saturday, November 5, 2016, 4:00 p.m. – G.A.I.N. (Getting Arizona Involved in Neighborhoods)

Saturday, November 5, 2016, 5:30 p.m. – Mesa Festival Forest

Monday, November 7, 2016, 5:15 p.m. – Study Session

Monday, November 7, 2016, 5:45 p.m. – Regular Council Meeting

4. Adjournment.

Without objection, the Study Session adjourned at 8:16 a.m.

JOHN GILES, MAYOR

ATTEST:

DEE ANN MICKELSEN, 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 3rd day of November, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

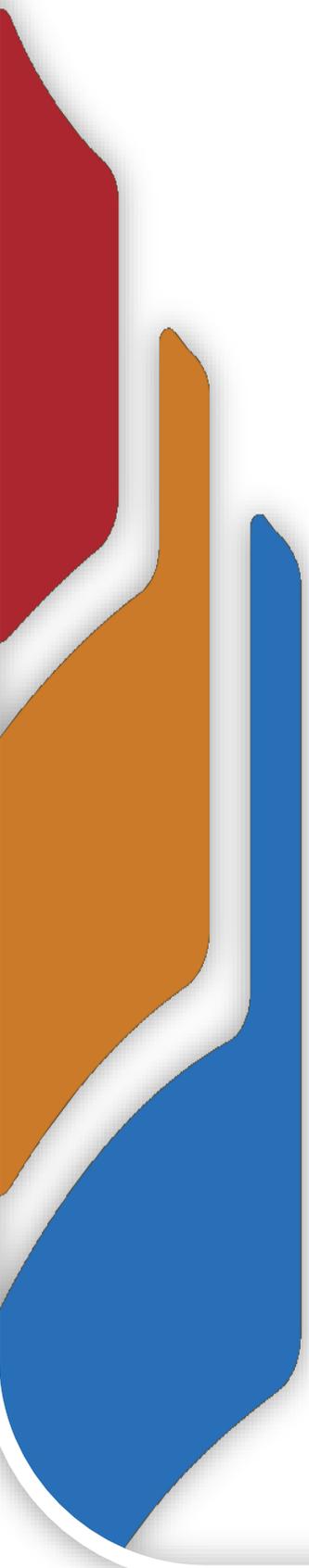
DEE ANN MICKELSEN, CITY CLERK

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(Attachments – 2)

Dexcom, Inc. Medical Device Facility

City of Mesa
Office of Economic Development

November 2016





Dexcom, Inc. Medical Device Facility

Project Background

- **January 2015:** City contacted to explore potential locations for a biosciences facility (manufacturing, office, warehouse)
- **Project requirements consisted of:**
 - Existing single tenant building to lease
 - Needed minimum of 75,000 sq. ft.
 - Location close to highway and within a 30-35 minute drive from Phoenix Sky Harbor International Airport
 - Sufficient parking needs to handle several hundred employees
 - Safety, security, and aesthetic high-tech building image very important
- **City of Mesa** worked with the Greater Phoenix Economic Council (GPEC) and Arizona Commerce Authority (ACA)



Project Location





Dexcom, Inc.

- Publicly traded medical device manufacturing company (DXCM) with over 1,700 employees
- Founded in 1999 and based in San Diego, CA
- Produces user-friendly continuous glucose monitoring devices
- Recently entered into a collaboration with Google to develop a series of next-generation continuous glucose monitoring products
- Provides a product to a population segment which has a growing need for disease management



Dexcom, Inc. Medical Device Facility

The Project

- Leased ~149,000 sq. ft. shell building at 232 S. Dobson in the Broadway 101 Commerce Park
- Facility will be ~216,000 sq. ft. when the mezzanine floor is constructed and all phases completed
- \$90 million capital investment over 5-years
- Minimum 500 net new jobs over 5-years

Anticipated Timeline:

- Tenant improvements completed first half of 2017
- US Food and Drug Administration (FDA) certification completed second half of 2017
- Production start-up at end of 2017



Dexcom, Inc. Medical Device Facility

Development Agreement

Encourages Dexcom to employ City of Mesa residents through a Mesa Resident Job Creation program.

Dexcom to:

- Pay all customary fees and charges related to the construction of tenant improvements on the property
- Pay all development impact fees
- Comply with all applicable City codes and regulations
- Create a minimum of 500 net new jobs at an average annual salary of \$45,000 which includes health insurance and other benefits
- Invest a minimum of \$90 million in capital



Dexcom, Inc. Medical Device Facility

Development Agreement

Encourages Dexcom to employ City of Mesa residents through a Mesa Resident Job Creation program.

City to:

- Pay \$750 per Mesa resident employed up to \$225,000
- Payment only after Mesa resident is hired and employed as a full-time employee for one full year.

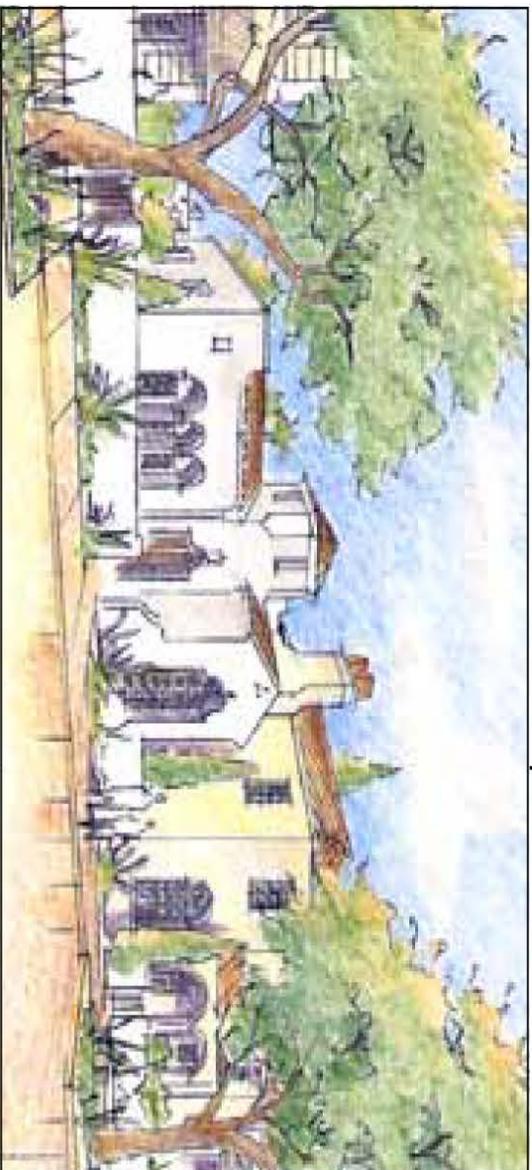
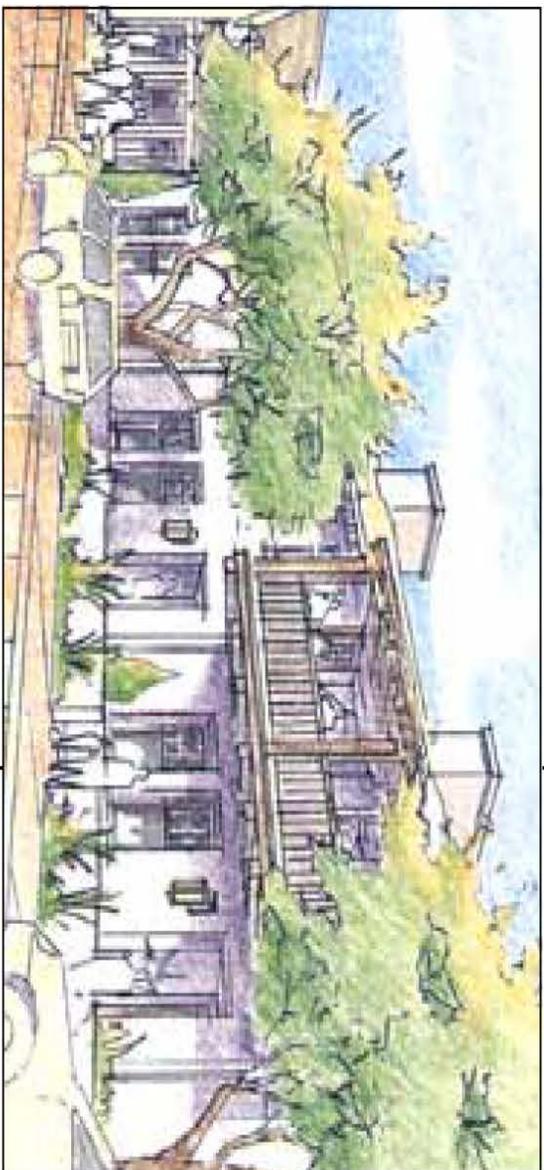
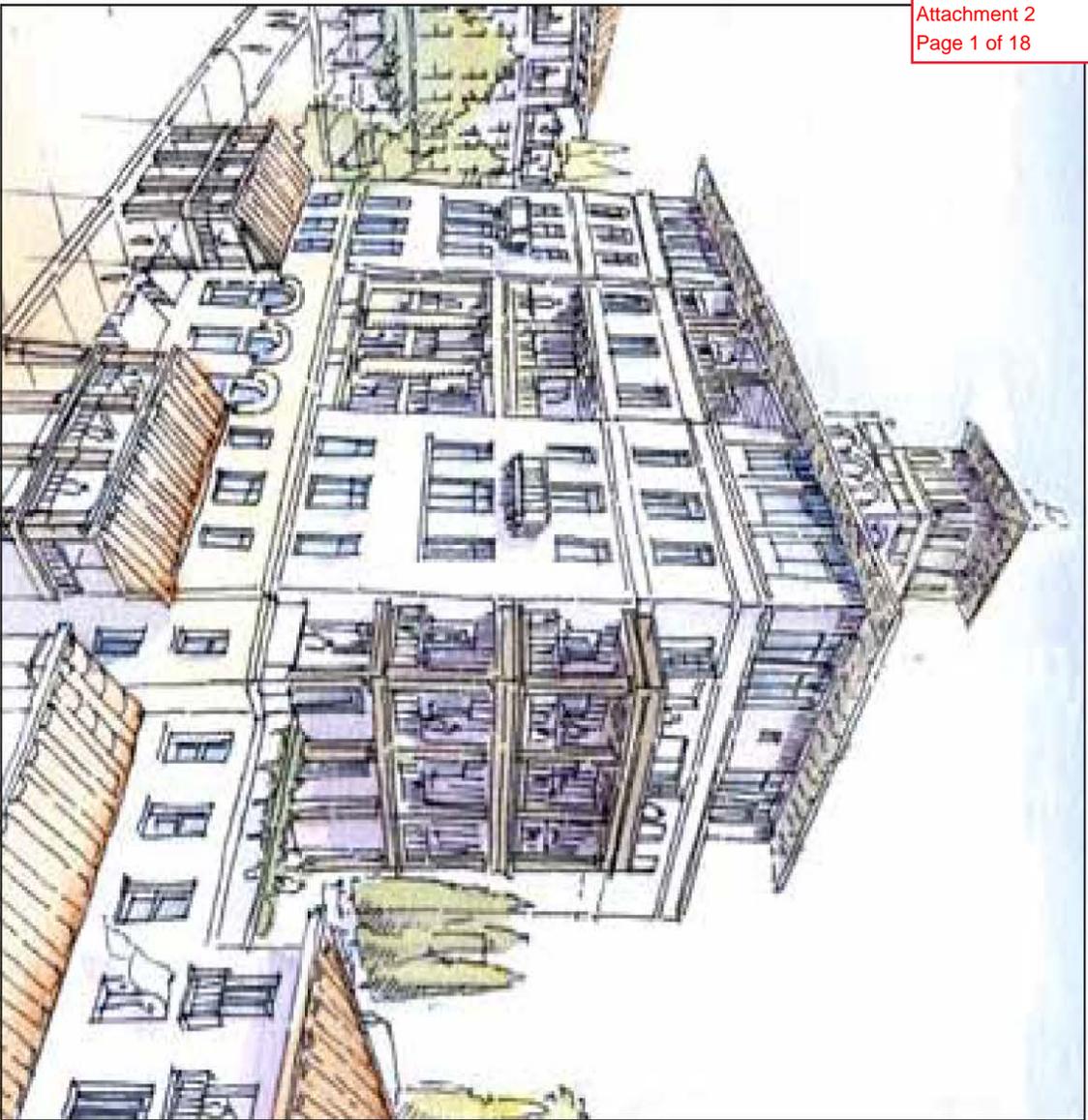
Anticipated Revenues:

- Estimated project generated permit fees and construction sales tax is \$363,107
- Direct revenue to the City from all phases of the project are expected to be \$1.09 million



Thank you!

Questions?



City of Mesa

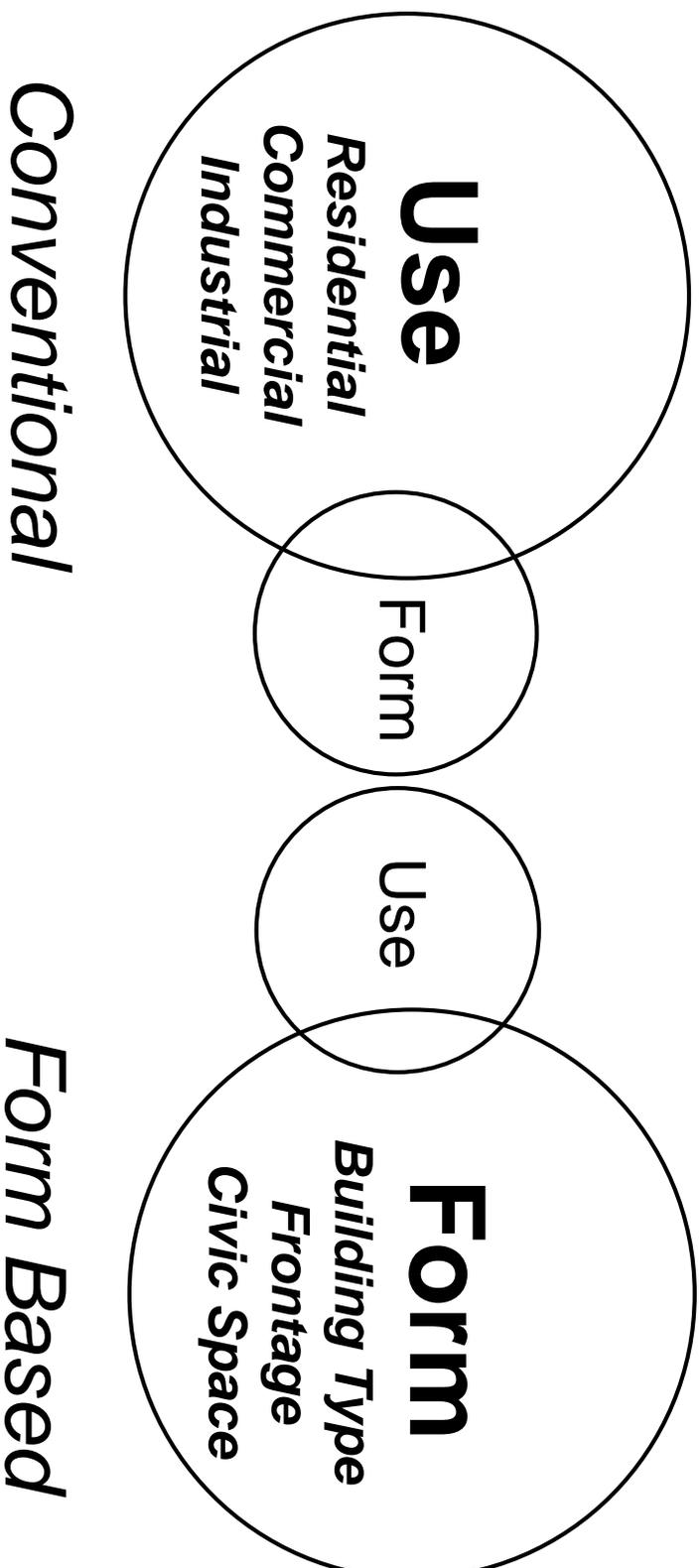
City Council Study Session

November 3, 2016

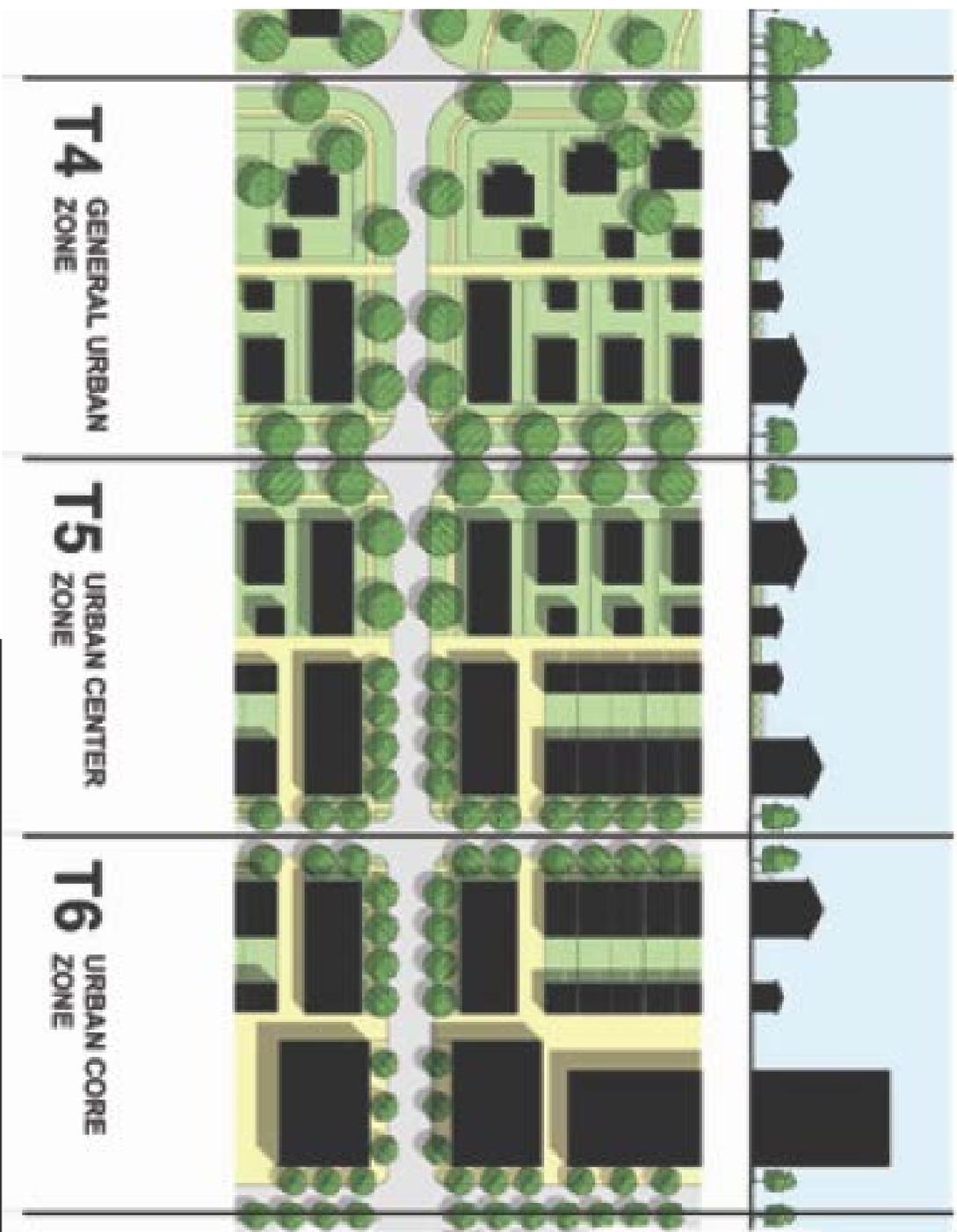
Overview

- Review key components of Form-Based Code
- Overview of proposed use of Form-Based Code at Dobson and Main

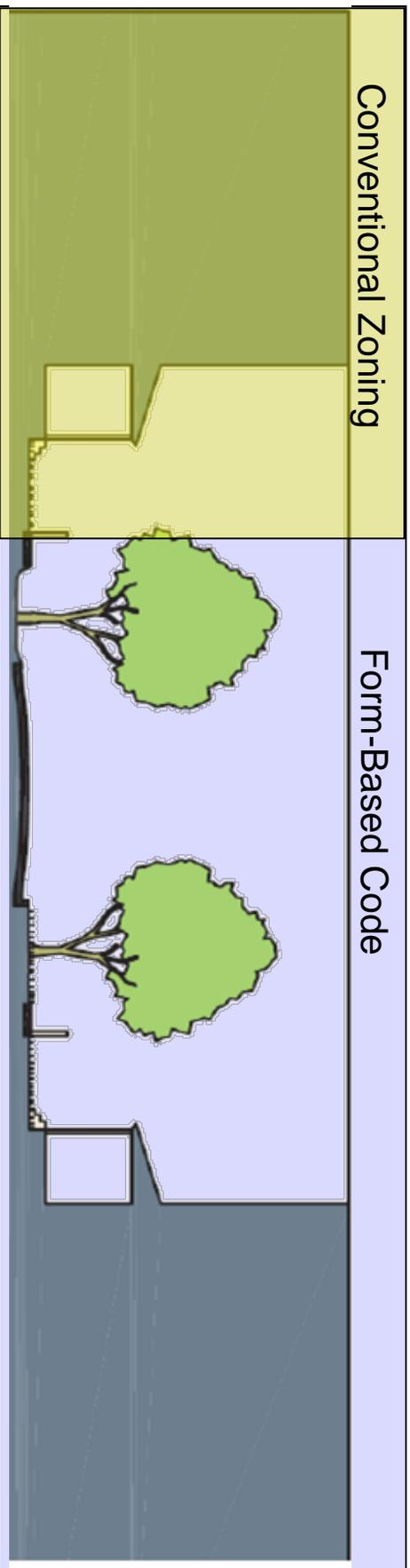
Background/Comparison



Background/Comparison

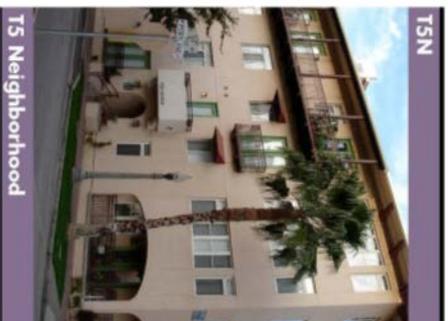


Key Components

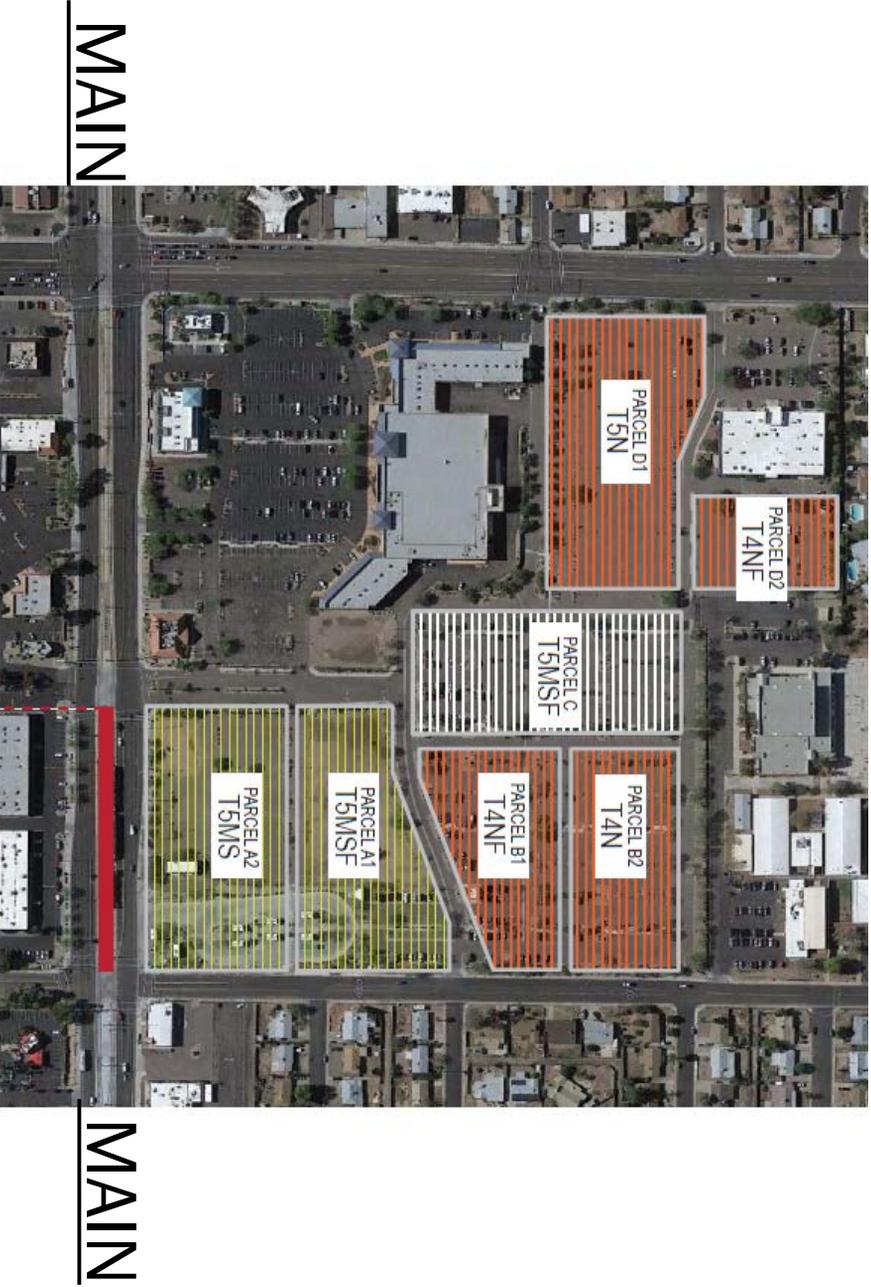


- Building types
- Frontage types
- Thoroughfare Assemblies
- Civic Spaces

Key Components: Building Form/T Zones



Sycamore Station Preliminary Plan



DOBSON

MAIN

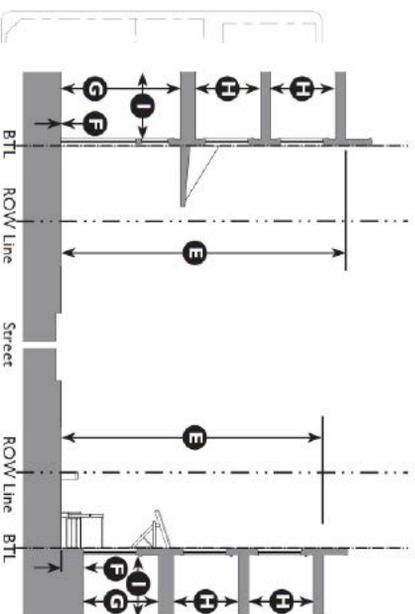
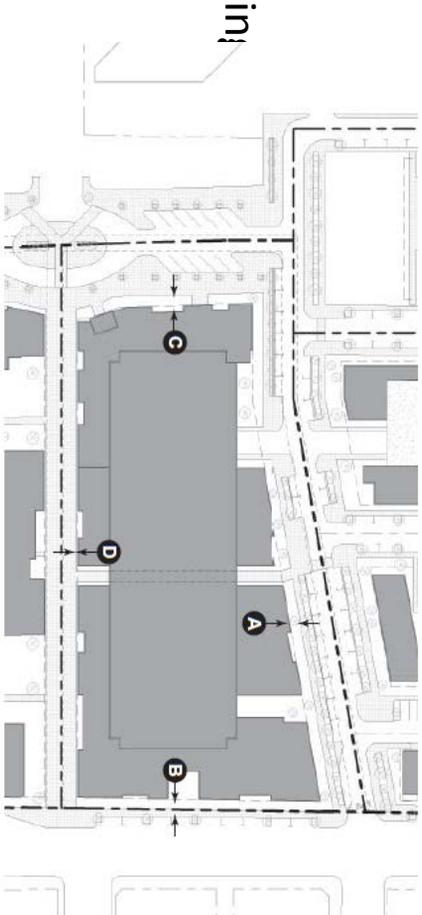
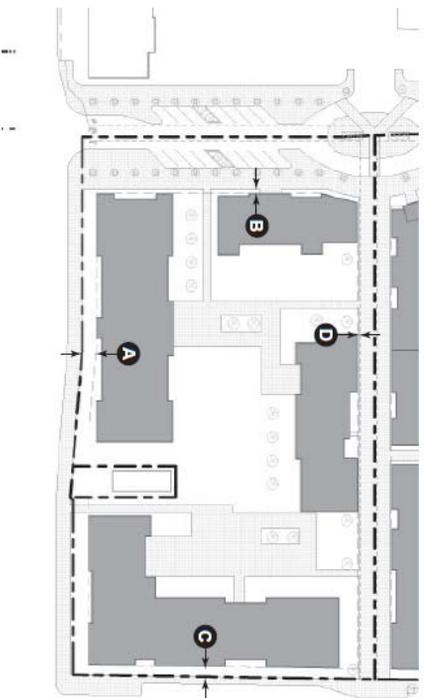
MAIN

SYCAMORE LIGHT RAIL STATION

SYCAMORE STREET

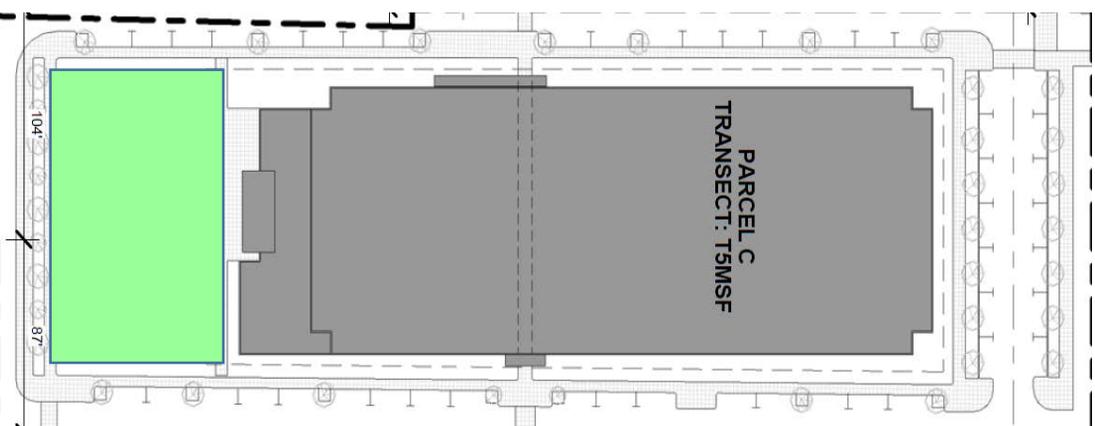
Plan Components – By Parcel

- Each Parcel Identifies:
 - Transect Form
 - Building Type
 - Details such as setbacks, ceiling heights, frontage depths
 - Frontage
 - Parking



Public Parking Facility

- Transit purpose
- Proposal lines garage with retail and civic space

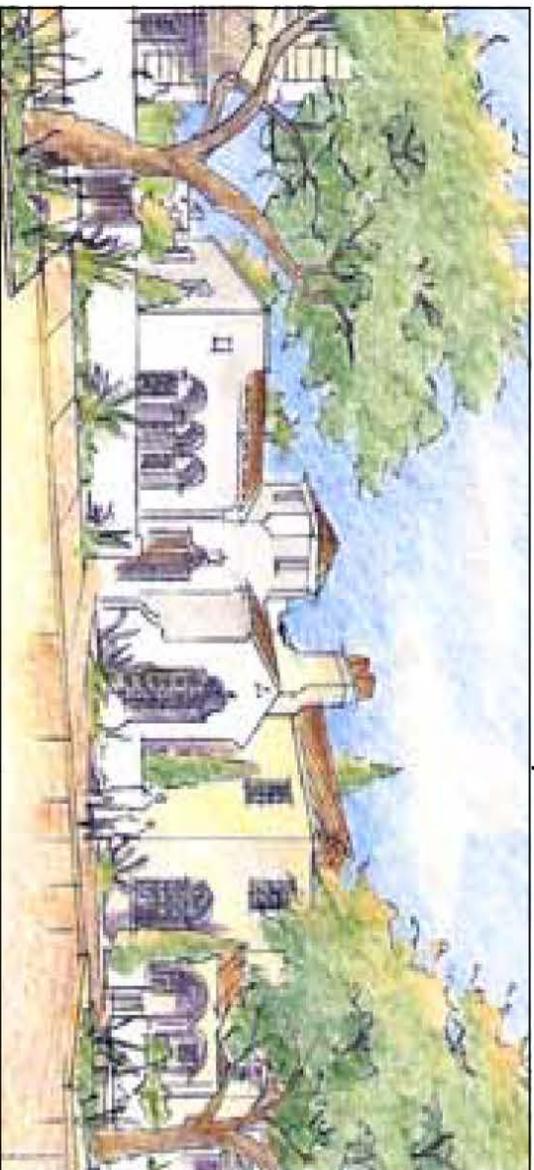
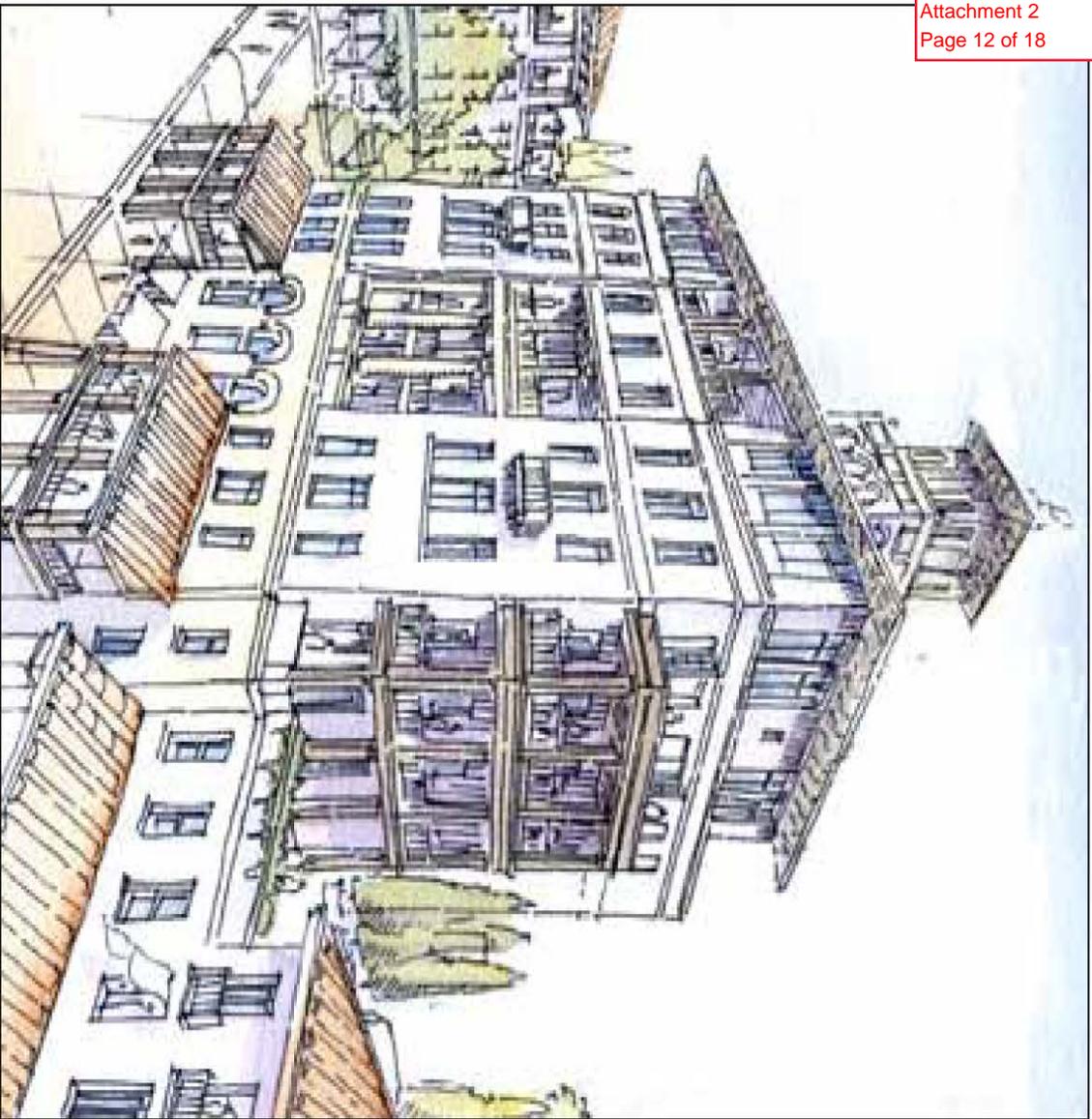


Processing: Development Approvals

	Process	Approving Body
Smart Growth Community Plan	Preliminary Development Plan	City Council, <i>if rezoning</i>
	Final Development Plan	Staff, <i>if conforms to Preliminary</i>
Subdivision	Preliminary Plat	P&Z Board
	Technical Review	Staff
	Final Plat	City Council
Zoning Clearance (site plan & design review)		Staff
Civil and construction plan review		Staff
Permits		Staff
Inspections		Staff

Next Steps

- **Development Agreement**
 - Main Street improvements
 - Valley Metro facilities
 - Public parking facility
 - Webster Recreation Center parking & access
 - Webster Elementary School access
 - Project phasing
- **Final Development Plans**
- **Zoning Clearance**



City of Mesa

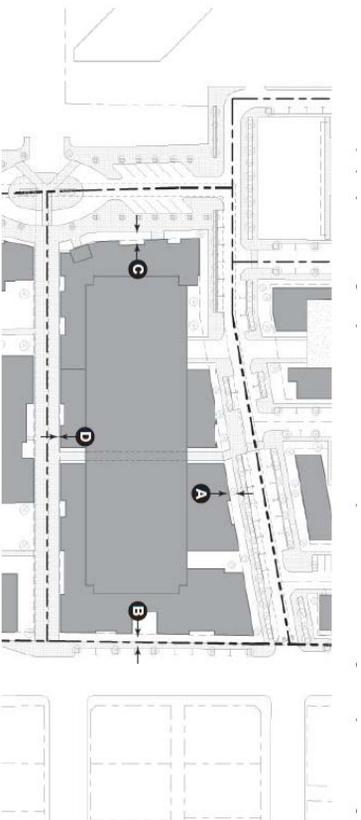
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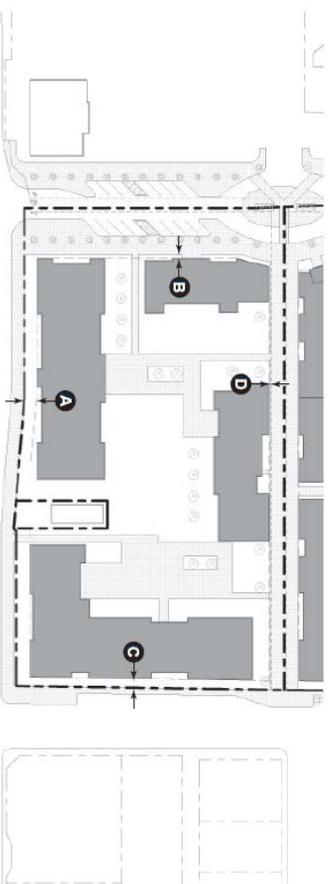
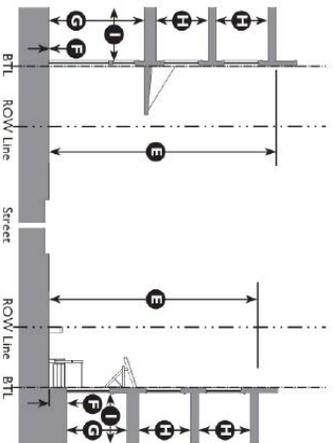
- Additional Project Information

Parcels A1 (T5MSF) & A2 (T5MS)

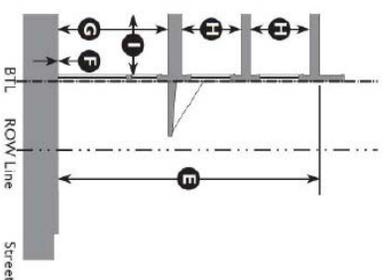
- Form: Residential, Live-Work
- Type: Mid-rise type, wrapped parking
- Frontage: Stoop, Forecourt, Gallery, Shopfront, Terrace, Dooryard, Arcade
- Form: Residential, Live-Work
- Type: Mid-rise type
- Frontage: Forecourt, Gallery, Shopfront, Terrace, Dooryard, Arcade



- A Front Setback: 0 min., 10' max.
- B Side Street Setback: 0 min., 10' max.
- C Side Setback: 0'
- D Rear Setback: 0'
- E Main Building: 55' High
- F Ground Floor Finish Level: 0' - 18"
- G Ground Floor Ceiling: Residential: 14' from street grade, Commercial: 10' from street grade
- H Upper Floor Ceiling: 9' living areas, 8' service areas
- I Depth: Ground-Floor Space: Commercial: 20' min., Residential: 30' min.

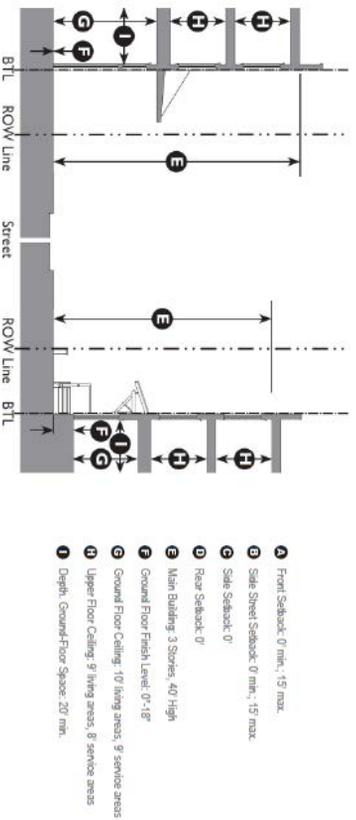
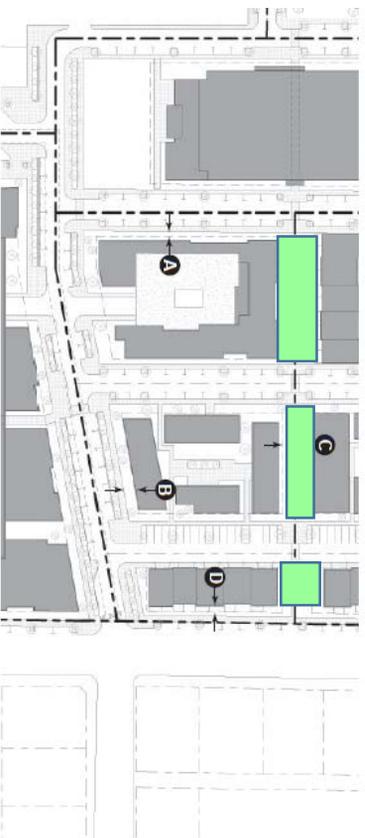


- A Front Setback: 0 min., 15' max.
- B Side Street Setback: 0 min., 10' max.
- C Side Setback: 0 min., 10' max.
- D Rear Setback: 0'
- E Main Building: 85' High
- F Ground Floor Finish Level: 6' max.
- G Ground Floor Ceiling: 14' min.
- H Upper Floor Ceiling: 9' living areas, 8' service areas
- I Depth: Ground-Floor Space: Front: 50' min., Side Street: 30' min.



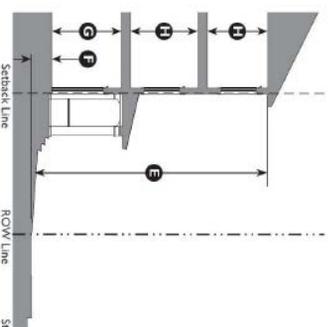
Parcels B1 (T4NF) and B2 (T4N)

- Form: Residential, Live-Work
- Type: Main St Mixed Use, Townhouse, Courtyard Bldg
- Frontage: Projecting, Porch, Stoop, Forecourt, Gallery, Arcade, Dooryard



- A Front Setback: 0' min., 15' max.
- B Side Sheet Setback: 0' min., 15' max.
- C Side Setback: 0'
- D Rear Setback: 0'
- E Main Building: 3 Stories, 40' High
- F Ground Floor Finish Level: 0'-18"
- G Ground Floor Ceiling: 10' living areas, 9' service areas
- H Upper Floor Ceiling: 9' living areas, 8' service areas
- I Depth, Ground-Floor Space: 20' min.

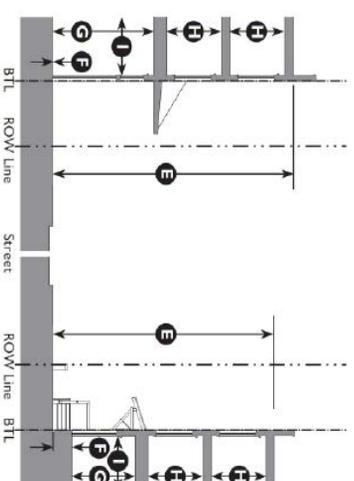
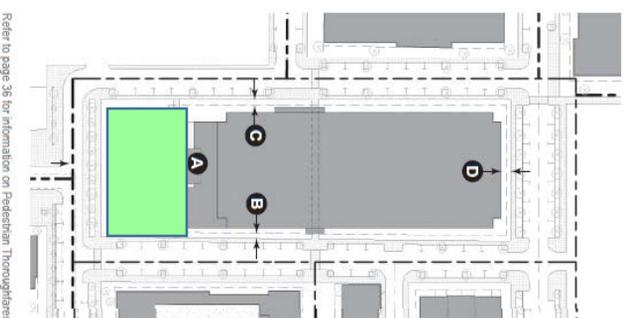
- Form: Residential, Live-Work
- Type: Main St Mixed Use, Townhouse, Courtyard Bldg
- Frontage: Projecting, Porch, Stoop, Forecourt, Gallery, Dooryard



- A Front Setback: 10' min., 15' max.
- B Side Sheet Setback: 5' min., 10' max.
- C Side Setback: 5'
- D Rear Setback: 5'
- E Main Building: 40' High
- F Ground Floor Finish Level: 0'-18"
- G Ground Floor Ceiling: 10' living areas, 9' service areas
- H Upper Floor Ceiling: 9' living areas, 8' service areas

Parcel C1 – T5MSF

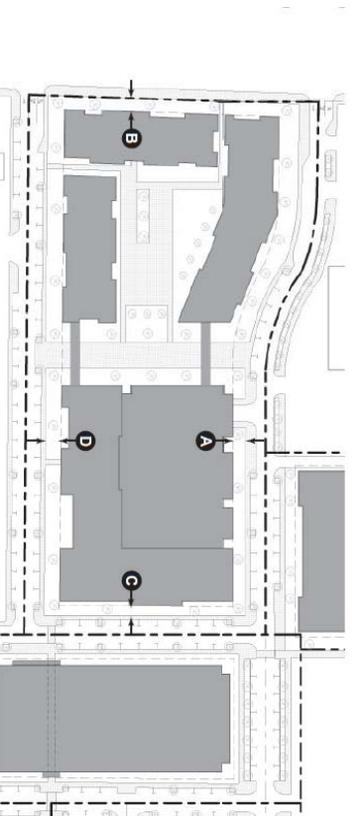
- Form: Commercial/
retail (public parking
facility)
- Type: Mid-rise
(modified)
- Frontage: Stoop,
Forecourt, Dooryard
- Civic Space



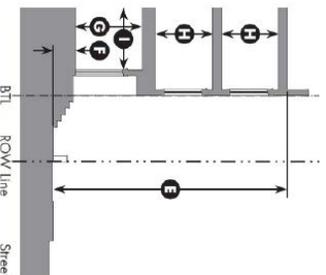
- A** Front Setback: 0' min., 10' max.
- B** Side Street Setback: 0' min., 10' max.
- C** Side Setback: 0'
- D** Rear Setback: 5'
- E** Main Building: 45' High, 55' Max.
- F** Ground Floor Finish Level: 0'
- G** Ground Floor Ceiling: 9' clearance-garage; 8' 6" min.-commercial
- H** Upper Floor Ceiling: 8' 6" min.-commercial
- I** Depth, Ground-Floor Space: 30' min.-commercial
- J** Front Setback: 0' min., 10' max.
- K** Side Street Setback: 0' min., 10' max.
- L** Rear Setback: 5'

Parcel D1 (T5N) and D2 (T4NF)

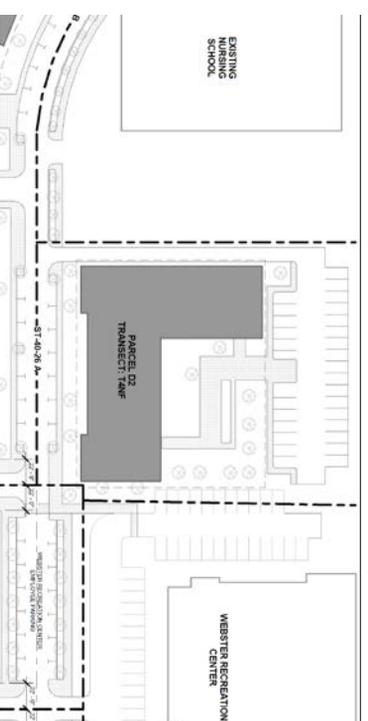
- Form: Residential
- Type: Mid-rise, wrapped parking
- Frontage: Stoop, Forecourt, Dooryard



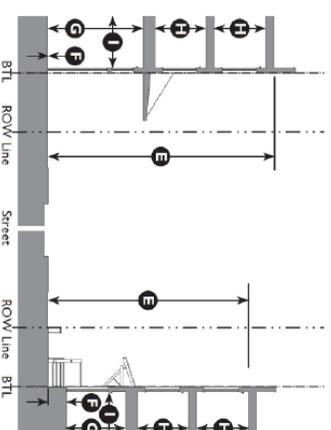
- A** Front Setback: 0' min., 15' max.
- B** Side Street Setback: 0' min., 15' max.
- C** Side Setback: 15'
- D** Rear Setback: 15'
- E** Main Building: 55' High
- F** Ground Floor Finish Level: 0' -18"
- G** Ground Floor Ceiling: 10' living areas, 9' service areas
- H** Upper Floor Ceiling: 9' living areas, 8' service areas
- I** Depth: Ground-Floor Space: 20' min.



- Form: Residential, Commercial
- Type: Mid-rise
- Frontage: Projecting, Porch, Stoop, Forecourt, Shopfront, Gallery, Arcade, Dooryard



- A** Front Setback: 0' min., 15' max.
- B** Side Street Setback: 0' min., 15' max.
- C** Side Setback: 0'
- D** Rear Setback: 50' max.
- E** Main Building: 40' High
- F** Ground Floor Finish Level: 0' -18"
- G** Ground Floor Ceiling: 10' living areas, 9' service areas
- H** Upper Floor Ceiling: 9' living areas, 8' service areas
- I** Depth: Ground-Floor Space: 20' min.

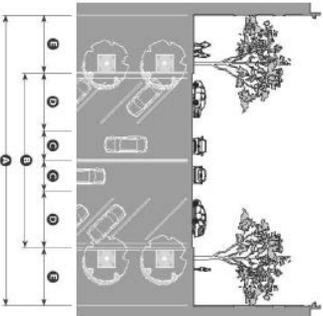


Thoroughfare Network

● Internal street network

THOROUGHFARE ASSEMBLY CS-100-60

Thoroughfare CS-100-60 only exists on the plan as indicated in the code.



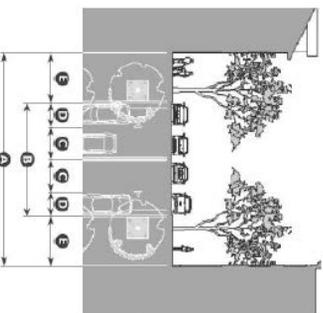
APPLICATION:
 Transsect Zones:
 T4MS, T5MSF, T5MS
 Movement Type: Slow
 Design Speed: 20 mph.

- OVERALL WIDTHS
- A Right-of-Way Width: 100'
 - B Pavement Width: 60'
- LANE ASSEMBLY
- C Traffic Lanes: 2@ 12'
 - D Bicycle Lanes: None
 - E Parking Lanes: 2 @ 18' marked
 - F Medians: None

PUBLIC FRONTAGE ASSEMBLY
 Frontage Type: Commercial Street
 Drainage Collection Type: Curb & Gutter
 Planter Type: 4'x4' Tree Well
 Landscape Type: Trees at 30' o.c. avg.
 Lighting Type: Post, Column, or Double Column
 Walkway Type: 20' Sidewalk
 Curb Type: Square

THOROUGHFARE ASSEMBLY CS-60-34 A,B

Thoroughfare CS-60-34 exists on the plan both as indicated in the code and with modifications.



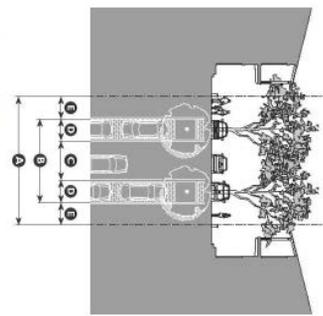
APPLICATION:
 Transsect Zones:
 T4MS, T5MSF, T5MS
 Movement Type: Slow
 Design Speed: 25 mph.

- OVERALL WIDTHS
- A Right-of-Way Width: 60', 53' A, 50' B
 - B Pavement Width: 34', 27' A, 40' B
- LANE ASSEMBLY
- C Traffic Lanes: 2@ 10'
 - D Bicycle Lanes: None
 - E Parking Lanes: 2 @ 7' marked, 1 @ 7' A, 1 @ 20' B
 - F Medians: None

PUBLIC FRONTAGE ASSEMBLY
 Frontage Type: Commercial Street
 Drainage Collection Type: Curb & Gutter
 Planter Type: 4'x4' Tree Well
 Landscape Type: Trees at 30' o.c. avg.
 Lighting Type: Post, Column
 Walkway Type: 13' Sidewalk, 5' Sidewalk A
 Curb Type: Square

THOROUGHFARE ASSEMBLY ST-40-26 A, B

Thoroughfare ST-40-26 only exists on the plan with modifications listed below.



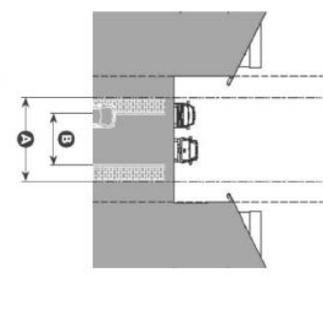
APPLICATION:
 Transsect Zones:
 T3N, T4N, T4NF
 Movement Type: Yield
 Design Speed: <20 mph.

- OVERALL WIDTHS
- A Right-of-Way Width: 44', 37' B
 - B Pavement Width: 34', 27' B
- LANE ASSEMBLY
- C Traffic Lanes: 1@ 20' A
 - D Bicycle Lanes: None
 - E Parking Lanes: 2@ 7' marked, 1 @ 7' A
 - F Medians: None

PUBLIC FRONTAGE ASSEMBLY
 Frontage Type: Street
 Drainage Collection Type: Gutter or Sheet Flow
 Planter Type: 8' x 6' planter at 50' o.c.
 Landscape Type: Trees at 50' o.c. avg.
 Lighting Type: Post or Column
 Walkway Type: 5' Sidewalk A
 Curb Type: Rolled or flush

THOROUGHFARE ASSEMBLY RL-20-12 A

Thoroughfare RL-20-12 only exists on the plan with modifications listed below.



APPLICATION:
 Transsect Zones:
 T3N, T4N, T4NF
 Movement Type: Yield
 Design Speed: <20 mph.

- OVERALL WIDTHS
- A Right-of-Way Width: 30'
 - B Pavement Width: 20'
- LANE ASSEMBLY
- C Traffic Lanes: 1 @ 12'
 - D Bicycle Lanes: None
 - E Parking Lanes: None
 - F Medians: None

PUBLIC FRONTAGE ASSEMBLY
 Frontage Type: Rear Lane
 Drainage Collection Type: Gutter or Sheet Flow
 Planter Type: None
 Landscape Type: None
 Lighting Type: Pipe or Post (if provided)
 Walkway Type: None
 Curb Type: Rolled or flush