



The UNION at Riverview

City Council Study Session – July 1st, 2019

Office of Economic Development





Project Site
City-Owned Land
at Riverview (3
Parcels)
~28.2 Acres

NNWC of Dobson
& Rio Salado

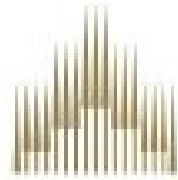
Existing Zoning:
Limited
Commercial (LC)
with a Planned
Area
Development
(PAD) Overlay

Project Highlights

- The UNION anticipates a flexible site plan to accommodate a total build-out of **1,350,000 SF**
- Must accommodate Game Day Parking for the Cubs & City, per the Facilities Use Agreement (FUA).
- The City is committing to reimburse the Developer for certain utility relocation costs, as well as the preservation of Public Parking spaces.
- The Developer will be entering a long-term ground lease with the City on the West Garage Parcel for a period of 99-Years.

UNION Project Team

LINCOLN
PROPERTY
COMPANY



HARVARD INVESTMENTS

Goldman
Sachs



CUSHMAN &
WAKEFIELD



SEG

Layton

CONSTRUCTING WITH INTEGRITY



mesa·az
ECONOMIC DEVELOPMENT



PROJECT DATA

Site Area:	28.28 Acres (Net) 1,232,000 SF
Office Area:	
Office A:	225,000 GSF 214,300 RSF
Parking Provided:	
Parking Structure:	1,008 Spaces
Surface:	260 Spaces
TOTAL Parking:	1,268 Spaces 5.91:1,000 RSF
Additional Parking:	
Grass Parking:	1,927 Spaces
Existing Surface:	460 Spaces



PROJECT DATA

Site Area: 28.28 Acres (Net)
1,232,000 SF

Office Area:
Office A: 225,000 GSF
Office B: 337,500 GSF
Office C: 337,500 GSF
Office D: 450,000 GSF

TOTAL Office: 1,350,000 GSF
1,290,000 RSF

Union Square Amenity: 3,000 GSF

Parking Provided:
Parking Structure 1: 3,055 Spaces
Parking Structure 2: 2,628 Spaces
Surface: 840 Spaces

TOTAL Parking: 6,523 Spaces
5.06:1,000 RSF

Rolling Take-Down and Options

Developer will have a total of 8-Years to Execute the Phased Purchasing of all Phases totaling 23.6 Acres.

- **Phase A** – 9.12 Acres – Must Close/Purchase Within 24 Months of Agreement (includes Shared Tract)
- **Phase B** – 6.74 Acres – Option to Purchase as soon as Phase A is Under Construction
- **Phase C** – 4.13 Acres - Option to Purchase as soon as Phase A is completed, and Phase B is Under Construction
- **Phase D** – 3.61 Acres - Option to Purchase as soon as Phases A & B are completed, and Phase C is Under Construction

Purchase Price of Land

- Initial Phase A Purchase Price will be an estimated **\$3,940,960.32**, or **\$10.52/SF**, as per City Appraisal.
- Ensuing Purchases of Phases B, C & D will be adjusted by an annual Consumer Price Index (CPI) Increase, to be no less than 3%, and no more than 5% per year.
- A new appraisal will be required every 5 Years on the Parcels/Phases that have not yet been acquired.

Cub's Game Day Parking

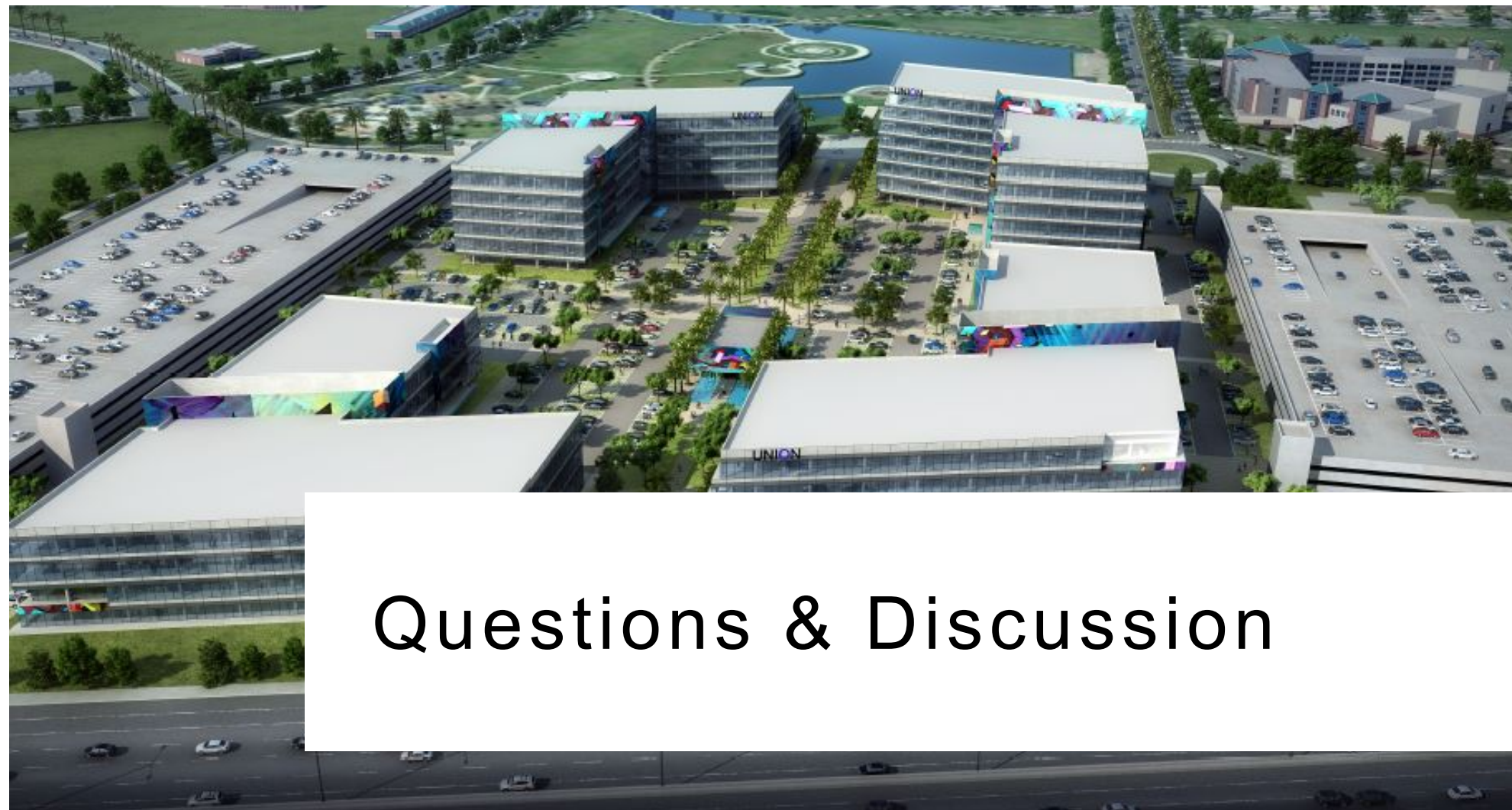
- The site is governed by a Facilities Use Agreement (FUA), which stipulates that the City must provide 2,500 Parking Spaces West of Riverview Drive.
- In 2018, the Cubs parked a peak of 3,876 Cars across all parking lots at Riverview.
- The UNION will be responsible for providing a total of 1,750 Parking Spaces for Cubs & City Use, Pursuant to the FUA upon Completion of Phase D.
- The UNION Team will develop Annual Parking Plans to map out parking as site develops.

West Parking Garage – Public Parking

- The existing Paved Parking Lot will have a 6-story Parking Garage built in 2 Phases to accommodate Phases C & D.
- UNION will lease this land from the City, and thus construct a Private Garage on City-Owned Land.
- To maintain ample parking for park patrons, access to the trailhead, and Cubs Game Day Parking, the City will be paying for parking on the ground floor of the West Garage.

Summary & Considerations

- At 1.35M SF, the UNION will be the largest Office development ever in Mesa.
- The UNION has agreed to provide substantial and adequate parking for Cubs & City use.
- The City will reimburse the developer for Utility Relocations & the Construction of Public parking in the West Garage.
- Developer will pay market rate for the land, and will enter into a long-term ground lease on the West Garage.
- City Staff recommends that Mayor & Council authorize the UNION project, which will facilitate the creation of thousands of new jobs in our community.



Questions & Discussion