



City Council

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To: City Council

Through: Scott Butler, City Manager
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From: Jeffrey McVay, Manager of Urban Transformation
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Subject: Downtown Mesa Micromobility and Parking Plan

Purpose

The proposed Downtown Mesa Micromobility and Parking Plan (the “Plan”) provides an examination of Downtown Mesa’s existing walkways, roadways, and parking conditions and provides a plan for expanding transportation options, including enhancing micromobility conditions (bike lanes, comfortable walkways, etc.). The Plan focuses on creating a sustainable, multimodal transportation network throughout downtown and explores options for improved connectivity between surrounding neighborhoods and downtown businesses. The study also provides recommendations for maximizing the use of existing parking resources, increasing parking supply, and preparing for future parking needs. Implementation of the Plan will help create a more active and vibrant downtown, which supports the continued growth and development of downtown Mesa.

Plan Preparation

Following a Request for Proposals process, the City of Mesa selected Stantec in Summer 2024 as the consultant to develop the Plan. Work began immediately with research of existing transportation and community plans and data related to downtown streets and parking. In Fall 2024, Stantec led in-person research efforts including micromobility and walking assessments, parking data collection, stakeholder interviews, and a public meeting to determine existing conditions and research desired outcomes for downtown. Data collection and research continued through Spring 2025, culminating in a second public meeting to review findings and get input on early recommendations. Additionally, a Mesa Listens webpage was available for public comments Fall 2024 through May 2025. Through public and stakeholder meetings along with the Mesa Listens page, residents, business owners, and property owners provided valuable input that guided Stantec’s development of the proposed Plan.

Plan Goals

The purpose of the Plan is to improve transportation options and connectivity as Downtown Mesa experiences growth in residents, jobs, students, and economic activity by creating a more sustainable, walkable, multimodal transportation network and optimizing current parking resources and planning for future needs.

The Plan's goals include:

- Foster a welcoming, vibrant, and thriving downtown environment, without displacing residents and businesses
- Improve infrastructure to promote a multimodal downtown, while maintaining convenient vehicular access
- Ensure safety for all road users, including pedestrians, transit riders, and bicyclists
- Enhance bicycle, light rail, and bus facilities to improve safety and comfort
- Improve pedestrian and cyclist crossings at major intersections across the light rail corridor
- Identify upgrades to pedestrian amenities on Main Street to improve safety and comfort
- Integrate parking solutions that support and enhance downtown activity
- Enhance wayfinding systems throughout downtown

Plan Overview

The Plan study area is defined by the square mile of Special Improvement District 228 bounded by University Drive on the north, Broadway Road on the south, Country Club Drive on the west, and Mesa Drive on the east. The Plan also considers connections to adjacent neighborhoods from the study area as well as connections to public transit and rideshare options.

The plan is organized into four sections:

1. Introduction – This section provides background on downtown, what makes a successful urban area, walkability essentials, and the study purpose, vision, goals, and schedule.
2. Existing Conditions – An examination of parking inventory, utilization, and the road network.
3. Recommendations – Suggestions for right-sizing the roadway network, parking regulation reforms, and improved wayfinding and navigation.
4. Implementation – Short-term, mid-term, and long-term improvements
5. Appendix – Background data and information

Action Plan

Section 4 of the Plan provides a summary of short-, mid-, and long-term implementation recommendations for improving downtown mobility and public parking access. It also includes recommended cross-sections for downtown streets that will guide final striping layouts for downtown streets as Transportation prepares for a four-year re-surfacing project that will impact all streets.

Many of the short-term recommendations can be implemented within currently budgeted projects/programs, such as Transportation's planned re-surfacing project described above. It is important to note that implementation of the mid-term and long-term recommendations will require future consideration as part of capital improvement planning, such as removal of traffic signals, or as part of broader policy direction, such as considering alternative parking requirements for new development.

The following table provides a summary of the Plan recommendations:

Short-term Goals	Type
Restriping plan	Improvement Projects
Establish pick-up/drop-off areas	Program
Formalize bicycle and micromobility parking locations	Improvement Projects
Adjust parking time restrictions	Improvement Projects, Program
Expand public access to quasi-private lots (shared parking agreements)	Regulatory
Daily parking pass rollout	Program
Mid-term Goals	Type
Monitor permit demand for expansion to other off-street lots and garages	Program
Reduce parking requirements for private development	Regulatory
Restriping plan	Improvement Projects
Wayfinding and navigation study	Assessment
Remove curb extensions on South Macdonald and Second Avenue to create protected micromobility lanes	Capital Improvement
Extend micromobility connections at MLK Boulevard and Second Avenue	Capital Improvement
Replace unwarranted signals with all way stop signs	Improvement Projects
Long-term Goals	Type
Establish parking benefit district by pricing preferred parking, as demand exceeds 85% in the Main Street Core; remove all time restrictions when parking is paid	Program, Regulatory
Rebuild curb lines across Downtown to provide sidewalk level bicycle facilities and narrower pedestrian crossings, while maintain parking	Capital Improvement

Conclusion and Recommendation

The proposed Downtown Mesa Micromobility and Parking Plan has the goal of creating a more active and vibrant downtown Mesa through the creation of multi-modal transportation network. The Plan recommendations include the addition of micro-mobility improvements that support non-motorized movement in downtown through more efficient use of existing rights-of-way. The proposed Plan does include mid- and long-term micro-mobility recommendations,

such as removal of traffic signals at low-volume intersections and changing of curb-lines, that will need to be funded through future capital improvement programs. However, without impacting current daily vehicle trips or the ability to accommodate increased daily vehicle trips, significant implementation of the proposed Plan micro-mobility recommendations can be accomplished over the next four years and within Transportation's existing budgeted pavement preservation program.

The proposed Plan also provides recommendations that will result in more efficient use of existing public parking facilities and increase on-street parking supply in the short-term, while providing recommendations on responding to increased parking demands in the long-term. Through adjustments to parking time limits for on-street and off-street parking, existing public parking can be used more efficiently by visitors and businesses. In addition, through Transportation's pavement preservation program, the number of on-street parking spaces can be increased by up to 250 spaces between 1st Street and 1st Avenue. Further, as visitor parking demand increases, the Plan includes long-term recommendations to maintain parking availability in an urban downtown.

Following completion, the Office of Urban Transformation presented the proposed Plan at the October 23, 2025 City Council Study Session, a community meeting held on October 27, 2025, and a Downtown Mesa Association (DMA) stakeholder meeting held on November 12, 2025. The recent community meeting was attended by residents, business owners, and property owners; and the overall response to the proposed Plan was positive. A downtown stakeholder meeting is scheduled for November 12, where businesses and property owners will be able to get more information regarding the plan.

Staff recommends adoption of the Downtown Mesa Micromobility and Parking Plan through Council Resolution.

Concurrence

The Downtown Mesa Association concurs with this recommendation.