



CHICANOS
POR LA CAUSA

Mesa Royale

Plan of Operation

For a Quality Affordable Multifamily Development

Located at the Northwest Corner of
North Date and West Main Street

644 West Main Street

Parcel Nos: 135-57-027, 135-57-031, 135-57-032,
135-57-029A, 135-57-069, 135-57-070, 135-57-071,
135-57-074, 135-57-086, and 135-57-125

Prepared By:

Quarles

Benjamin W. Graff, Esq.
Joshua Mike, AICP, MBA
Quarles & Brady LLP
2 N. Central Ave.
Phoenix, AZ 85004

Submittal Date: August 19, 2024
Resubmittal Date: September 17, 2024

PURPOSE:

The purpose of this Plan of Operation is to implement best practices for the site management of the Mesa Royale residential development.

GENERAL INFORMATION & BACKGROUND:

Mesa Royale is an affordable, multifamily housing development on approximately 3.21 acres located on the North side of West Main Street between North Country Club Drive and North Alma School Road (the "Property").

The Property currently contains 10 vacant parcels (Parcel Nos. 135-57-027, 135-57-031, 135-57-032, 135-57-029A, 135-57-069, 135-57-070, 135-57-071, 135-57-074, 135-57-086, and 135-57-125) to be redeveloped as an affordable housing, multifamily development (the "Development"). Per Section 11-6-2 of the Mesa Zoning Ordinance ("MZO"), the new affordable housing development is permitted with the approval of a Council Use Permit ("CUP").

Chicanos Por La Causa ("CPLC") is the developer of this property. After construction is complete, the property is intended to remain as an asset of CPLC and will be professionally managed to ensure that the project maintains the highest standards of cleanliness, appearance and well-maintained landscaping.

PROPERTY OVERVIEW:

Operations and Staffing

Tiempo LLC, ("Tiempo") a subsidiary of CPLC, will manage all residential leasing community space operations. Tiempo's team is well-trained and experienced in leasing, maintenance, and providing high-quality support to clients, customers, and residents. Mesa Royale will be staffed by a full-time on-site manager, a part-time maintenance person, and a part-time night security guard at the start of operations. Additional staff may be hired as needed to support evolving community services.

CPLC currently oversees nearly 3,000 residential units and manages over 1.5 million square feet of commercial space. Tiempo will operate this affordable housing development with tenants who are appropriately screened and qualified. Rents will be based on the rates within the required Low-Income Tax Housing Credit ("LITHC"), within the affordable classification category.

Mesa Royale leasing offices will also manage the onsite CPLC-related non-residential spaces available for future services and lease by residents. Business offices will operate Monday through Friday, from 9 AM to 5 PM.

Community Facility

The Community Center will offer 4,542 square feet of versatile non-residential, community space. Designed to serve both residents and the general public, this space aims to foster community engagement and provide public services. The Community Center will include commercial office spaces available for business advisory services provided by CPLC. Additionally, it will serve as a general gathering area for community events and activities. Conveniently located with entrances along Main Street, the Community Center is within steps of a bus stop and just a block from the light rail station, ensuring easy accessibility for all residents and users.

The office space within the Community Center will be treated as a commercial leased area, with priority towards CPLC's several programs and services offered for the public's benefit. One or more CPLC outreach programs will be offered on location through CPLC at a future date, which may include career development services, vocational training opportunities for teens and young adults, parent education, life skills training, and/or community events. Any future tenant will comply with the permitted uses outlined in the MZO.

COMPLIANCE WITH ALL ZONING BUILDING AND FIRE SAFETY REGULATIONS:

The proposed project includes constructing a new affordable housing development within the General Commercial ("GC") zoning district with a request to add a Planned Area Development ("PAD") district and a Council Use Permit; Case: ZON24-00602, which is being reviewed by City Staff to ensure the proposed use will comply with the underlying zoning. The Development does propose a few modifications within Case No. ZON24-00602, as allowed by Section 11-22-3 of the MZO, to address design constraints, which are exhibited by the limited size of the Property.

As a new development, the City will require that all new plans comply with all building code and fire code requirements, including but not limited to fire suppression, fire riser and remote FDC located on the site, and a fire sprinkler system design will be developed accordingly. CPLC will continue to work with the city of Mesa Fire Plans reviewer on this item during the permitting process.

Site layout provides multiple direct accessible paths from West Main Street to the Development. All new landscaping will be provided including a common central courtyard with outdoor amenities. The required accessible and bike parking are included in the site plan. One-way vehicular circulation around the property will provide safer and easier ingress and egress to Main Street.

The above improvements to the building and site will be processed via the appropriate building permits to be submitted to the city of Mesa for review and approval as well as inspections, as needed.