



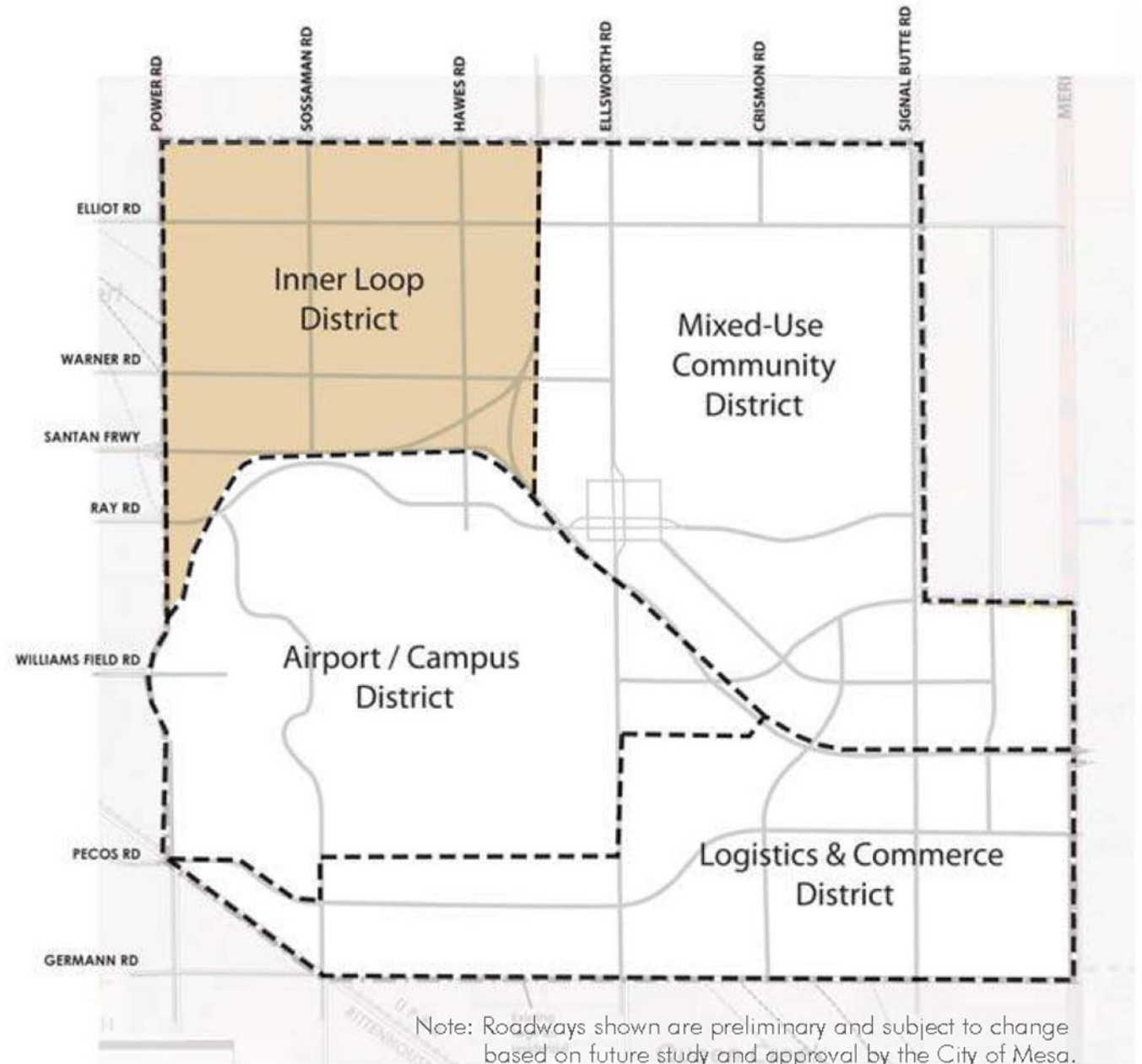
City of Mesa Inner Loop District Study

NOVEMBER 18, 2019

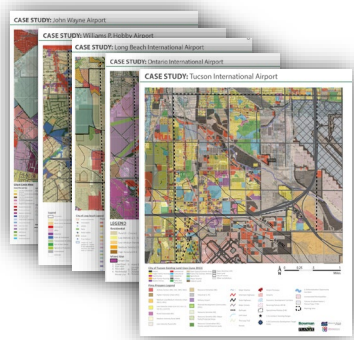
Presented by:
Leslie Dornfeld, PLAN*et Communities
Rick Merritt, Elliott D. Pollack & Company

Study Purpose

Provide more definition to Inner Loop District land uses in light of recent rezoning requests.



PROCESS



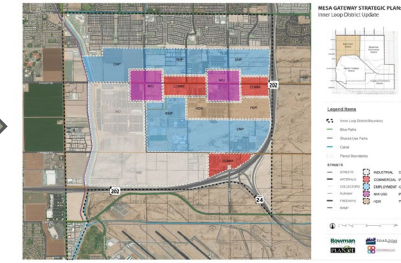
5 Airport Comparisons



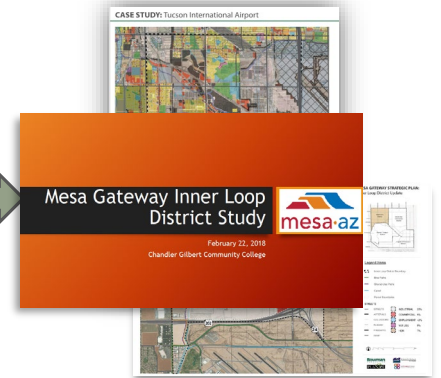
2/22 Public Education Session



Stakeholder Focus Group Meetings



Refined Land Use Community Meeting



Final Report



Preliminary Research



Develop Alternatives



Refine Alternatives to Preliminary Draft Alternative



Final Draft Alternative



Final Report



Market and Infrastructure Feasibility Report



Land Use Alternatives



Public Education



Comments on Alternatives



Existing Conditions Summary



Focused Surveys



Preliminary Draft Land Use Alternative



Final Draft Alternative



Final Report

- Existing Conditions
- Land Use Recommendations

Community Engagement

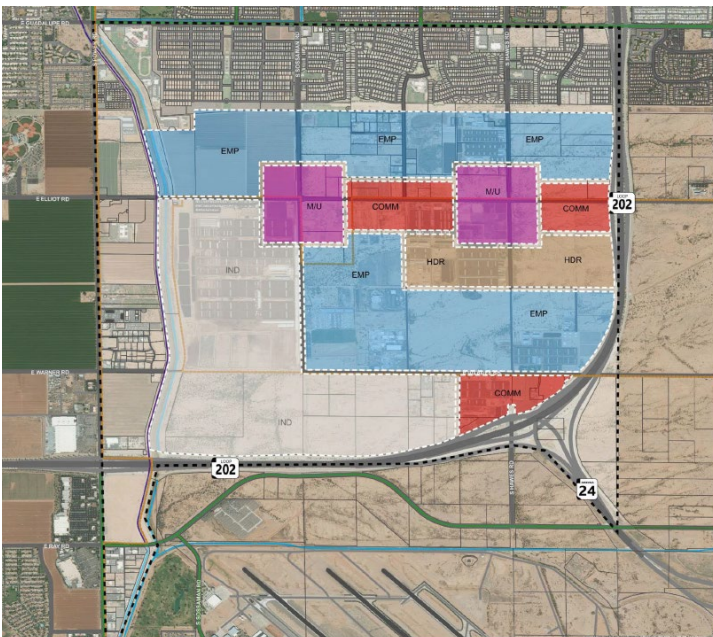


Planning Considerations

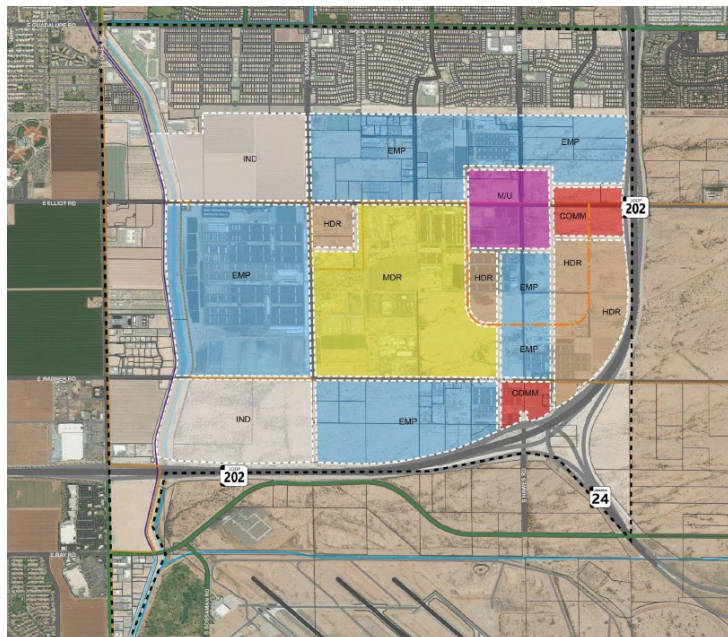
-  Economic Development
-  Minimizing Impact on Airport Operations
-  Recognizing the Impact of the Elliot Rd. Corridor
-  Warner Rd. Opportunities
-  Loop 202 Opportunities
-  In-place Infrastructure & Decisions (Power Line, Data Center Negotiations)
-  Opportunities for Mixed-Use and Residential Development
-  Consideration of Land Owner's Plan



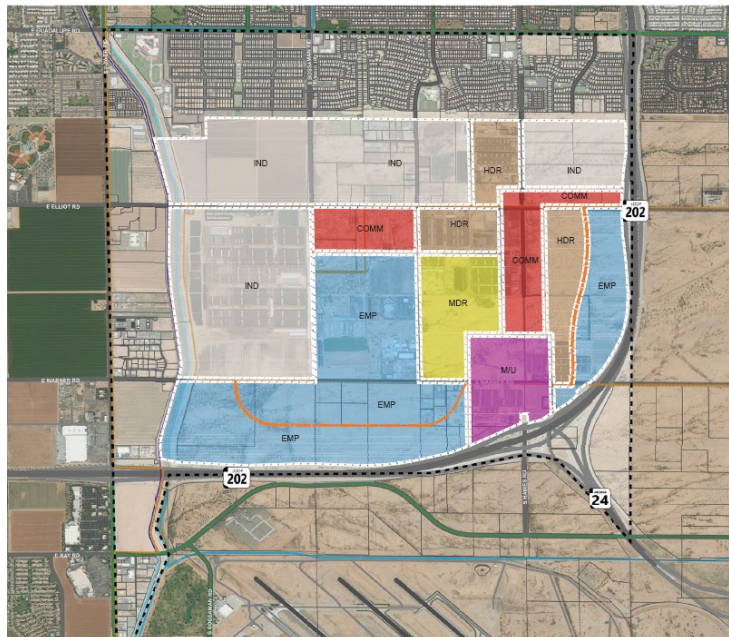
Land Use Alternatives



Land Use Alternative #1

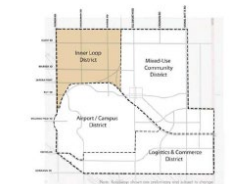


Land Use Alternative #2



Land Use Alternative #3

MESA GATEWAY STRATEGIC PLAN: Inner Loop District Update



Legend Items

- Inner Loop District Boundary
- Bike Paths
- Shared-Use Paths
- Canal
- Parcel Boundaries

STREETS

- STREETS
- ARTERIALS
- COLLECTORS
- RUNWAYS
- FREEWAYS
- RAMP

LAND USE PERCENTAGES

- INDUSTRIAL 40%
- COMMERCIAL 8%
- EMPLOYMENT 32%
- MIX USE 5%
- HDR 9%
- MDR 6%

Logos: Bowman, PLANET, ELLIOT RD, PULASKI & COMPANY, The Planning Center

The map displays a proposed transportation corridor and surrounding land use designations. Key features include:

- Land Use Designations:** EMP-BP, TD-C, NBH-NT 6-12, NBH-NT 8-15, MUAD-CSD, EMP-IND, and EMP BP.
- Transportation Corridors:** Loop 202, Loop 24, and various surface streets including E Elliot Rd, E Warner Rd, E Ray Rd, S Power Rd, S 80th St, S Hawley Rd, and S 104th St.
- Future Street Connection:** A highlighted area near E Ray Rd.
- Geographic Context:** The map shows the intersection of the City of Mesa, Maricopa County, and the Town of Gilbert.

Inner Loop District Update


Legend Items

Boundaries

Aiport Noise Exposure

- 65 DNL Boundary
- 60DNL Boundary

Area Limits

-  Planning Area Boundary
 City Boundary
 Parcel Boundary

Routes

Transportation

- FRWY
- ARTL
- Bike Paths
- Shared Use Paths
- Canal Centerline
- Future Trail

Character Area Districts

- Excludes Residential

Employment

- Business Park (EMP-BP)**
Large areas devoted primarily to enclosed industrial without outside storage, office, and related business and commercial uses (Modern Business Park). Height limited by Williams Gateway Airport. Residential not permitted.
- Industrial (EMP-IND)**
Large areas devoted primarily to industrial, warehouse and related uses; may include limited associated commercial uses. Residential not permitted.

Mixed-Use Activity District

- Community Scale Districts (MUAD-CSD)**
See General Plan Mixed Use Activity District Community Scale District description and typical uses.

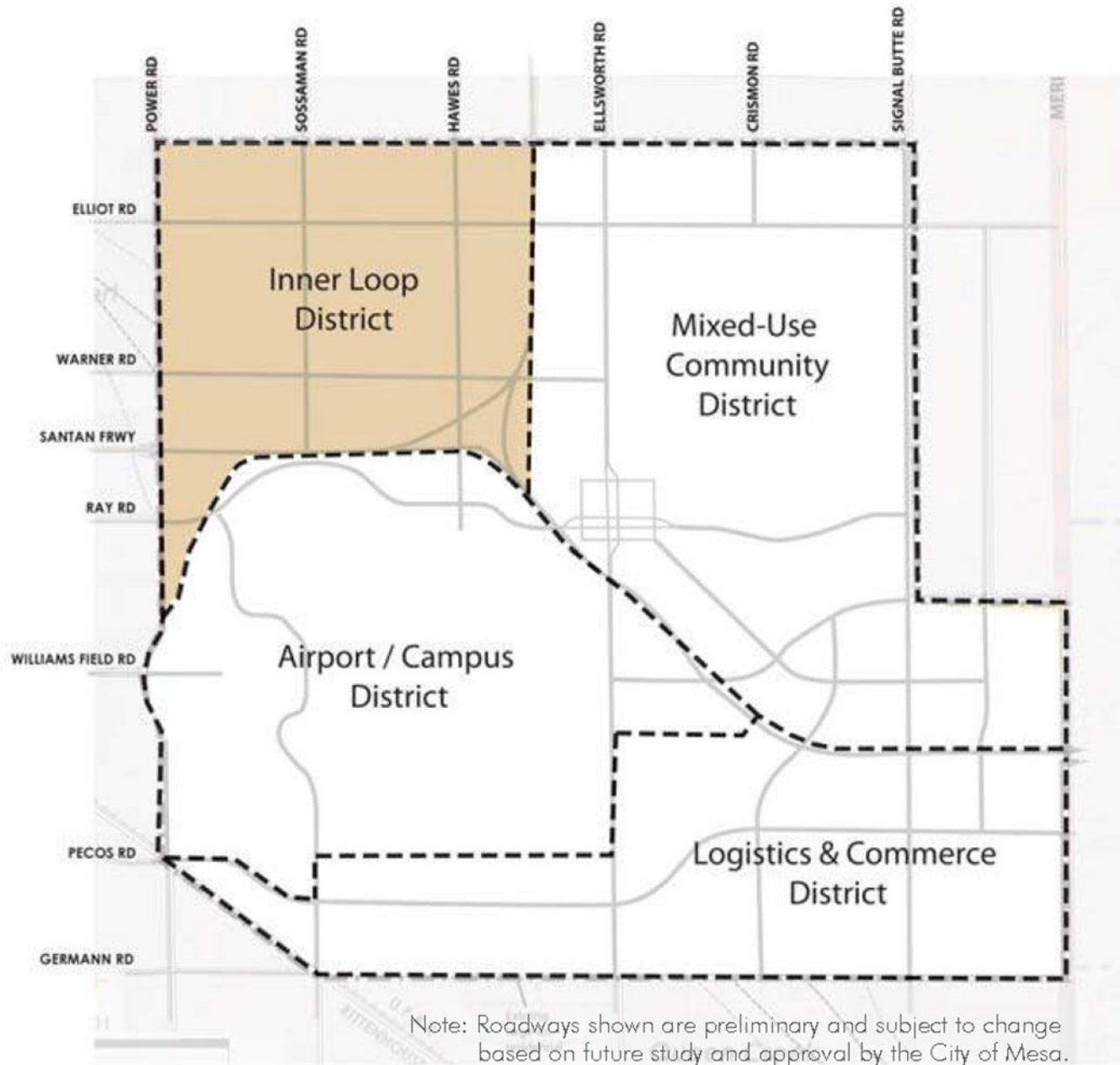
Neighborhood:

- Neo-Traditional- 6-12 du/acre (NBH-NT 6-12)
See General Plan Land Use Category Neighborhood – Traditional – Neo Traditional.
Minimum density 6 du/gross acre.
- Neo-Traditional- 8-15 du/acre (NBH-NT 8-15)
See General Plan Land Use Category Neighborhood – Traditional – Neo Traditional.
Minimum density 8 du/gross acre, maximum density 15 du/gross acre.

Transit

-  **Corridor (TD-C)**
See General Plan Transit District Corridor Land Use Category Form and Guidelines and Typical Uses.

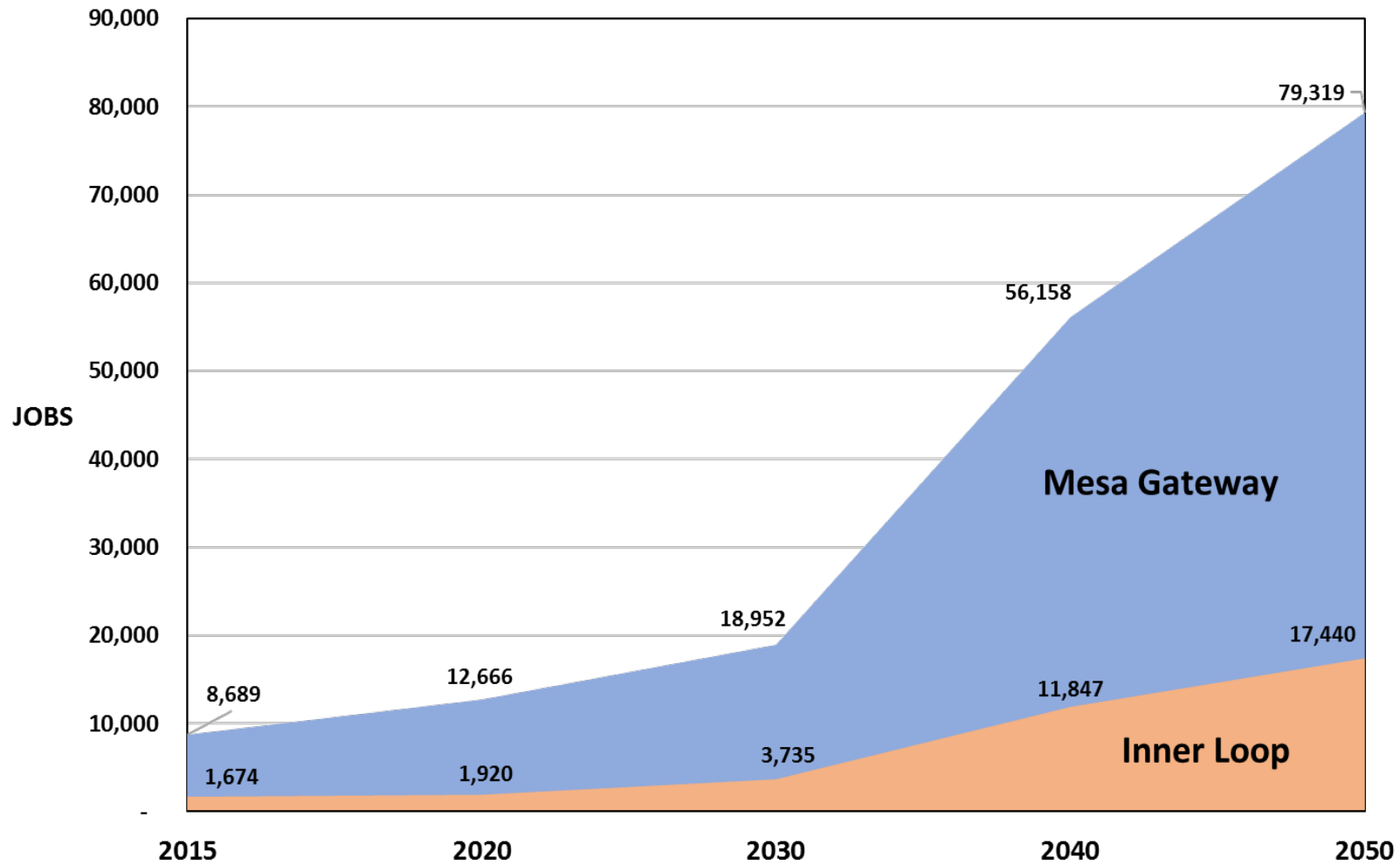




Economic Analysis

Mesa Gateway & Inner Loop Employment Forecast 2015-2050

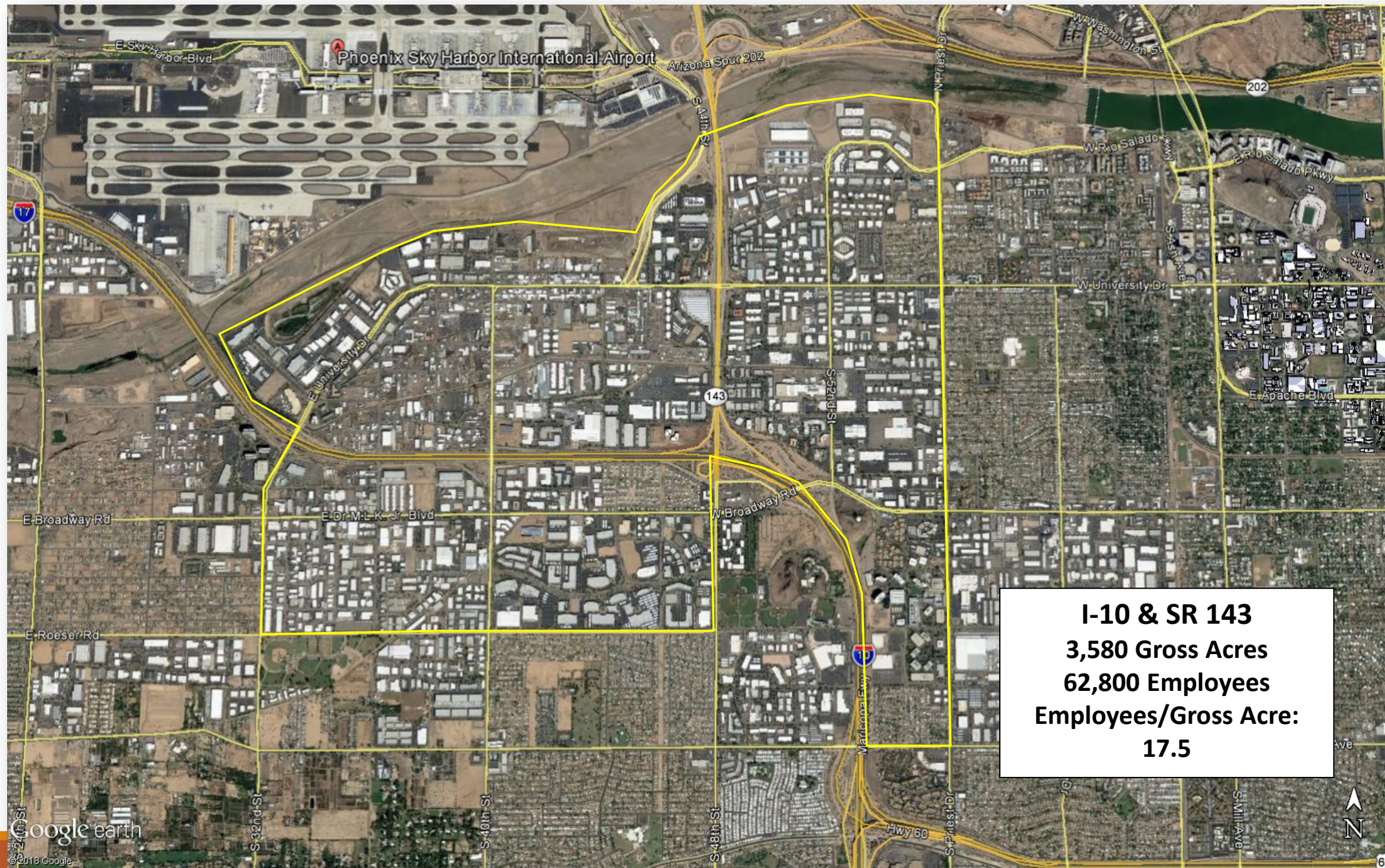
Source: MAG 2016

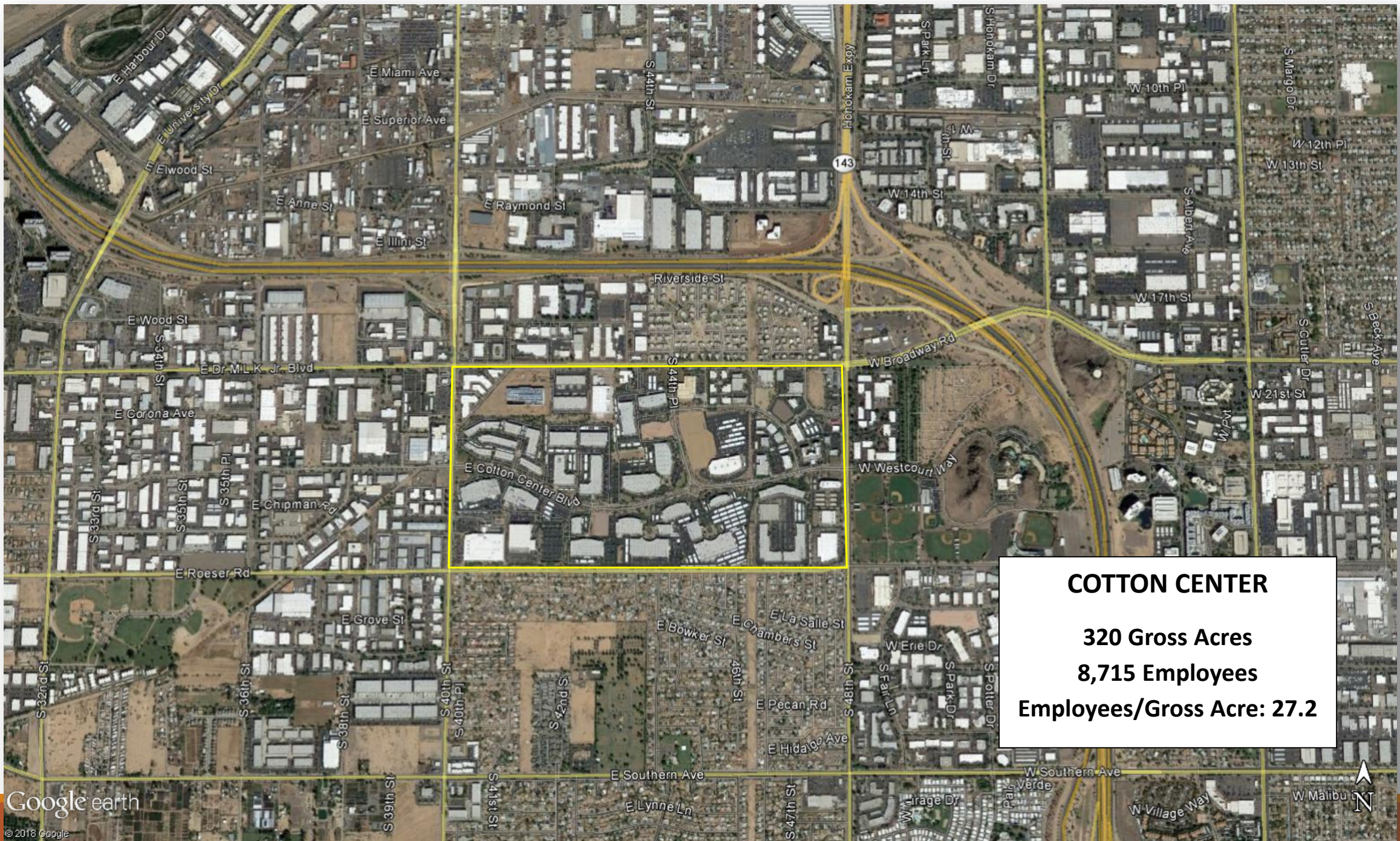


Private Land Ownership Employment Density Analysis Mesa Gateway Area

District	Gross Ac.	
Inner Loop	3,100	
Logistics & Commerce	4,600	
Mixed-Use Community (excluding residential acres)	2,535	
Airport/Campus	630	
Total Private Land	10,865	
Average Jobs/Acre Range	17.0	20.0
Total Potential Employment Range	184,705	217,300
	2015	2020
MAG Mesa Employment Forecast	175,408	202,581
Sources: MAG, Maricopa County Assessor, Elliott D. Pollack & Co.		

Economic Analysis



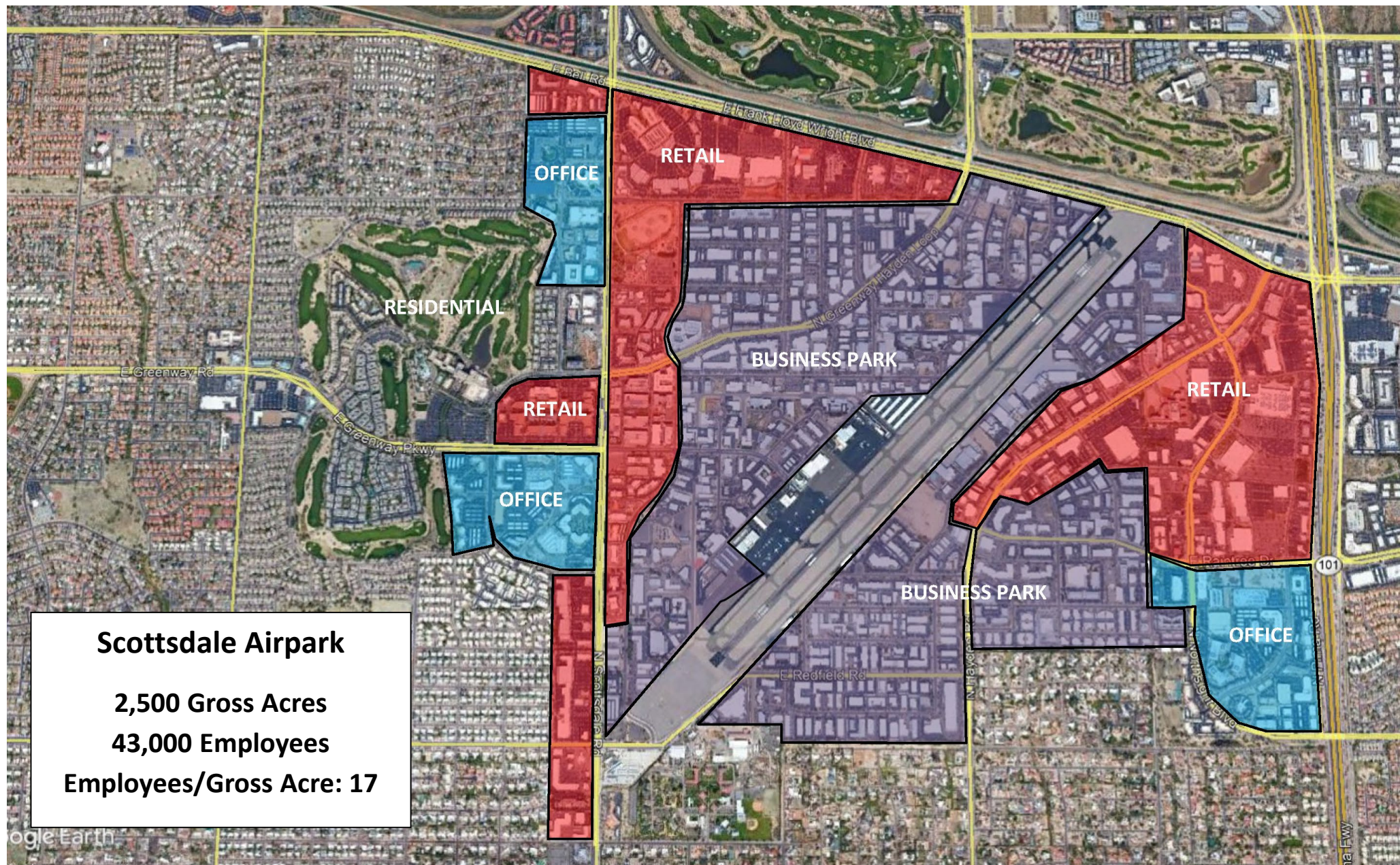


COTTON CENTER

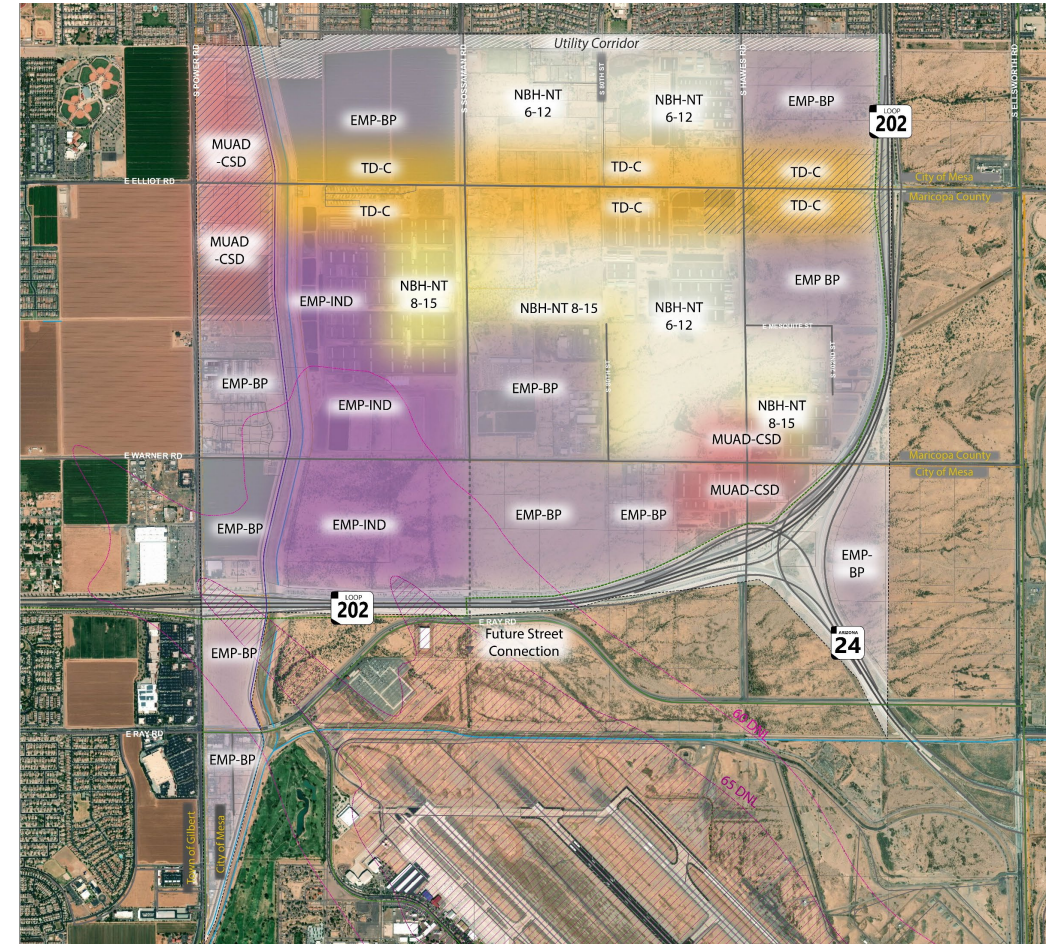
320 Gross Acres

8,715 Employees

Employees/Gross Acre: 27.2



Inner Loop - City Consultant Proposal				
Use	Gross Acres	% Res	Un/Ac	Units
Residential				
Mixed Use Activity District - CSD	120	30%	25.0	900
Transit Corridor (TD-C)	320	30%	40.0	3,840
Neighborhood 8-15	200	100%	12.0	2,400
Neighborhood 6-12	550	100%	9.0	4,950
Utility Corridor - Open Space	50	0%	-	-
Sub-Total	1,240		9.8	12,090
Use	Gross Acres	% EMP	Jobs/Ac	Jobs
Employment				
Mixed Use Activity District - CSD	120	70%	25.0	2,100
Transit Corridor (TD-C)	320	70%	40.0	8,960
Transit Corridor (TD-C) No Residential	120	100%	40.0	4,800
Employment-Industrial	450	100%	18.0	8,100
Employment - Business Park	1,090	100%	25.0	27,250
Mixed Use Activity District (No Residential)	160	100%	25.0	4,000
Sub-Total	2,260		24.4	55,210



Context

Inner Loop
District
Study Area



Spectrum Triplex (8-14 DU/acre)



The Gardens (8-14 DU/acre)



Spectrum Village (8 DU/acre)



*Barrego Apartments
(14-25 DU/acre)*



*Pilar at San Tan Apartments
(14-25 DU/acre)*



Questions?