

Historic Preservation Board



Agenda

Held in the City of Mesa Council Chambers – Lower Level
57 E. First Street

Date: May 7, 2019 Time: 6:00 p.m.

Greg Marek, Chair
Brandon Benzing, Vice-Chair
Janice Gennevois, Member
Laura Schaffer-Metcalf Ed.D., Member
Milagros Zingoni, Member
Jeri Meeks, Member
Benjamin Ayers, Member

1. Call Meeting to Order.
2. Approval of the minutes from the March 5, 2019 meeting and April 2, 2019 board meeting.
3. Items from citizens present.*
4. Hear an update and discuss the Downtown Façade Improvement project.
5. Hear an update and discuss the proposed landscape plan within the Temple Historic District, specifically the area between Mesa Drive and LeSueur.
6. Receive an update on Transform 17 Request for Qualifications (RFQ) and Request for Proposals (RFP).
7. Consider and discuss establishment of the following Historic Preservation Board Subcommittees:
 - a. By-Laws
 - b. Education and Outreach: primary focus will be historic preservation in Mesa.
8. Consider and discuss holding a retreat for the Historic Preservation Board.
9. Hear an update and discuss Historic Preservation Awards for 2019 including establishing an Historic Preservation Awards Subcommittee.
10. Historic Preservation Officer's Updates.

(The items in the HPO's Updates are not for Board discussion and no Board action will be taken on the updated items.)
11. Hear reports from Board Members and staff on museums, exhibits, committees and/or events related to historic preservation.
12. Future agenda items.
13. Adjournment.

*Members of the audience may address the Board on any item. The Arizona Open Meeting Law (ARS § 38-431 et seq.) limits the Historic Preservation Board to discussing only those matters specifically listed on the agenda.

{ 00310769.2 }

AGENDA ITEMS OF THE APRIL 4, 2019 HISTORIC PRESERVATION BOARD MEETING

Any citizen wishing to speak on an agenda item should complete and turn in a blue card to City staff before that item is presented. When the Board considers the item, you will be called to the podium to provide your comments.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. *Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.*

Historic Preservation Board



Minutes

Location: Lower Level Council Chambers – 57 E First Street

Date: March 5, 2019 **Time:** 6:00 p.m.

MEMBERS PRESENT:

Greg Marek, Chair
Brandon Benzing, Vice-Chair
Janice Gennevois
Laura Schaffer-Metcalf Ed.D.
Milgros Zingoni
Jeri Meeks
Benjamin Ayers

MEMBERS ABSENT:

None

STAFF PRESENT:

Nana Appiah
Rebecca Gorton
Deyannie Gilmore
Veronica Gonzalez
Jeff McVay

GUESTS:

Vic Linoff
Matt Klyszeiko
David Davis
Carl Duke

1. Call Meeting to Order.

Chair Marek called the meeting to order at 6:02 p.m.

2. Approval of the minutes from the February 5, 2019 Board meeting.

Board member Zingoni motioned to approve the February 5, 2019 minutes as presented. The motion was seconded by Board member Schaffer-Metcalf.

Vote: 5-0 (Vice Chair Benzing, Board members Gennevois, late)

AYES – Marek, Schaffer-Metcalf, Meeks, Zingoni and Ayers

NAYS - None

3. Items from citizens present.*

None

4. Hear and discuss the 1st streetscape project located in Right of Way of 1st Avenue, between Mesa Drive and Lesuer within the Temple Historic District.

Jeff McVay, Downtown Transformation Manager, provided the Board with an update. Mr. McVay stated this project is being evaluated and there has been no confirmed design yet. The Board will continue to be updated and informed as the project moves forward.

David Davis, architect for City Creek Reserve, presented a conceptual streetscape

MINUTES OF THE MARCH 5, 2019 HISTORIC PRESERVATION BOARD MEETING

design for 1st Avenue that included palm trees lining both sides of the street. The Board had concerns about using palm trees since these trees are not consistent with the trees found in the historic district. The trees and landscaping materials should be representative of when the neighborhood was created. Mr. Davis said he would take the Board's comments under advisement.

5. Hear and discuss the proposal for the redevelopment of Phase 2 (5 parcels) located at the southeast corner of Main Street and Mesa Drive of the Temple Historic District.

David Davis and Carl Duke presented an update of Phase 2 of the Temple Historic District to the Board. Mr. Duke and Mr. Davis included elevations of the proposed redevelopment project and answered questions from the board. There was discussion about the landscape plans and the plant materials to be used. The Historic Preservation Board expressed concern of the appropriateness of some of the plant and tree materials.

6. Hear an update and discuss the City's request for proposal (RFP) for the development of "Site 17" located in the vacant land south of University Drive and west of Mesa Drive (north of the Glenwood Wilbur Historic District).

Jeff McVay, Downtown Transformation Manager, gave an overview to the Board on the project. Mr. McVay stated the consultants are developing three conceptual master plans which will be presented to the City Council in the next few months. There was discussion on which of the three plans best meet the interest of the adjacent historic districts. The Historic Preservation Board directed the Chair, Greg Marek, to write a letter to the Mayor and City Council detailing the Board's comments and concerns about the Transform 17 preliminary plans.

7. Hear and discuss an update and discuss the downtown Façade Improvement Project

Mr. McVay updated the Board on status of the projects. He also discussed the cost has exceeded budget on some of the projects including the Nile.

8. Receive a presentation and discuss the City's Quality Design Guidelines.

Staff member Veronica Gonzalez gave a presentation on the City's Quality Design Guidelines along with the consultant, Matt Klyszeiko with Michael Baker International.

9. Receive an update of the Historic Preservation Officer position.

Planning Director Nana Appiah informed the Board of the start date in which the Historic Preservation Officer Kate Singleton will start March 18, 2019. She will be welcomed at the next Board Meeting scheduled April 2, 2019.

10. Receive an update on 2018-2019 student writing contest awards including presentation of awards to Council.

Chair Marek stated the Historic Preservation Awards were presented at the Council meeting and there were pictures taken with Council and awards winners.

MINUTES OF THE MARCH 5, 2019 HISTORIC PRESERVATION BOARD MEETING

11. Hear reports from Board Members and staff on museums, exhibits, committees and/or events related to historic preservation.

Boardmember Meeks updated the Board on the Grand Re-Opening at the Old Lehi School held on February 9.

12. Future agenda items.

The Board requested an update on 1st Avenue Streetscape and updates of the Mesa and Main Street project.

13. Adjournment.

Boardmember Schaffer-Metcalf motioned to adjourn the meeting at 8:22 pm. The motion was seconded by Boardmember Milagros.

Vote: 7-0

AYES – Marek, Benzing, Gennevois, Schaffer-Metcalf, Zingoni, Meeks and Ayers

NAYS – None

*Members of the audience may address the Board on any item. The Arizona Open Meeting Law (ARS § 38-431 et seq.) limits the Historic Preservation Board to discussing only those matters specifically listed on the agenda.

Any citizen wishing to speak on an agenda item should complete and turn in a blue card to City staff before that item is presented. When the Board considers the item, you will be called to the podium to provide your comments.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. *Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.*

Historic Preservation Board



Minutes

Location: Lower Level Council Chambers – 57 E First Street

Date: April 2, 2019 Time: 6:00 p.m.

MEMBERS PRESENT:

Greg Marek, Chair
Brandon Benzing, Vice-Chair
Laura Schaffer-Metcalfe Ed.D.
Jeri Meeks
Benjamin Ayers

MEMBERS ABSENT:

Milgros Zingonie, Janice Gennevois

STAFF PRESENT:

Nana Appiah
Kate Singleton
Rebecca Gorton
Deyannie Gilmore

GUESTS:

Vic Linoff

1. Call Meeting to Order.
Chair called the meeting to order at 6:00 PM
2. Approval of the minutes from the March 5, 2019 board meeting.
Chair requested changes to the minutes that were presented.
Item #5 on the agenda: Hear and discuss the proposal for the redevelopment of Phase 2 (5 parcels) located at the southeast corner of Main Street and Mesa Drive of the Temple Historic District. Chair requested the addition of the presenters' names David Davis and Karl Duke and to include the discussion about the landscape plans and the appropriateness of the landscape materials.
Item #6: Hear an update and discuss the City's request for proposal (RFP) for the development of "Site 17" located in the vacant land south of University Drive and west of Mesa Drive (north of the Glenwood Wilbur Historic District). Chair requested that the following be added to the minutes: the Board directed the chair to write a letter to the Mayor and City Council detailing their concerns about the Transform 17 preliminary plans.
Item #7: Hear and discuss an update and discuss the downtown Façade Improvement Project. The Chair requested more of the discussion be included about the cost overruns on some of the projects including the Nile.

Motion: J. Meeks moved to continue Item #2 Approval of the March 5, 2019 Historic Preservation Board Minutes until the May 7, 2019 Board meeting.

2nd: L. Schaffer-Metcalfe made the second.

Vote: Unanimous
3. Items from citizens present.*

MINUTES OF THE APRIL 2, 2019 HISTORIC PRESERVATION BOARD MEETING

Speakers: Vic Linoff was in the audience, chose not to speak.

4. Introduction of Historic Preservation Officer: Kate Singleton
Planning Director Nana Appiah introduced the new Historic Preservation Officer Kate Singleton. He stated she had extensive experience in historic preservation and had worked for several cities.
K. Singleton described her work experience. The Chair asked the members of the Board to introduce themselves. Each member of the Board gave their name and background in preservation.
5. Hear an update and discuss the \$3,000 Salt River Pima Maricopa Indian Community Grant to study "Historic Neighborhood Street Calming"

K. Singleton stated that the \$3,000 SRPMIC Grant to study "Historic Neighborhood Street Calming" was intended to provide information to Transportation regarding historically-sensitive methods that could be used in the Wilbur HD to calm traffic, especially with the Site 17 project developing to the north. There is an Oct. 31st deadline to complete the grant. Chase Carlile is tracking our portion of the grant. Transportation will be looking for our recommendations. Our contract HP professional applied for this grant but was no longer on contract when the grant was received.

She stated she will work with the Transportation Department to look at some possible alternatives for traffic calming in the area. She also stated that she would bring information about the project to the Board as it progresses.

6. Hear an update and discuss Historic Preservation Awards for 2019
The Chair opened discussion on the Historic Preservation Awards for 2019. He suggested the deadline for submittal of awards be May 31st. He asked Board members if they had any comments and they agreed that May 31st would be an appropriate deadline. The Chair then read out the categories for the awards. There was a brief discussion and the Board agreed that the categories should stay the same as should the application form. The Board discussed the downtown colonnade project briefly in relation to the awards.

Categories:

Local Preservationist

Rehabilitation and Restoration

Stewardship

Education and Outreach

The Chair asked staff to prepare the award application form and to work with the City's public information office to notify the public about the awards.

7. Historic Preservation Officer's Updates.

(The items in the HPO's Updates are not for Board discussion and no Board action will be taken on the updated items.)

K. Singleton gave an update about what projects she has started on. She also requested the Board begin to think about possible projects to be funded by the Certified Local Government Grant Program. She made some suggestions

MINUTES OF THE APRIL 2, 2019 HISTORIC PRESERVATION BOARD MEETING

including: design standards, preservation plan update, design standards update and ordinance revisions.

K. Singleton also requested that the Board think about establishing subcommittees including Outreach/Education and By-Laws. She stated that this would help accomplish projects.

She also stated she has started working on the following and will give updates: the Annual Report Process information including Certificate of Appropriateness forms and Approval/Denial Form; outreach to property owners in districts and individual landmarks through a letter she is developing, and an update of Programmatic Agreement with SHPO, old one was done in 2009.

Boardmember Meeks updated the Board on the Grand Re-Opening at the Old Lehi School held on February 9.

8. Hear reports from Board Members and staff on museums, exhibits, committees and/or events related to historic preservation.
9. Future agenda items.
 - Awards
 - Subcommittees: purpose and establishment
 - By-laws
 - CLG grants: ideas
 - City Creek landscape plan
 - SRPMMIC Grant: Traffic Calming
 - Development of a Program of Work
10. Adjournment.
 - Motion: J. Meeks
 - 2nd: L. Schaffer-Metcalf
 - Vote Unanimous

*Members of the audience may address the Board on any item. The Arizona Open Meeting Law (ARS § 38-431 et seq.) limits the Historic Preservation Board to discussing only those matters specifically listed on the agenda.

Any citizen wishing to speak on an agenda item should complete and turn in a blue card to City staff before that item is presented. When the Board considers the item, you will be called to the podium to provide your comments.

The City of Mesa is committed to making it's public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. *Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.*

CONCEPTUAL MASTER PLANNING TRANSFORM 17

www.mesaaz.gov/TRANSFORM17

GUIDING PRINCIPLES

Vibrant & Active

Includes uses and amenities that animate the district throughout the day and during all seasons of the year

- Residential component is essential to create 24-hour activity & support complementary uses
- Includes community-oriented use(s) to draw Mesa residents into the district
- Includes uses and amenities that are family-friendly and safe
- Includes district and adjacent neighborhood-serving/beneficial uses, e.g. grocery store

Good Neighbor

Establishes a framework for development that is sensitive to the physical and visual character of nearby historic districts and neighborhoods

- Integrated and compatible with existing, neighborhoods, parks & other uses
- Applies techniques to mitigate neighborhood drive-through traffic impacts
- Uses development buffers & setbacks transitions between existing & new uses
- Meets parking demand on-site with curbside and/or underground parking

Varied District

Provides a rich mix of dense urban uses; includes numerous types and forms of buildings that create an interesting and distinctive place

- New development is timeless and not trendy-High quality durable design and construction
- Demonstrates innovative & responsible use of natural resources
- Reflects the site and greater Mesa history & culture
- Provides opportunities for public art integrated into the public realm

Strengthens Downtown

Supports and expands downtown development, growth, and investment rather than competing with the existing downtown core

- Strengthens downtown tourism & its role as a regional attraction
- Increases residents' income
- Includes opportunities for unique local businesses, not only national chains
- Provides amenities and uses that are inclusive and multi-generational

Publicly Accessible

Provides a connected network of open spaces and shared auto, walking, and biking routes and transit stops that are safe and comfortable

- Provides public open spaces-shaded, planted, & paved for passive & active uses
- Provides water feature as a central element to the open space concept
- Provides new or enhances existing pedestrian and bicycle routes
- Provides 'last mile' walking, biking, & transit linkages to light rail stations, downtown destinations & neighborhoods

Complementary

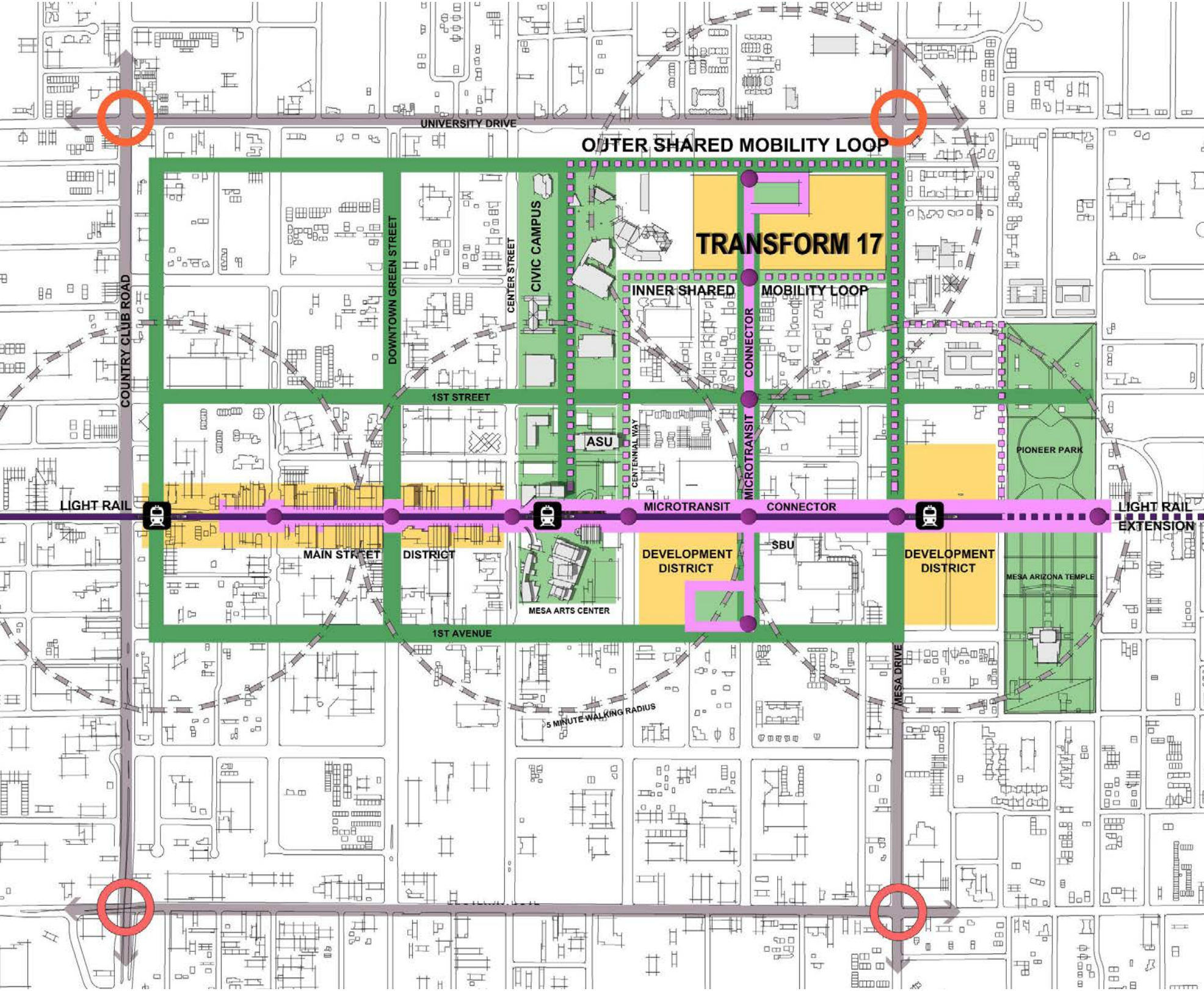
Provides uses and amenities that are currently missing in the downtown or contribute to the viability of existing or planned uses

- Includes employment-offices and business incubators
- Includes general commercial uses that support planned residential or employment uses
- Includes retail shops, restaurants, and entertainment uses
- Includes a 'boutique' or specialty hotel that does not compete with other downtown hotels

DOWNTOWN ACCESS CONCEPT

The Property project site must be designed as an integral element of the broader downtown core with enhanced connections to existing and future downtown attractions and amenities. Consideration needs to be given to how surrounding neighborhoods and the downtown retail core are connected (physically and visually) to the Property to encourage activation by future residents and visitors.

Consideration should also be given to how connections can be designed to encourage residents and users of the Property to explore the broader downtown core. This includes Mobility Loops, Downtown Green Streets/Right-of-Way, and consideration for future micro-transit connections between the Property, downtown, and light rail.



DISTRICT ELEMENTS

An urban, transit-oriented development at the SWC of University Drive & Mesa Drive complements the community's vision and capitalizes on this prominent location by announcing entrance into downtown Mesa. Resident/pedestrian activity is promoted through the incorporation of public/semi-public spaces, active ground-floor uses, pedestrian amenities, and/or public art. Allowed uses within a high quality, vertically/horizontally integrated mixed-use development include market-rate residential, retail, entertainment, and office incorporating the following elements.

HISTORIC STREET GRID

The existing street grid is retained while adjustments are made to break up large blocks with garden lanes and to create thru streets (3rd Place) and fluid ingress and egress through the property.

DISTRICT RESIDENTIAL CORE

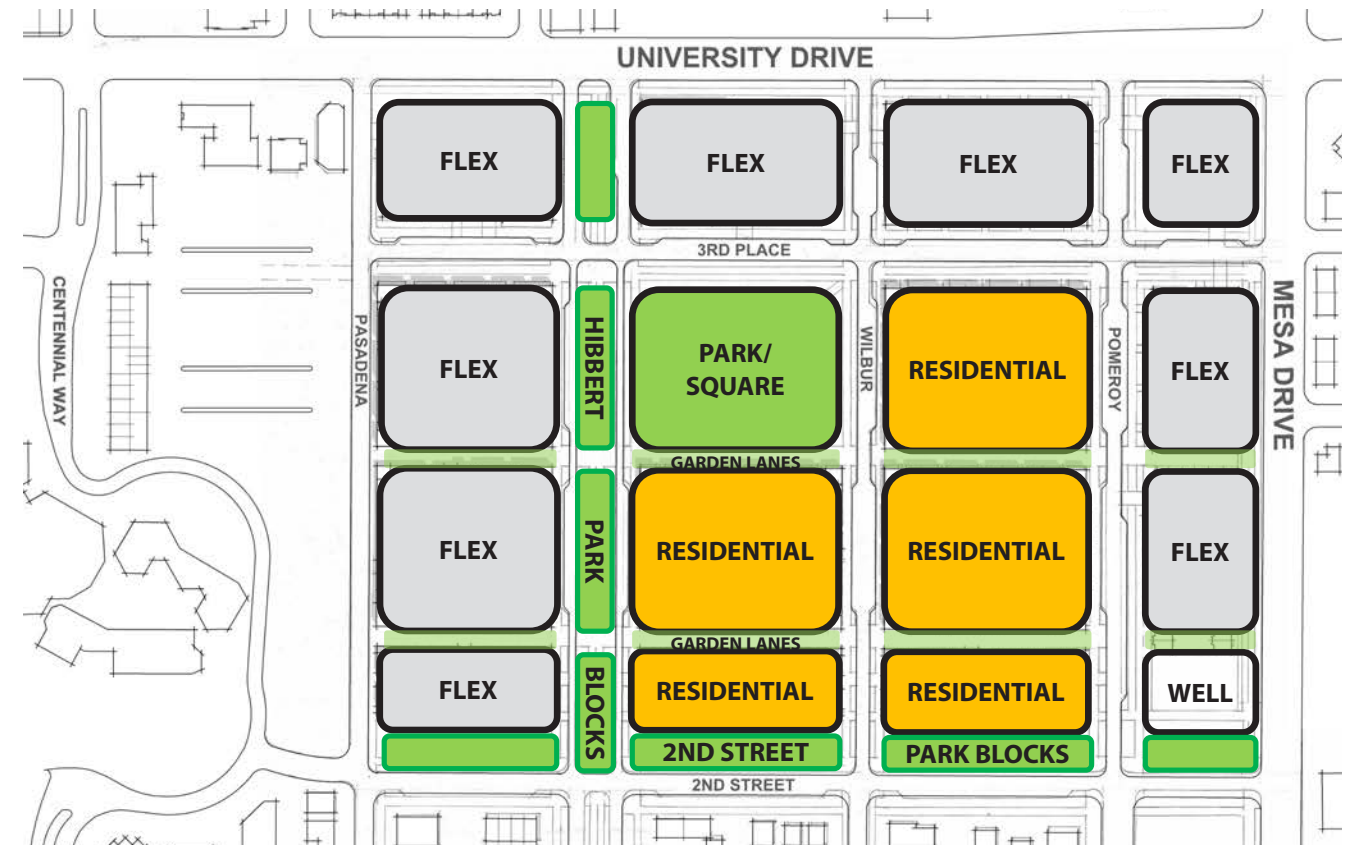
Designated blocks are intended for residential as the primary use, creating the residential intensity that will supports the overall concept and the vision for downtown. The form and design should address appropriate transitions to buildings adjacent to the site and provide a high-quality architectural design that is aesthetically and functionally compatible with surrounding development. The concept envisions a transition from Glenwood Wilbur Historic Neighborhood into the district with lower scale, for-sale townhomes and transitions further into the neighborhood with higher intensity, mid-rise (5-8 story) residential use.

FLEX BLOCKS

Flex blocks provide a complementary mix of uses surrounding the residential core, including retail, dining, ground floor grocery with residential above, and an office innovation quarter. Resident/pedestrian activity is promoted by public/semi-public spaces, active ground-floor uses, pedestrian amenities, and/or public art.

PUBLIC OPEN SPACE & AMENITIES

The design of the Property should recognize, and be sensitive to, Arizona's unique desert climate by creating an environment that encourages year-round activity and pedestrian friendly thoroughfares, including shade, and connected public green space. The concept envisions a central park/market square, a ninety-foot-wide park block along 2nd Street, and a parkway on Hibbert using the existing right-of-way. Park amenities include active and passive spaces; shade; interactive water amenities; and pedestrian pathways for walking and biking that are safe, direct and convenient and inclusive for people of all ages and abilities.

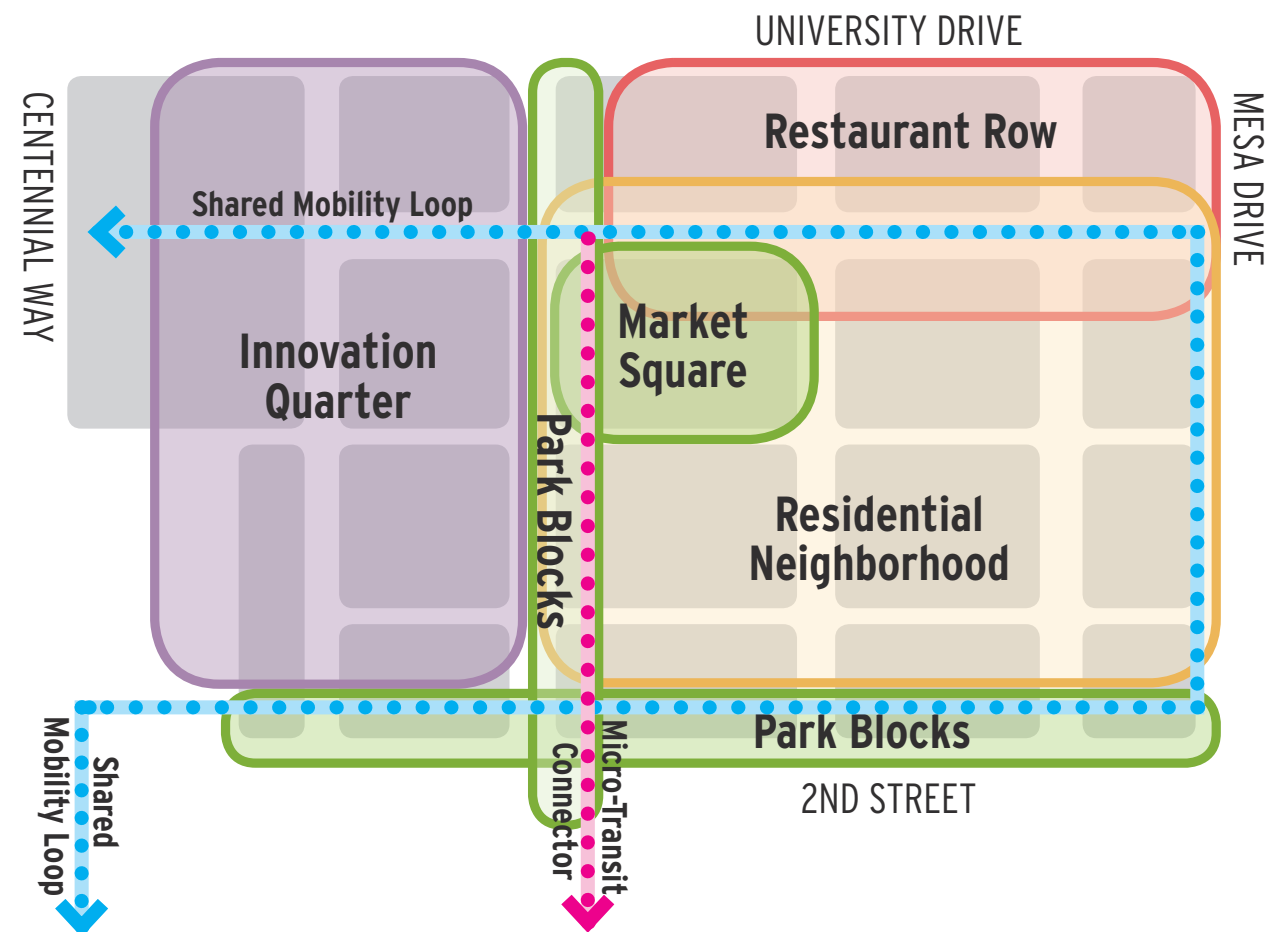


DEVELOPMENT SUMMARY

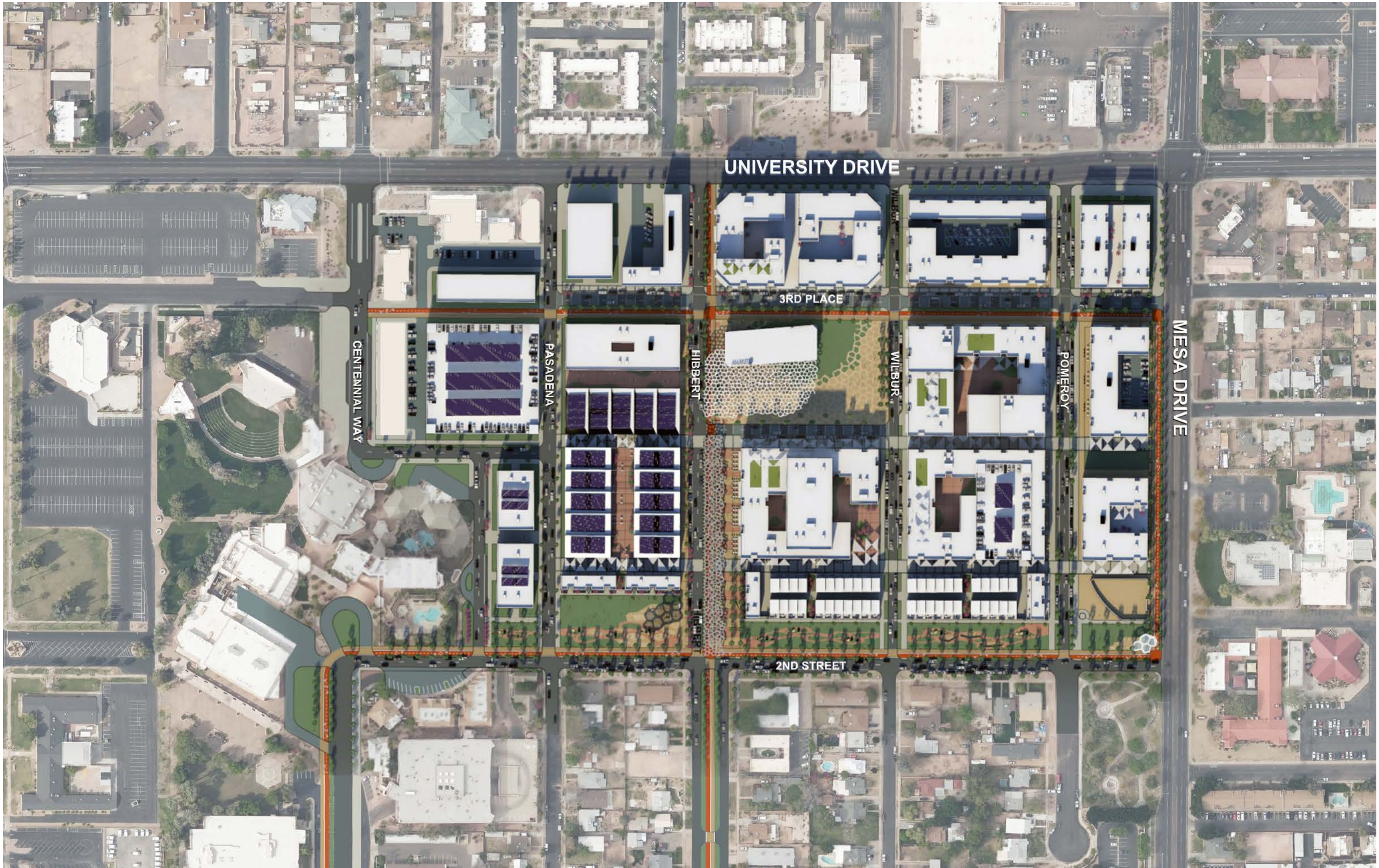
LAND USE	MARKET DEMAND	DEVELOPMENT YIELD	
		TRANSFORM 17 PROPERTY	ADJACENT PROPERTIES
Residential	1,000–1,600 units	1,300 units	200 units
Retail Restaurant	25,000 sf	97,000 sf	10,000 sf
Employment Office	–	138,000 sf	34,000 sf
Hotel	–	100 keys	–
Commercial	–	42,000 sf	–
Municipal Garage	–	–	930 spaces
Parks/Square	–	4.7 acres	0.3 acres

RECOMMENDED CONCEPT

The Recommended Concept indicates the general massing and organization of primary uses within the Property and adjacent hotel and City-owned properties to the west. The location of Key linkages from the Downtown Access Concept are located in relation to the Property.







UNIVERSITY DRIVE

3RD PLACE

CENTENNIAL WAY

PASADENA

HIBBERT

WILBUR

POMEROY

MESA DRIVE

2ND STREET

DISTRICT CORE RESIDENTIAL VISION

TRANSITIONS IN HEIGHT AND DENSITY

District Core Residential is envisioned with lower heights and density along Second Street and greater heights and density in proximity to the Market Square. Townhomes or work live units front the park amenity along Second Street. Garages and visitor parking are envisioned as being accessed from a driveway behind units.

DEVELOPMENT CHARACTER

- Street and Garden Lane-oriented residential units at ground floor except where commercial and retail uses are envisioned.
- Ground-floor commercial and retail uses along frontages adjacent to the Market Square and Hibbard Park Blocks are envisioned. Restaurants or other public space activating uses would be most desirable.
- Public realm-activating terraces or other semi-public spaces between sidewalks and buildings are suggested for ground-floor units. Ground-floors units with individual sidewalk- or garden-lane-accessible front doors are preferred.
- Live work units are desirable
- Parking concealed within residential blocks is essential. Residential wrapped parking structures or below-grade parking structures are preferred. Parking lots, drop-offs, off-street loading or services bays adjacent to streets are disruptive to the walking and biking environment and are not envisioned anywhere in the core.

FLEX BLOCKS VISION

Blocks are envisioned to include residential, retail/commercial and employment uses. The mix, the and intensity of uses should be determined by the developer.

HISTORIC STREET GRID

- Existing public rights-of-ways should be maintained throughout and are envisioned as two-way, two-lane streets with only parallel curbside parking.
- Wide sidewalks with street trees and landscaping are envisioned along all streets.
- Portions of the wide rights-of-way along Hibbert and Second Street are envisioned as public park amenities.
- Third Place, Second Street, and Mesa Drive are envisioned to include a Shared Mobility Loop, a walking and biking route connecting to other destinations in the downtown and to light rail stations along Main Street.
- East-west Garden Lane pedestrian-only or low speed auto access routes are suggested to break-up the existing ‘superblock’ grid. Lanes may include landscaping, special paving, street furniture, shade structures or similar elements to create intimate walking and biking routes and public gathering areas.



Historic Street Grid

District Core Residential

Flex Blocks



PUBLIC OPEN SPACE & AMENITIES

The Second Street Park Blocks are envisioned to be approximately 90 feet in width and located entirely within the existing public right-of-way. This public space serves both as a transition to the neighborhood and as a focal point for new development and the Wilbur neighborhood. A mix of active and passive spaces is envisioned, including both green and desert landscaping planting materials. Play areas and low-maintenance water features, such as splash pads, are envisioned to serve families. Shade trees and architectural canopies are encouraged.

NEIGHORHOOD & DOWNTOWN CONNECTIONS

SHARED MOBILITY LOOP

A Shared Mobility Loop walking and biking route along Second Street is an essential component of the Downtown Access Concept. This route is envisioned to provide an essential connection between the Property and the ASU campus, Pioneer Park, and the light rail stations.

INNOVATION QUARTER

In the Innovation Quarter, Flex Block parcels are envisioned to include employment uses that capitalize upon their proximity to the ASU campus, Park Block and Market Square amenities, and existing employment and hospitality uses. Envisioned employment uses include a mix of traditional offices and emerging non-traditional employment uses such as Maker spaces or other light manufacturing and assembly spaces.

Development should be urban in character with buildings fronting or built close to sidewalks. Internal courtyards are also envisioned.

Adjacent to the development area, additional redevelopment of the Delta Hotel and City-owned parking lots is envisioned. Within this area, a municipal parking structure is suggested. This structure could be designed to accommodate office parking required for parcels within the development area.



**Innovation
Quarter**

**Public Open Space &
Amenities**

**Neighborhood & Downtown
Connections**



PUBLIC OPEN SPACE & AMENITIES

MARKET SQUARE

As the heart of the district, the Market Square is the focus for district gatherings and events. The square is envisioned as an adaptable public space that has activity throughout the day and during all seasons of the year. A combination of paved and green surfaces is envisioned to provide both durable areas for activities and soft areas for relaxation, play, and respite from summer heat.

A Market Hall is envisioned as an anchor use that activates the spaces with retail, dining and entertainment uses. Ground-floor uses adjacent to the square would provide opportunities for retail uses and dining and entertainment establishments are envisioned to animate the Square.

TheShared Mobility Loop and Micro Transit Connector are envisioned to be integrated into the perimeter of the square.

Additional design elements envisioned for the Market Square include:

- Paved areas to accommodate multiple uses such as festivals and concerts. However, fixed stages, raised or sunken platforms or other design treatments that minimize or limit adaptability are not envisioned.
- A permanent shade structure to encourage year-round use. Temporary or short term structures for use either seasonally or during events may also be appropriate.
- Canopy trees, planting areas, planters and other green areas.
- A water feature such as a splash pad that requires minimal maintenance and can be turned off to accommodate square events and activities is appropriate.
- Fixed and movable seating is desirable.

NEIGHORHOOD & DOWNTOWN CONNECTIONS

HIBBERT PARK BLOCKS

The Hibbert Park Blocks are envisioned with an urban and active character. A mix of paving and landscaping is suggested. Development of adjacent restaurants and cafés or entertainment uses should be promoted. Areas for gathering are envisioned, including seating, public art, and other amenities.

Hibbert is envisioned to include a walking and biking route similar in design to the Shared Mobility Loop. It provides an essential connection linking the Escobedo and Wilbur neighborhoods to the development area. This route is envisioned to include shade, either through canopy landscaping, architectural structures, or a combination of the two.

The Hibbert Park Blocks is envisioned to accomodate a Micro Transit shuttle and shuttle stations.



Public Open Space & Amenities

Neighborhood & Downtown Connections



FLEX BLOCKS

RESTAURANT ROW

- A small, neighborhood-serving urban format grocery store and/or cluster of anchor retail uses proximate to Market Square and University Avenue is envisioned. Vertically mixed residential or employment uses would be desirable.
- Ground-floor restaurant and entertainment uses are envisioned along blocks fronting Third Place from Hibbard to Mesa Drive. Restaurant uses are envisioned to include outdoor café seating spilling out along the public right-of-way.
- A ‘boutique’ hotel is envisioned fronting Third Place adjacent to the Market Square.
- ‘Innovation’ employment uses west of Hibbert are preferable.

HISTORIC STREET GRID

THIRD STREET

Third Street envisioned as a ‘festival street’ that accommodates motor vehicle traffic while allowing for conversion to space for street fairs or other events. Curbless street elements, special paving, bollards, street trees, seating, landscape beds, parking and other street elements is envisioned. Adjacent uses are envisioned to activate the street by including areas for outdoor dining along sidewalks, within setback patios or terraces fronting the street.

Third Street is also envisioned to include a Shared Mobility Loop, a walking and biking route connecting to other destinations in the downtown and to light rail stations along Main Street.





Historic Street Grid

Flex Blocks