

LEGACY PARK

MESA REIMAGINED

Community Plan Conformance Narrative

Case Number:
ZON25-00891

City of Mesa
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1. PLANNED COMMUNITY DISTRICT CONFORMANCE

This Conformance Document is provided as a companion document to the Legacy Park Community Plan. It describes how the Community Plan addresses applicable Planned Community District criteria.

1.1 CONFORMANCE WITH MZO SECTION 11-11-1

The following details how the Legacy Park Community Plan ("Plan") addresses the purposes and intents of the Planned Community District:

- A. Accommodate large-scale, unified, and comprehensively planned developments that encourage and promote innovative and sustainable residential and non-residential land uses;

Response: The Plan establishes one Mixed-Use Land Use Group across the Site. This approach allows residential and non-residential uses to be integrated flexibly while maintaining a consistent overall vision.

The Site design is guided by best practices from the National Association of City Transportation Officials' Urban Street Design Guide, including context-sensitive design, active public spaces, and the integration of land use and transportation to support walkability. These principles shape the organization of development, circulation, and open space to create a cohesive urban environment.

- B. Allow flexibility for innovative and high quality development while meeting the goals of the Mesa General Plan and establishing planning and development control parameters tailored to the opportunities and constraints of the property;

Response: The Plan includes standards that support innovative and high quality development and allow the Site to adapt to changing market conditions, new technologies, and long-term community needs. The Plan advances the intent of the Planned Community District by supporting a broad mix of uses within a cohesive, flexible, and pedestrian-oriented framework.

The Plan also establishes planning and development standards tailored to the Site's size, location, and surrounding context. These standards guide development intensity, form, and compatibility while allowing flexibility in specific Site layouts. This approach allows the Site to respond to its opportunities and constraints over time while maintaining a coordinated and cohesive community vision.

- C. Conserve scarce energy resources, using technologies, materials, and designs that are sustainable;

Response: The Plan supports energy performance through building design, shade, material selection, lighting, and site design standards that reduce heat gain and support long-term building performance. This includes the use of energy-efficient materials, LED lighting, smart building systems, and other technologies that improve operational efficiency and reduce energy consumption. The Plan also allows on-site renewable energy systems and recognized building performance programs where incorporated into future development.

- D. Provide for creative and high-quality design and materials, for buildings and landscape, to accomplish efficient, aesthetic, sustainable, and desirable development that highlights special features of the geography, topography, size, or shape of a particular property and that includes exceptional public amenities and facilities;

Response: The Plan promotes creative and high-quality design by establishing standards for buildings and landscape design based on the Site's unique conditions. The Park and The Boulevard provide central organizing features for the Site and support gathering, activity, pedestrian movement, and community identity.

The Plan emphasizes architectural quality, durable materials, and coordinated Site design that support efficient, visually cohesive, and desirable development while allowing flexibility in implementation. Building placement, Site organization, and landscape design may respond to defining characteristics of the Site, including its size, configuration, visibility from SR-24, and the presence of the Salt River Project ("SRP") easement. Public amenities and facilities are integrated throughout the Site to support gathering, activity, and community interaction consistent with the intent of the Planned Community District.

- E. Provide environmental improvements that mitigate air and stormwater pollution. Provide shade and reduce the effects of the urban heat island.

Response: The Plan supports environmental improvements through coordinated drainage design, stormwater management, shade, pedestrian comfort, and landscape design standards. The Plan includes standards for tree canopy, shade structures, plant selection, irrigation, open space, and pedestrian areas to reduce heat gain, improve pedestrian comfort, and reduce the effects of the urban heat island. Stormwater management and drainage standards also support the collection, retention, and management of stormwater throughout the Site.

- F. Ensure that areas designated as neighborhood centers, urban centers or regional centers in the Mesa General Plan contain an appropriate variety and mix of employment, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses to provide center(s) with a sense of place within the community;

Response: The Site is designated as a Regional Center under the Mesa 2050 General Plan. The Plan provides for a broad mix of employment, office, retail, medical, community service, hospitality and tourism, entertainment, open space, recreational, and residential uses within a coordinated mixed-use environment. The Boulevard serves as a central organizing feature and focal point for activity, supporting pedestrian-oriented development and reinforcing a sense of place appropriate to a Regional Center.

- G. Ensure that residential neighborhoods utilize a variety of housing types and densities that contain parks and schools that are located within convenient walking or bicycling distance from all homes, and neighborhood village centers with shops, restaurants, service uses, schools, and other civic uses that provide each neighborhood an individual identity and foster community interaction;

Response: The Plan permits a range of residential uses and densities within the Mixed-Use Land Use Group and integrates residential development within the broader mixed-use framework of the Site. This provides opportunities for residents to live near retail, restaurants, services, civic uses, employment, open space, and recreational amenities.

The Park serves as a central organizing, recreational, and community gathering element that connects surrounding residential, office, retail, and mixed-use areas through pedestrian pathways, open space connections, and gathering areas. The Boulevard provides an additional pedestrian-oriented focal point with opportunities for retail, dining, services, and community activity. Together, these elements support walkability, community interaction, and a distinct sense of place within the Site.

- H. Ensure that demands on streets, utilities, and other public infrastructure do not exceed the capacity of existing or planned facilities, and ensure that the development will accommodate new and future technologies for utilities and other public infrastructure;

Response: The Plan is accompanied by Master Technical Reports that evaluate transportation, water, wastewater, drainage, and traffic needs at the Community Plan level. These reports support coordination between planned development and existing or planned infrastructure systems. Development Plan Review provides a later review step to evaluate future development for consistency with the approved Community Plan, including the land use framework, circulation framework, infrastructure assumptions, and applicable development standards.

This framework helps coordinate future development with available and planned infrastructure capacity as the Site develops. The Plan also accommodates new and future technologies through flexible utility design, building systems, renewable energy systems, energy-efficient lighting, smart building systems, and infrastructure coordination as technology and development needs evolve over time.

- I. Provide reasonable assurances to the City and land developer that the proposed development may be planned and carried out in one or more phases over an extended period, in accord with an approved Community Plan; and

Response: The Plan establishes a flexible framework that allows the Site to develop in phases over time while maintaining consistency with the overall vision, planning parameters, and applicable development requirements. Section 3.E, Development Schedule, provides for phased development in coordination with required infrastructure improvements to ensure development remains supported by available or planned public facilities.

The Development Agreement establishes the schedule and applicable obligations for the first phase of Legacy Park. Future phases may proceed in response to market demand and will be reviewed through Development Plan Review for consistency with the Plan, applicable Master Technical Reports, infrastructure requirements, and other applicable development requirements.

- J. Provide for cohesive development patterns that integrate well with surrounding development, and encourage a variety of transportation options.

Response: Development under the Plan responds to the Site’s regional context, including its proximity to Mesa Gateway Airport, Arizona State University Polytechnic Campus, Arizona Athletic Grounds, SR-24, Ellsworth Road, and Williams Field Road. These surrounding employment, educational, recreational, and transportation assets support coordinated Site planning, compatible transitions, and a cohesive development pattern that complements the surrounding area while establishing a distinct identity for Legacy Park.

The Plan provides a connected circulation framework that supports pedestrian movement, transit-supportive facilities, vehicular access, and connections to the surrounding transportation network. Pedestrian paths, trails, streets, open spaces, The Boulevard, and The Park are coordinated to improve connectivity within the Site and between surrounding destinations. This framework supports a variety of transportation options appropriate to the Site’s mixed-use environment..

1.2 CONFORMANCE WITH MZO SECTION 11-11-3(C)

Pursuant to MZO Section 11-11-3(C), the Plan addresses the following goals and objectives for a proposed Community Plan:

- A. Conform to applicable policies, land use map designations, and land use definitions of the Mesa General Plan;

Response: The Plan conforms to the applicable policies, land use map designations, and land use definitions of the Mesa 2050 General Plan.

- B. Conform to the purposes and intents of the PC District as listed in Section 11-11-1;

Response: As demonstrated in Section 1.A above, the Plan conforms to the purposes and intents of the Planned Community District identified in MZO Section 11-11-1. The Plan establishes a coordinated mixed-use development framework with project-specific land use, development, design, infrastructure, and administrative standards that support the long-term development of the Site.

- C. Provide the following when the PC District is located on a site designated as a mixed residential, urban residential, neighborhood center, urban center, or Regional Center Placetype on the Mesa General Plan Placetype Map:

1. A mix of land uses in a wide variety of building forms, which creates a complete community environment; and

Response: The Site is designated as a Regional Center Placetype. The Plan establishes one Mixed-Use Land Use Group across the Site, allowing residential and non-residential uses to be integrated within a unified development framework. The Plan also establishes development and design standards for a variety of building forms and development types, supporting a complete mixed-use community environment.

2. An appropriate mix of non-residential uses, including commercial, employment (such as office and industrial), and public/semi-public, in addition to multiple forms of residential uses; and

Response: The Mixed-Use Land Use Group permits a broad mix of non-residential uses, including commercial, office, medical, hospitality, research and development, and public and semi-public uses, together with a range of residential uses. This flexibility allows the mix of uses to evolve over time while maintaining the overall land use framework and Land Use Budget established by the Plan.

3. One or more areas designated as villages or urban cores that will serve and complement surrounding residential development.

Response: The Plan identifies The Boulevard as the Site's primary mixed-use, pedestrian-oriented corridor and a focal area for activity within Legacy Park. The Boulevard provides opportunities for storefront activity, dining, services, plazas, paseos, outdoor gathering areas, and pedestrian connections that serve and complement surrounding residential development. The Park further supports this activity area as a central organizing, recreational, and community gathering element connecting residential, office, retail, and mixed-use areas throughout the Site.

- D. Provide a combination of land uses that are arranged and designed in such a manner as to be well integrated with other land uses, the immediate surrounding area, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools, transit routes, and utilities.

Response: The Plan establishes one Mixed-Use Land Use Group that allows residential and non-residential uses to be arranged within a coordinated development framework. The Site's land uses are integrated through the circulation system, pedestrian connections, open space network, The Boulevard, and The Park, which together provide connections between development areas and community amenities.

The Plan also coordinates development with the surrounding roadway network and planned public infrastructure. The Master Technical Reports address transportation, water, sewer, and drainage systems, while the Plan provides standards for utilities, public facilities, and infrastructure improvements needed to support development of the Site. This framework allows individual development areas to be planned in coordination with surrounding uses and the broader infrastructure and circulation systems serving Legacy Park.

- E. Include adequate provisions and sites for schools, playgrounds, parks, trails, and other recreational facilities that are adequate to serve the anticipated population and interconnected with other public open spaces and recreational resources within the city.

Response: The Plan provides The Park, along with open spaces, trails, plazas, and recreational amenities intended to serve residents, employees, and visitors. The Park serves as the primary recreational and community gathering element within the Site and is connected to surrounding development through pedestrian pathways and open space connections.

The Site also includes a planned trail within the SRP easement that supports pedestrian and recreational connectivity within Legacy Park. Additional plazas, open spaces, and recreational amenities may be incorporated throughout the Site to provide outdoor activity and gathering opportunities. The Plan also provides for coordination with the applicable school district as development moves forward.

- F. Adequately, reasonably, and conveniently integrate into existing and planned streets, transit systems, and public services, utilities, and public facilities and will not result in a reduction in service levels to adjacent properties.

Response: The Plan integrates development with existing and planned streets, utilities, public services, and public facilities through coordinated circulation and infrastructure planning. The Master Technical Reports evaluate transportation, water, wastewater, and drainage needs and identify the infrastructure improvements necessary to support development of the Site.

Development will occur in coordination with required infrastructure improvements as the Site develops. The circulation framework is designed to integrate with existing and planned transportation systems, including transit systems where applicable. This coordinated approach is intended to maintain adequate service levels for the Site and adjacent properties as development occurs over time.

- G. Promote development that is appropriate to and well integrated with its environmental setting, including existing vegetation, soils, geology, topography, and drainage patterns.

Response: The Plan promotes development that responds to the Site's environmental conditions, including vegetation, soils, geology, topography, and drainage patterns. The Site is currently vacant and was historically used for automotive testing, and future development will be coordinated with existing Site conditions through grading, drainage, landscape design, and infrastructure planning.

The Master Concept Drainage Report evaluates existing topography and drainage conditions and establishes a framework for stormwater management as development occurs. The Plan also provides for site-specific geotechnical investigation and testing where necessary to determine appropriate stormwater infiltration methods. Landscape and retention area standards further coordinate planting, grading, and drainage to maintain required stormwater function while integrating these areas into the overall Site design.

- H. Preserve, where possible, any significant historical, cultural, and archaeological features of the site.

Response: Prior to ground disturbing activities, the developer will retain a qualified archaeological consultant to conduct a cultural resources survey in accordance with applicable Arizona statutes and City of Mesa requirements. If resources requiring preservation or mitigation are identified, appropriate actions will be coordinated with the relevant agencies and the City before development.

- I. Provide superior design and environmental sustainability in comparison with development reviewed under other base zoning district regulations.

Response: The Plan provides a comprehensive, Site-specific development and design framework that provides a greater level of coordinated design than would occur through application of base zoning district regulations alone. The Plan establishes integrated standards for architecture, site design, landscape, open space, shade, pedestrian circulation, lighting, screening, and building materials, with additional standards for key Site elements including The Boulevard and The Park.

The Plan also addresses energy performance, heat reduction, water-efficient landscape design, stormwater management, and other environmental considerations. Together, these standards support high-quality development and coordinated environmental performance throughout the Site.

- J. Provide a level of detail that adequately describes the relative quality and design themes of the built environment of the project, both at completion and during the phased implementation of the Community Plan.

Response: The Plan establishes detailed development and design standards that define the intended quality and character of Legacy Park, including standards for architecture, building materials, site design, landscape design, open space, pedestrian circulation, lighting, screening, parking, and signage. Additional standards for The Boulevard, The Park, the Resort Area, and specific development types further establish the design character for key areas of the Site.

These standards apply as development occurs in phases, allowing individual projects to respond to their specific use and location while maintaining consistency with the overall vision and design framework of the Plan. Section 3.E, Development Schedule, allows future development to occur in response to market demands, while the associated Development Agreement establishes the schedule and applicable commitments for the first phase of Legacy Park.

- K. Be compatible with, and not detrimental to, adjacent properties or the surrounding neighborhood(s).

Response: The Plan provides a coordinated development framework intended to maintain compatibility with adjacent properties and surrounding development. Site planning, architecture, landscape design, screening, lighting, circulation, and open

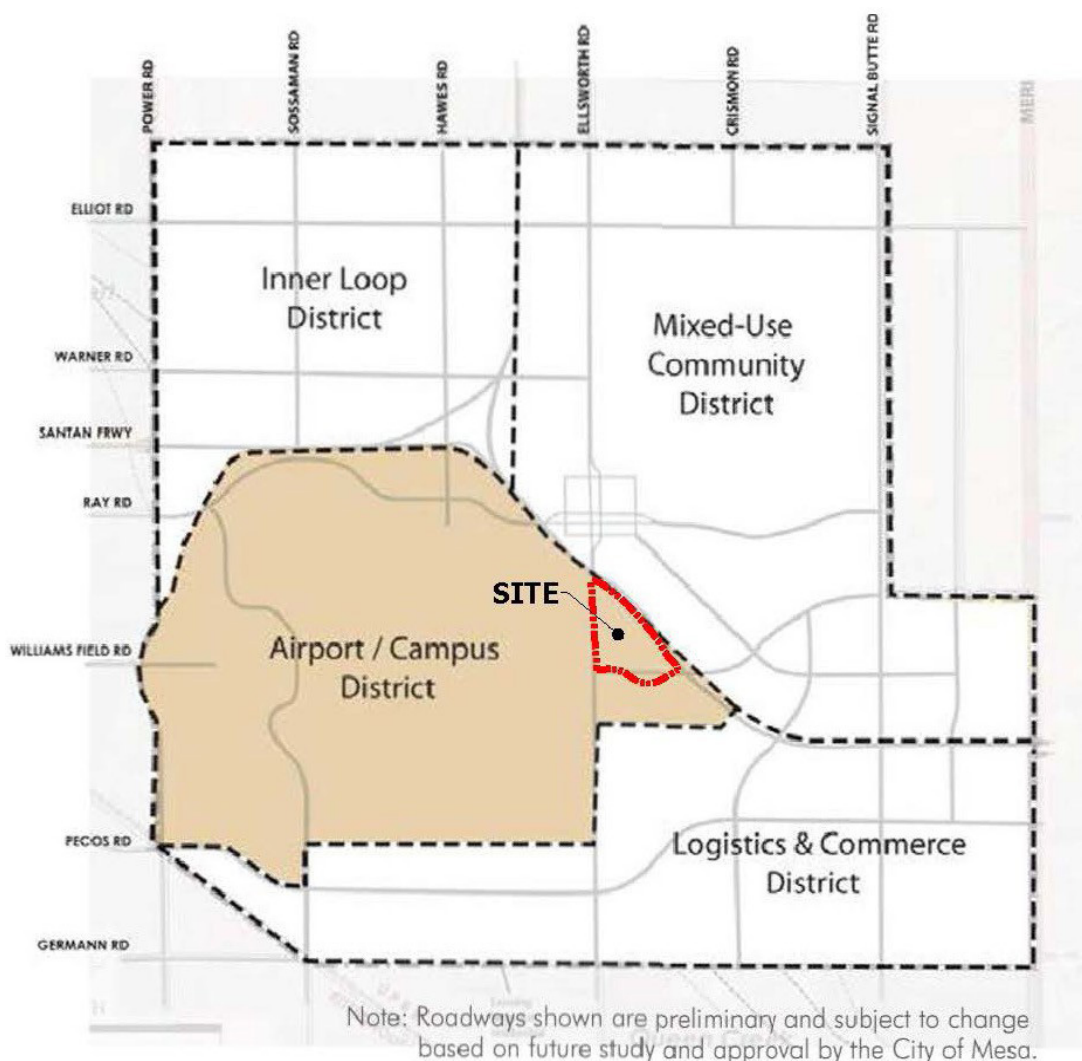
space standards provide for appropriate transitions between uses and address potential visual and functional impacts on adjacent properties.

The Plan also includes specific standards for transitions between residential and non-residential uses, requiring coordinated site planning, architecture, landscape improvements, pedestrian circulation, and other design elements to maintain visual and functional compatibility. Through these standards and the Development Plan Review process, future development will be evaluated for consistency with the Plan and compatibility with surrounding properties and neighborhoods.

2. CONFORMANCE WITH THE MESA GATEWAY STRATEGIC DEVELOPMENT PLAN

The Site is located within the Airport/ Campus District of the Mesa Gateway Strategic Development Plan.

FIGURE 1: CONTEXT WITH MESA GATEWAY STRATEGIC DEVELOPMENT PLAN DISTRICTS



2.1 CONFORMANCE WITH AIRPORT/ CAMPUS DISTRICT – FOCUS

The following addresses how the Legacy Park Community Plan conforms to the Focus, Form, and Goals of the Mesa Gateway Strategic Development Plan district of Airport Campus District.

- A. It is envisioned as a mixed-use district centered around educational opportunities, research and development functions, and airport-related uses that support the traveling public.

Response: Legacy Park provides opportunities for educational and research and development uses within its Mixed-Use Land Use Group, while the primary focus of the Plan is a mixed-use environment that supports employment, hospitality, retail, residential, and visitor-serving uses within the Airport/Campus District. The Site's proximity to Mesa Gateway Airport and the Arizona State University Polytechnic Campus allows Legacy Park to complement and support the surrounding area by providing additional employment, services, dining, hospitality, housing, and gathering opportunities for employees, students, visitors, and the broader Gateway community.

- B. Development in this area will be high-intensity and pedestrian oriented. Its pedestrian friendliness will distinguish this district from more typical airport-adjacent developments.

Response: The Plan accommodates high-intensity mixed-use development while emphasizing a pedestrian-oriented environment. Development is organized to support walkability, pedestrian comfort, and clear connections among buildings, streets, open spaces, paths, paseos, and gathering areas.

The Boulevard serves as the Site's primary mixed-use, pedestrian-oriented corridor and includes standards for building placement, storefront design, shade, streetscape improvements, outdoor seating, plazas, and other pedestrian amenities. These elements create an active, walkable environment that distinguishes Legacy Park from more conventional airport-adjacent development and supports interaction among residents, employees, and visitors.

- C. The transitional or boundary of this quadrant will predominantly be high intensity employment uses that integrate well with the on-airport uses.

Response: The Site is located near the eastern boundary of the Airport/Campus District. The Plan supports high-intensity employment and other non-residential uses, including office, medical, research and development, hospitality, retail, and business services, within a flexible mixed-use framework. These uses complement the Site's proximity to Mesa Gateway Airport and support integration between Legacy Park, airport-related activity, and the broader Gateway area.

- D. Uses in this area will address the needs of travelers and visitors and provide a smooth transition from the airport to the rest of the community.

Response: The Plan supports a mix of hospitality, dining, retail, entertainment, services, employment, and other visitor-serving uses that can serve travelers, employees, and visitors to the Gateway area. Legacy Park's location near Mesa Gateway Airport, together with its mixed-use framework, The Boulevard, The Park, and

pedestrian-oriented gathering areas, creates opportunities for an active destination that complements airport activity and connects visitors with the broader community.

- E. High density residential uses can be integrated within a mixed-use development, when appropriate.

Response: The Plan allows higher-density residential uses to be integrated within the Site's mixed-use development framework where appropriate. Residential development may be located near employment, retail, dining, open space, The Boulevard, The Park, and other Site amenities, supporting a connected mixed-use environment and contributing to the overall activity and vitality of Legacy Park.

- F. This area will be a hub of visitor activity and create the first and last impression visitors have of the community. It must therefore provide a very high-quality image,

Response: The Plan establishes high-quality development and design standards intended to create a cohesive and visually distinctive mixed-use destination. Architecture, building materials, landscape design, lighting, signage, open space, and pedestrian areas are coordinated throughout the Site, with additional design standards for key Site elements including The Boulevard, The Park, and the Resort Area.

These standards support a welcoming and attractive environment for residents, employees, travelers, and visitors and reinforce a high-quality image for Legacy Park within the Airport/Campus District.

2.2 CONFORMANCE WITH AIRPORT/ CAMPUS DISTRICT – FORM

- A. The primary elements of character and form in this area are aerospace, technology, and people.

Response: The Plan complements the aerospace and technology character of the Airport/Campus District through its proximity to Mesa Gateway Airport and by providing opportunities for office, research and development, and other employment uses. The Plan emphasizes the people-oriented component of the District through The Boulevard, The Park, pedestrian connections, shaded gathering areas, mixed-use development, and design standards that support an active and connected environment for residents, employees, and visitors.

- B. The area immediately east of the airport along Williams Field Road is envisioned as an intense office area with associated commercial uses.

Response: Legacy Park is located within the portion of the Airport/Campus District east of Mesa Gateway Airport and along Williams Field Road. The Plan allows office and other employment uses together with retail, dining, hospitality, services, and other complementary non-residential uses within its Mixed-Use Land Use Group. This flexible framework allows Legacy Park to support employment activity and associated commercial uses while responding to market conditions and the long-term needs of the Gateway area.

- C. Building and site design will emphasize pedestrian orientation and encourage seamless connectivity between the pedestrian street network and the local and regional transportation systems.

Response: The Plan emphasizes pedestrian-oriented building and Site design through a coordinated network of paths, trails, paseos, sidewalks, open spaces, and pedestrian connections. The Boulevard serves as the Site's primary mixed-use, pedestrian-oriented corridor, while The Park provides an additional organizing element connected to surrounding development through pedestrian pathways and open space connections.

The pedestrian network is coordinated with the Site's street and circulation framework and provides connections to surrounding roadways and pedestrian facilities where applicable. This approach supports pedestrian movement within Legacy Park and integration with the broader transportation network.

2.3 CONFORMANCE WITH AIRPORT/ CAMPUS DISTRICT – GOALS

The following goals are identified in the Mesa Gateway Strategic Development Plan for the Airport/Campus District. The responses below describe how the Legacy Park Community Plan supports these goals.

- A. Goal 1: Maximize potential of Mesa Gateway Airport - Projects in this area must consider height, location, and construction so that they best meet compliance with flight activity from the airport. As the area develops, the airport will provide a unique asset to many companies seeking locations with this amenity nearby.

Response: Legacy Park's proximity to Mesa Gateway Airport provides opportunities for employment, hospitality, commercial, and other uses that benefit from access to the airport and the broader regional transportation network. The Plan also addresses airport compatibility through building height, location, and airspace review requirements.

Development will comply with applicable FAA requirements and obtain any required FAA determination, Mesa Gateway Airport review, or related airspace clearance based on proposed height, location, or other applicable airspace review criteria. This framework allows Legacy Park to benefit from its proximity to the airport while maintaining compatibility with airport operations.

- B. Goal 2: Job Creation - Significant job centers are envisioned for the area of Williams Field, east of Ellsworth, and to the south of the campus area. While the main focus will be on office, research, and jobs, there will be a need for many supporting businesses and jobs. This area also contributes to the knowledge-based labor market through the programs offered by these educational facilities.

Response: The Plan supports job creation by allowing a broad range of employment-generating uses within the Mixed-Use Land Use Group, including office, research and development, medical, hospitality, retail, dining, business services, and other

commercial uses. This mix allows Legacy Park to contribute both primary employment opportunities and supporting jobs that serve businesses, residents, travelers, and visitors.

The Site's proximity to Mesa Gateway Airport and the Arizona State University Polytechnic Campus further positions Legacy Park to complement the surrounding employment and knowledge-based economy by providing additional opportunities for businesses, services, and employment within the Gateway area.

- C. Goal 3: Connectivity – Transportation/ Transit – Development on the west side of the Airport will utilize the Complete Streets concepts to provide for multiple modes of travel. The east side will focus on moving people into and out of the airport with a circulation system developed around the Airport. A local circulator will provide connectivity between both sides of the Airport and the east of the Gateway Freeway. A trail system integrated with open space will link the campus area to the urban cores and the rest of the planning area, to provide high connectivity for pedestrian and bicycle users.

Response: The Plan supports connectivity through a coordinated circulation framework that connects development areas, pedestrian routes, open spaces, The Boulevard, The Park, and surrounding streets. Paths, trails, paseos, and other pedestrian connections provide opportunities for movement throughout the Site and connections to surrounding destinations where feasible.

Legacy Park also benefits from direct access to Ellsworth Road and Williams Field Road and proximity to SR-24 and Loop 202, providing strong connections to the broader regional transportation network. This combination of internal circulation and regional access supports connectivity for residents, employees, and visitors.

- D. Goal 4: Sustainable Development – Sustainability through green building has already begun on the ASU Polytechnic campus with its recent incorporation of LEED-certified structures. The City will encourage future development to consider innovative structures and alternative energy measures on the airport and university campuses. This area also contributes to sustainability through the incorporation of pedestrian walkways through the university campus, connectivity to the airport, and its complementary cluster development. For these links to be successful, the use of the suggested landscaping, paving, and cooling strategies should be implemented.

Response: The Plan supports resource efficiency and environmental performance through standards for building design, shade, material selection, energy performance, water-efficient landscape design, irrigation, pedestrian comfort, and stormwater management. Building design standards address heat gain and allow the incorporation of on-site renewable energy systems and other energy-performance measures.

The Plan also incorporates shaded pedestrian routes, tree canopy, shade structures, open spaces, and other cooling strategies that support pedestrian comfort and help reduce heat gain and urban heat island effects. These provisions allow future development to incorporate evolving building technologies and energy measures while maintaining the overall design framework for Legacy Park.