



# COUNCIL MINUTES

April 7, 2025

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on April 7, 2025, at 6:07 p.m.

## COUNCIL PRESENT

Mark Freeman  
Scott Somers\*  
Rich Adams  
Jennifer Duff  
Alicia Goforth  
Julie Spilsbury

## COUNCIL ABSENT

Francisco Heredia

## OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

(\*Participated in the meeting through the use of video conference equipment.)

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Mayor Freeman excused Councilmember Heredia from the entire meeting.

Invocation by Reverend Tawni Garcia with First Christian Church.

Pledge of Allegiance was led by Mayor Freeman.

Awards, recognitions, or announcements.

Mayor Freeman proclaimed the week of April 5th through 11th as Court Appointed Special Advocates (CASA) Volunteer Week in the City of Mesa (COM) and presented the proclamation to Robin Pearson, Executive Director and Co-Founder of Voices for CASA Children; and Trista Guzman Glover, President of Voices for CASA Children Board of Directors. He acknowledged the volunteers for making a difference in children's lives.

Ms. Guzman Glover and Ms. Pearson expressed their appreciation to the COM for the proclamation and for the continued dedication and support for the CASA program.

## 1. Take action on all consent agenda items.

All items listed with an asterisk (\*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Councilmember Spilsbury, seconded by Councilmember Duff, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Spilsbury  
NAYS – None  
ABSENT – Heredia

Mayor Freeman declared the motion carried unanimously by those present.

\*2. Approval of minutes of previous meetings as written.

Minutes from March 17, 2025, Regular Council meeting.

3. Take action on the following liquor license applications:

\*3-a. Copper State Tap House

A taphouse is requesting a new Series 7 Beer and Wine Bar License for Stuco LLC, 1033 North Dobson Road, Suite 104 - Jeffrey Craig Miller, agent. This is an ownership transfer; therefore, the existing license held by Papago by Huss Brewing LLC will revert to the State for modification. **(District 3)**

\*3-b. Carniceria Murrietas

A convenience store is requesting a new Series 10 Beer & Wine Store License for Javier Murrieta, sole proprietor, 1911 West Broadway Road, Suite 12-16 - Javier Murrieta, agent. The existing license held by Javier Gamez-Murrieta, sole proprietor, will revert to the State. **(District 3)**

\*3-c. Extra Mile 7003 Country Club

A convenience store is requesting a new Series 10 Beer & Wine Store License for Hamro Fuel LLC, 414 West Guadalupe Road - Suresh Basnet, agent. The existing license held by Wing Pass LLC will revert to the State. **(District 3)**

\*3-d. French Toast Cafe

A restaurant is requesting a new Series 12 Restaurant License for French Toast LLC, 7641 East Guadalupe Road, Suite 104-105 - Fadi Saeb Sabeeh, agent. There is no existing license at this location. **(District 6)**

4. Take action on the following contracts:

\*4-a. Additional Vendor Awards to the Three-Year Term Contract with Two-Year Renewal Options for Safety Shoes for Various Departments as Requested by the Human Resources Department. **(Citywide)**

The City is responsible for providing safety shoes to employees who are, or are expected to be, exposed to certain workplace hazards to avoid on-the-job injuries. These contracts will increase the number of authorized vendors for the safety shoe program and offer additional convenience and high-quality product options for our employees.

A committee representing the Human Resources Department - Safety Services and Procurement Services evaluated responses and recommend awarding the contract to the highest-scored proposals from 03530 Uniforms, LLC dba Ace Uniforms of Phoenix and Colistro Family, LLC dba Red Wing Shoe Store - East Valley at \$200,000 annually (total for all vendors on contract), with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*4-b. Dollar Limit Increase to Cooperative Term Contract for Herman Miller/DIRTT Office Furniture, Products and Services for the Business Services Department. **(Citywide)**

This contract provides furniture, products and services to include Herman Miller modular furniture. The dollar limit increase is needed to accommodate outdoor furniture for the new Northeast Public Safety facility and additional furniture/office reconfiguration projects in the City Hall Tower 6th floor. This is a one-time increase for the current annual contract period. Funding exists in the department/project budget.

The Business Services Department and Procurement Services recommend increasing the dollar limit with Goodmans, Inc. by \$100,000, from \$100,000 to \$200,000 for the current annual contract period.

- \*4-c. One-Year Term Contract with Four-Year Renewal Options for Anodeless Service Risers for the Business Services Department (for the Energy Resources Department). **(Citywide)**

This contract will provide Anodeless service risers and pre-assembled Anodeless service riser kits for new service installations and repair work by Energy Resources - Gas Utility. Service risers are the portion of the natural gas service line required to transition from the underground service piping to the customer's above ground meter.

The Business Services and Energy Resources Departments and Procurement Services recommend awarding the contract to the lowest, responsive, and responsible bidders, Hubbell Gas Utility Solutions, Inc., Border States Industries, Inc., and Western Gas Technologies, Inc. at \$715,000.00, based on estimated requirements.

- \*4-d. Three-Year Term Contract with Two-Year Renewal Options for Automobile Dealers Eligibility List for Fleet Services. **(Citywide)**

This contract will provide a non-exclusive, pre-approved list of full-service auto dealers for price quotes on the purchase, delivery, and warranties of new light-duty ½ ton, ¾ ton, 1-ton trucks, sedans, trucks/SUVs, and minivans for all citywide departments.

A committee representing the Fleet Services Department and Procurement Services evaluated responses and recommend awarding the contract to the highest-scored proposals from Courtesy Chevrolet, Don Sanderson Ford, Inc. dba Sanderson Ford, San Tan Auto Partners, LLC. dba San Tan Ford, and Sands Motor Company dba Sands Chevrolet up to \$10,000,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index. The estimated spend for year one of the contract is \$8,635,000.

- \*4-e. Three-Year Term Contract with Two-Year Renewal Options for Auction Services. **(Citywide)**

This contract will provide auctioneering services to dispose of surplus City property to include vehicles, equipment, firearms, and miscellaneous surplus items for the City and its cooperative partners, including El Mirage, Apache Junction, Avondale, Casa Grande, Gilbert, Peoria, Glendale, Goodyear, City of Maricopa, Scottsdale, Surprise, and Tolleson. Other S.A.V.E. members may also purchase from the resulting contract.

A committee representing the Police, Fleet Services, and Business Services Departments, and Procurement Services evaluated responses and recommend awarding the contract to the highest scored proposals from The Public Group, LLC and Sierra Auction Management, Inc. Auctioneer compensation is a combination of fees and a seller's premium netted from the sale proceeds and buyer's premiums.

- \*4-f. Three-Year Term Contract with Two-Year Renewal Options for Swimming Pool Cool Deck Resurfacing for the Parks, Recreation and Community Facilities Department. **(Citywide)**

This contract is for pool deck resurfacing and repair, expansion joint caulk replacement and repair, and concrete crack joint repair. This contract will be used to maintain the City Aquatic Facilities decking.

A committee representing the Parks, Recreation and Community Facilities Department and Procurement Services evaluated responses and recommend awarding the contract to the single, responsive, and responsible proposal from Carefree Stone LLC at \$120,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- \*4-g. 16-Month Use of Cooperative Term Contract with Renewal Options for Security and Protection Systems and Related Equipment, Technology, Parts, Support and Services for the Mesa Police Department. **(Citywide)**

PD Information Technology (PDIT) coordinates various security projects for the Police Department as well as other departments across the City. These purchases include Access Control, Surveillance Equipment, and other security systems as well as installation, replacement equipment, technology, parts, and support.

Upcoming/forecasted projects include access control, surveillance, and security improvements at: Mesa Center for Higher Education; Mesa Convention Center; Mesa Arts Center; City Hall Tower; Pepper Street, Centennial, and Sirrine Parking Garages; PDIT; continued expansion of the Real-Time Crime Center systems; as well as other Citywide and Lifecycle Projects.

The Police Department and Procurement Services recommend authorizing the purchase using the OMNIA Partners/Region 4 ESC - TX cooperative contract with ADT Commercial, LLC and Convergint Technologies, LLC; and State of Arizona cooperative contract with APL Access and Security; at \$1,000,000, based on estimated requirements.

5. Take action on the following resolutions:

- \*5-a. Approving and authorizing the City Manager to enter into a memorandum of understanding between the City of Mesa and Soltrust Main, LLC for the completion of the development project known as The GRID including City-owned property generally

located at the southwest corner of Main Street and Pomeroy. **(District 4)** – Resolution No. 12339

- \*5-b. Authorizing and supporting the submittal of a grant application by Child Crisis Arizona to the Ak-Chin Indian Community in the amount of \$25,000 and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. – Resolution No. 12340
- \*5-c. Authorizing and supporting the submittal of a grant application by Desert Sounds Performing Arts to the Ak-Chin Indian Community in the amount of \$15,000 and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. – Resolution No. 12341
- \*5-d. Authorizing and supporting the submittal of a grant application by Desert Sounds Performing Arts to the Pascua Yaqui Tribe in the amount of \$20,000 and authorizing the City Manager to accept and administer subsequent awarded funds as a pass-through grant. – Resolution No. 12342
- \*5-e. Setting May 19, 2025, as the public hearing date to review the proposed FY2025/2026 annual assessments for the Mesa Town Center Improvement District No. 228. The proposed final assessments do not include any rate increases. **(District 4)** – Resolution No. 12343
- \*5-f. ZON24-00876 "Medina Station Freeway Landmark Monument." 61± acres located at the southeast corner of East Southern Avenue and South Signal Butte Road. Council Use Permit for a Freeway Landmark Monument. Bela Flor Holdings, LLC, owner; Davis Signs and Graphics, applicant. **(District 5)** – Resolution No. 12344

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote 7-0)

6. Introduction of the following ordinances and setting April 21, 2025, as the date of the public hearing on these ordinances:

- \*6-a. See: **Items not on the Consent Agenda**
- \*6-b. ZON24-00756 "Dixon Property." 2.5± acres located approximately 1,100 feet south of the southeast corner of East McKellips Road and North Val Vista Drive. Rezone from Single Residence-35 (RS-35) to Single Residence-35 with a Bonus Intensity Zone Overlay (RS-35-BIZ) for the development of one single residence. Eric and Jentry Dixon, owners; Sean Lake / Sarah Prince, Pew & Lake PLC, applicant. **(District 2)** – Ordinance No. 5936

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 4-0)

- \*6-c. Adding Section 1-12-10 to Mesa City Code Title 1, Chapter 12 authorizing the Mesa Municipal Court to assess court monitoring fees in the Schedule of Fees and Charges for persons sentenced to probation and persons convicted of A.R.S. § 28-1381 or § 28-1382. **(Citywide)** – Ordinance No. 5937

- \*6-d. Amending Section 1-20-4 to the Mesa City Code Title 1, Chapter 20 to provide a delegation of authority to the City Manager to extinguish, abandon, and grant certain easements and to dedicate rights-of-way and easements to the public from City-owned land; and amending Title 9 Chapter 10 regarding the extinguishment of easements. **(Citywide)** – Ordinance No. 5938

7. Discuss, receive public comment, and take action on the following ordinance:

- \*7-a. An ordinance amending the City Code Title 5, Chapter 7 (Auctioneers, Pawnbrokers, Scrap Metal Dealers, and Secondhand Dealer Licensing Requirement) to exempt those who solely sell Secondhand Goods. – Ordinance No. 5935

The primary purpose of this Chapter of the City Code is to license auctioneers, pawnbrokers, scrap metal dealers and secondhand dealers who buy and sell merchandise and to prevent the trafficking of stolen merchandise. The dealers being excluded by this amendment only sell merchandise. They do not purchase items from those who visit their business like the other businesses in this Chapter.

8. Take action on the following subdivision plat:

- \*8-a. SUB24-00976 "The Landing at Falcon Field." 33.4± acres located approximately 1,300 feet east of the southeast corner of East McKellips Road and North Greenfield Road. Final Plat. Evergreen-Greenfield and McKellips Land, LLC, developer; Optimus Civil Design Group, surveyor. **(District 2)**

**Items not on the Consent Agenda**

- 6-a. ZON24-00638 "Lofts at 121." 3± acres located at 121 and 129 North Beverly, approximately 881 feet north of the northeast corner of East Main Street and North Beverly. Rezone from Single Residence-6 (RS-6) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a 66-unit multiple residence development. Lofts at 121 LLC, owner; Tim Boyle, Atmosphere Architects, applicant. **(District 4)** – Ordinance No. 5933

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 5-0)

In response to a question from Mayor Freeman regarding the potential of continuing this item to a later date after addressing citizen concerns, City Attorney Jim Smith suggested moving forward with the presentation, citizen comments, and the Council discussion to determine how to proceed.

Mayor Freeman indicated that it was the consensus of the Council to hear from staff, the applicant, and citizens before determining how to proceed.

The following citizens addressed the Council in opposition to Ordinance No. 5933:

- Brett Stephensen, a Mesa resident
- Darryl Bradshaw, a Mesa resident
- Owen Wood, a Mesa resident
- Linda Spy, a Mesa resident
- Kyle Greenhalgh, a Mesa resident
- Mike Zeigler, a Mesa resident
- Jeremy Rowley, a Tempe resident
- Alex Vranicic, a Mesa resident
- Madison Reynolds, a Mesa resident
- Evelyn Herrmann, a Mesa resident

The following citizens addressed the Council in support of Ordinance No. 5933:

- Steven Harris, a Mesa resident

Mayor Freeman thanked the residents for their comments.

The following citizens submitted a comment card in opposition of Ordinance No. 5933, and did not wish to speak:

- Leena Reynolds, a Mesa resident
- Gayle Workman, a Mesa resident
- Mark Workman, a Mesa resident
- Terrie Hathcock, a Mesa resident
- Jana Haruska, a Mesa resident
- Clyde Jasper, a Mesa resident
- Fredesvinda Jasper, a Mesa resident
- Diana Jasper, a Mesa resident
- Dan Good, a Mesa resident
- Isabelle Main, a Mesa resident
- William Main, a Mesa resident
- John Murrietta, a Mesa resident
- Rachel Gardner, a Mesa resident
- Natalie Vitale, a Mesa resident
- David Hanley, a Mesa resident
- Eva Geerts, a Mesa resident
- Carolina Perez, a Mesa resident
- Jennifer Sandstrom, a Mesa resident
- Michael Hockenberger, a Mesa resident
- Karla Lant, a Mesa resident
- Michael Lenox, a Mesa resident
- Toni Lenox, a Mesa resident
- Steven Akers, a Mesa resident
- Wendy Mortensen, a Mesa resident
- Nasha Bartolome, a Mesa resident
- Allison Campbell, a Mesa resident
- Bonnie Campbell, a Mesa resident
- Colleen Campbell, a Mesa resident
- Mike Perez, a Mesa resident
- Erick Hernandez, a Mesa resident
- Melissa Begay, a Mesa resident
- Jordon Adler, a Mesa resident
- Nichita Marcenco, a Mesa resident
- Keisha Weight, a Mesa resident
- Rigoberto Polanco, a Mesa resident

Tim Boyle, applicant for the Lofts at 121, provided a brief history of his relationship with Mesa and the proposed area of development where he grew up. He displayed a PowerPoint presentation and reviewed the project site plan, amenities, and the efforts made to adjust the design to accommodate the concerns of the neighbors. **(See Attachment 1)**

Mr. Boyle discussed the density of the proposed project and its location adjacent to Beverly Park which is considered an amenity to the project. He mentioned the design to build the three-story units overlooking the park was intended to provide more eyes to the area and help reduce crime. (See Pages 3 through 5 of Attachment 1)

Mr. Boyle commented that the architectural design of the development was modeled after the racing pigeon lofts that were historically housed on the same property. (See Page 6 of Attachment 1)

Mr. Boyle pointed out the trees lining the north boundary of the project and the site plan designed to provide a barrier to the neighboring homes. (See Pages 13 through 17)

Mr. Boyle described the high-quality design features of the units and the individual garages which are intended to provide the residents with the experience of living in a house, rather than an apartment with a parking garage. (See Pages 19 through 27)

Mr. Boyle reviewed the concerns of density, property values, crime, traffic and parking in comparison to similar developments in the area. (See Pages 28 through 44)

Councilmember Duff identified that the site plan displayed on page 31 of Attachment 1 was outdated and did not reflect the reduction of units. She highlighted the proximity of the proposed development to Beverly Park, and the neighboring townhomes, apartments and mobile homes.

Planning Director Mary Kopaskie-Brown confirmed that the application being reviewed is currently presented as a for-rent complex and provided a brief overview of the process to convert the ownership to for-sale units in the future. She verified that the complex is not considered high density and pointed out the traffic studies that have been conducted and the updated architecture design meant to complement the neighborhood.

Responding to a question from Councilmember Duff, Interim Transportation Director Erik Guderian discussed the option of adding a cul-de-sac to 2<sup>nd</sup> Street and identified the challenges of retrofitting the existing street due to right-of-way and distance requirements for emergency services.

In response to a question from Councilmember Spilsbury, Mr. Guderian supported the theory that traffic becomes slower when the streets are more crowded. He reported that based on traffic studies conducted in the subject area, the speeds and volume recorded did not indicate the need for speed humps. He provided details about the traffic study findings and confirmed that the estimated amount of traffic is normal for a road in a neighborhood like the location of the proposed development.

Responding to a question from Councilmember Adams, Mr. Guderian affirmed that the proposed development is considered a transit-oriented development (TOD) due to the proximity to the light rail system and based on an estimated professional average as identified by national standards.

Ms. Kopaskie-Brown verified that trips and parking were both considered when evaluating the multi-family development application because the proposed location offers the opportunity to utilize several different modes of transportation.

Mayor Freeman thanked Mr. Boyle for the presentation and asked the Council how they would like to proceed.

Councilmember Duff expressed her opposition to the motion for continuation.

In response to a question from Councilmember Adams, Mr. Smith stated that the Balanced Housing Plan is currently in place and explained that the COM does not enforce ownership or rentals in the plan.

Mr. Smith reiterated that this is a legislative act, and that the Council had full discretion to approve or deny the proposed development.

It was moved by Councilmember Adams, seconded by Councilmember Somers, that agenda Item No. 6-a, ZON24-00638 "Lofts at 121," be continued to a future date to allow time for additional review.



Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Goforth–Spilsbury  
NAYS – Duff  
ABSENT – Heredia

Mayor Freeman declared the motion carried by majority vote of those present.

9. Items from citizens present.

Lawrence Newton, a Mesa resident, addressed the Council regarding the traffic issues in the Las Sendas neighborhood.

The following citizens spoke in support of diversity, equity, and inclusion (DEI) in the COM:

- Allyson Burton, a Mesa resident
- Landon Phillips, a Mesa resident
- Monica Phillips, a Mesa resident
- Liz MacDonald, a Mesa resident
- Michael Soto, a Mesa resident

Carey Davis, a Mesa resident, addressed the Council regarding the 2025/2026 COM budget.

The following citizens addressed the Council in opposition of DEI in the COM:

- Antonnette Andruzzi, a Mesa resident
- Dorean Taylor, a Mesa resident

9. Adjournment.

Without objection, the Regular Council Meeting adjourned at 8:04 p.m.

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MARK FREEMAN, MAYOR

ATTEST:

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HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 7<sup>th</sup> day of April 2025. I further certify that the meeting was duly called and held and that a quorum was present.

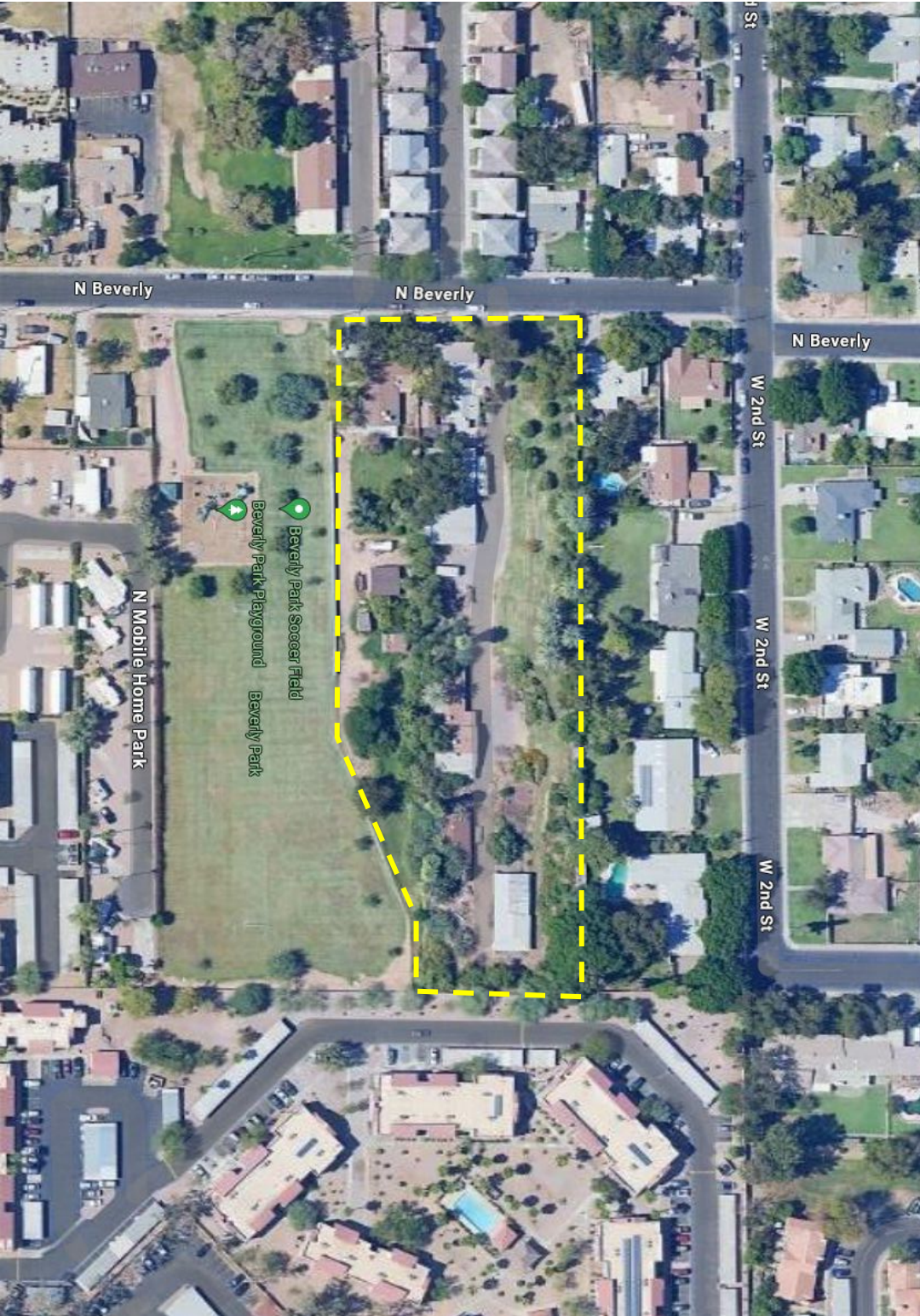
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HOLLY MOSELEY, CITY CLERK

# Lofts at 121 N Beverly - Townhome Development







Partnership with Beverly Park





# Structure modeled after racing pigeon lofts



**Nadine**  
\$450K

**NEW KIM**  
\$1.9 mil

**Bolt**  
\$430K

**Golden Prince**  
\$536K

**Top 10 MOST EXPENSIVE RACING PIGEONS**

**Armando**  
\$1.4 mil













**PROJECT INFORMATION**

Address 121 N Beverly  
 Mesa, AZ 85201  
 APN 158-53-0114  
 Site 158-53-0114  
 158,685 SF  
 (3.15 acres)  
 Zoning RHD  
 Necece RHD + MND  
 Allowed Density (RHD) 94.6 du  
 158 Fire Suppression

**COMPARATIVE**

17,200 SF  
 39,200 SF  
 29,400 SF  
 40 Units = 613 SF = 42%  
 40 Units = 968 SF =  
 6.3%  
 Lot Area (77%)  
 BLDG 56,429 SF  
 11,418 SF  
 WALKWAY 101,088 SF = 24%  
 TOTAL

**OPEN SPACE**

121 N BEVLY GRP 121 = 8,100  
 121 N BEVLY GRP 122 = 16,200  
 OPEN SPACE PROVIDED 13,488 SF  
 PRIVATE 13,488 SF  
 TOTAL 13,488 SF  
 ADJACENT PARK 124,443 SF

**PARKING**

REQUIRED 1 = 420  
 PROVIDED 1 = 420  
 VISITOR 68 \* 2  
 TOTAL 158

**BIOCYCLE PARKING**

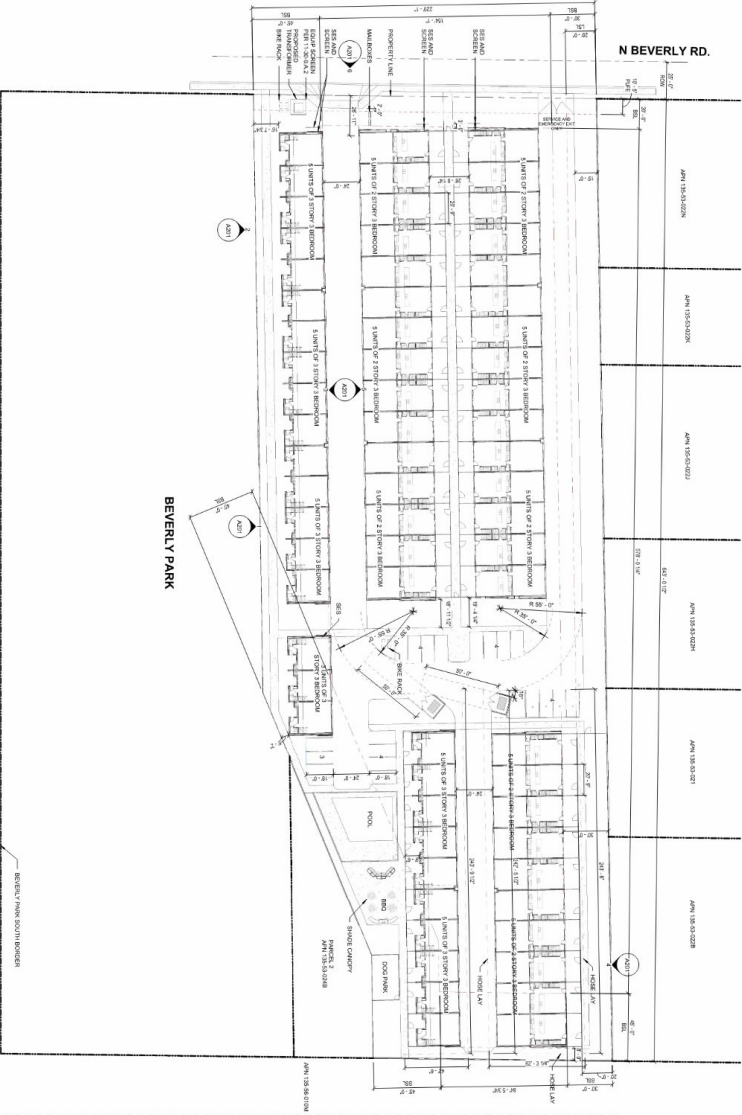
Required 15.0  
 Provided 18

**TASKS/CALCULATIONS**

68 units @ 2 car per week 34  
 3 car per week 12  
 2 High per week 10  
 Fire Sprinkler

**NOTES**

1. ALL TIME CEMENTS TO BE INSTALLED AT EXISTING GRADE.



1 SITE PLAN  
 158-53-0114

- RESIDENT
- PRIVATE WAY
- DRIVE/ALC.
- WALKWAY
- PARK
- GATE/ACCESS



no.	date	description

**121 N BEVERLY  
 LOFTS**

121 N BEVERLY  
 MESA, AZ 85201  
 PROJECT NO. 24029  
 DATE: 10/07/24

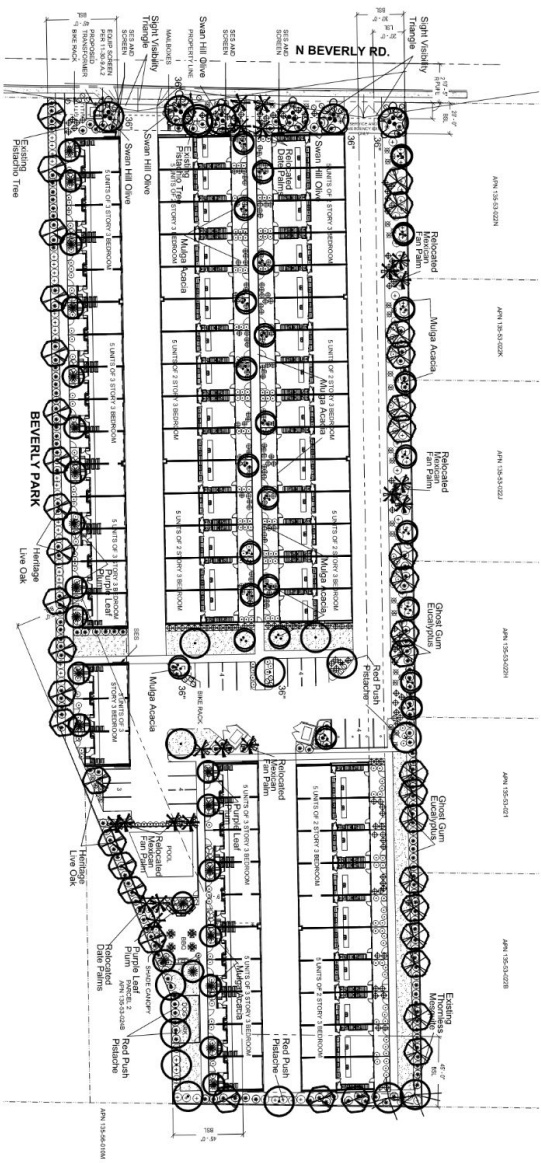


**atmosphere**  
 architects  
 atmospheres architects  
 p.o. box 5267  
 mesa, az 85211

contact: Tim Boyle  
 email: tim@atmosarch.com  
 tel: 917-528-0323

**SITE PLAN**

**AS101**



Existing  
 Pecan Tree

**PRELIMINARY LANDSCAPE PLAN**

SCALE 1"=30'-0"



**PLANT CALCULATIONS**

<b>STREET RIGHT-OF-WAY LANDSCAPING:</b>	
Linear Feet of Frontage— 218	Trees provided— 10
(1 Tree per 20 Linear ft.)	Shrubs provided— 80
(2 Shrubs per 20 Linear ft.)	
<b>ADJACENT PROPERTY LINE LANDSCAPING:</b>	
Linear Feet of Adjacent Property Line— 1447	Trees provided— 58
(1 Tree per 25 Linear ft.)	Shrubs provided— 300
(2 Shrubs per 25 Linear ft.)	
<b>PAVING LOT LANDSCAPING:</b>	
Total Parking Islands— 8	Trees provided— 8
(1 Tree per 15' Parking Island)	Shrubs provided— 24
(2 Shrubs per 15' Parking Island)	
<b>PLANT SIZE:</b>	
STREET RIGHT-OF-WAY	Required — 3
(Min. 20% of required trees)	Provided — 5
ADJACENT PROPERTY LINE	Required — 3
(Min. 20% of required trees)	Provided — 3
ADJACENT PROPERTY LINE	Required — 29
(Min. 20% of required trees)	Provided — 58
30" Box	Required — 1
36" Box	Required — 1
(Min. 10% of required planting (all trees))	Provided — 7
(All trees other than required 36" Box trees)	

**PLANT MATERIAL LEGEND**

SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height/Spread)	QUANTITY
	Mature Medium Density Planting	6' x 6'	2
	Mature Medium Density Planting	6' x 6'	1
	Mature Medium Density Planting	6' x 6'	2
	Mature Medium Density Planting	6' x 6'	13
	Mature Medium Density Planting	6' x 6'	7
	Mature Medium Density Planting	6' x 6'	21
	Mature Medium Density Planting	6' x 6'	22
	Mature Medium Density Planting	6' x 6'	6
	Mature Medium Density Planting	6' x 6'	1
	Mature Medium Density Planting	6' x 6'	1

**L001**

**LANDSCAPE PLAN**

contact: Tim Boyle  
 email: tim@atmosphera.com  
 @317.526.0923



121 N BEVERLY  
 MESA, AZ 85201  
 PROJECT NO. 24029  
 DATE: 01/20/25

121 N BEVERLY  
 LOFTS

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

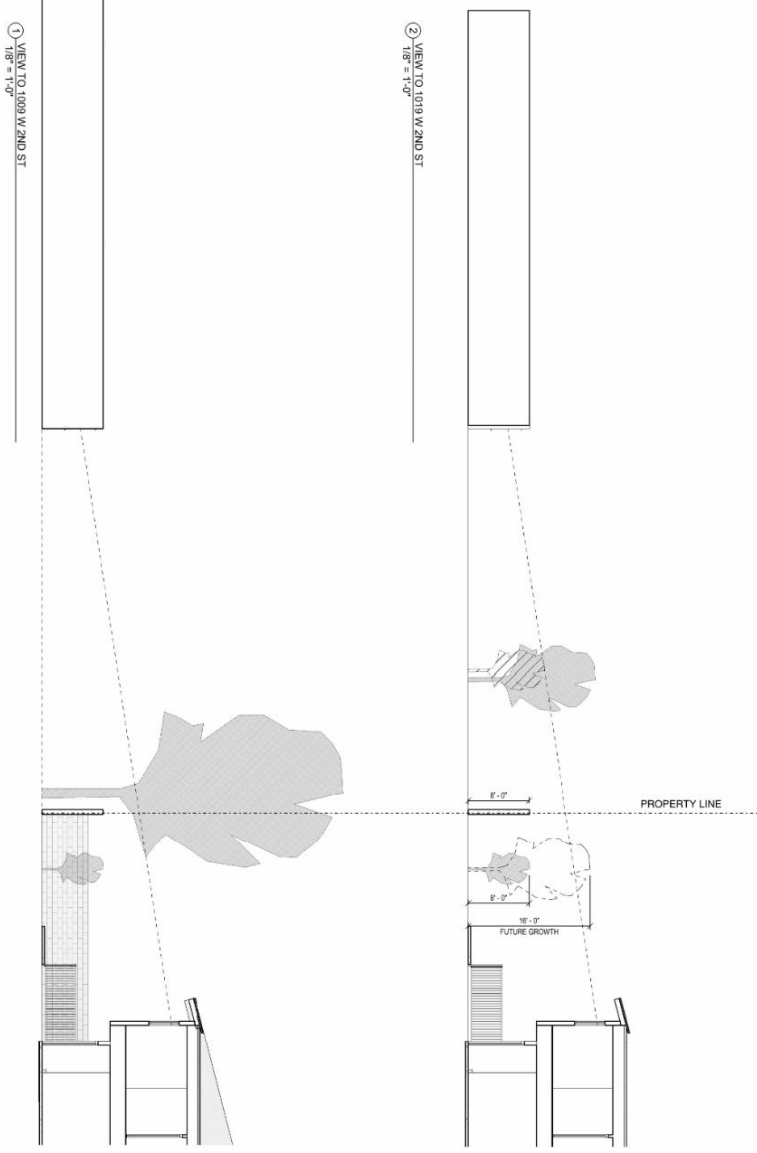


APR 7 2025  
 121 N BEVERLY  
 MESA, AZ 85201









**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

no.	date	description

**121 N BEVERLY  
 LOFTS**

121 N BEVERLY  
 MESA, AZ 85201  
 PROJECT NO.: 24029  
 DATE: 01/17/25



**atmosphere**  
 architects  
 atmosphere architects  
 p.o. box 5267  
 mesa, az 85211

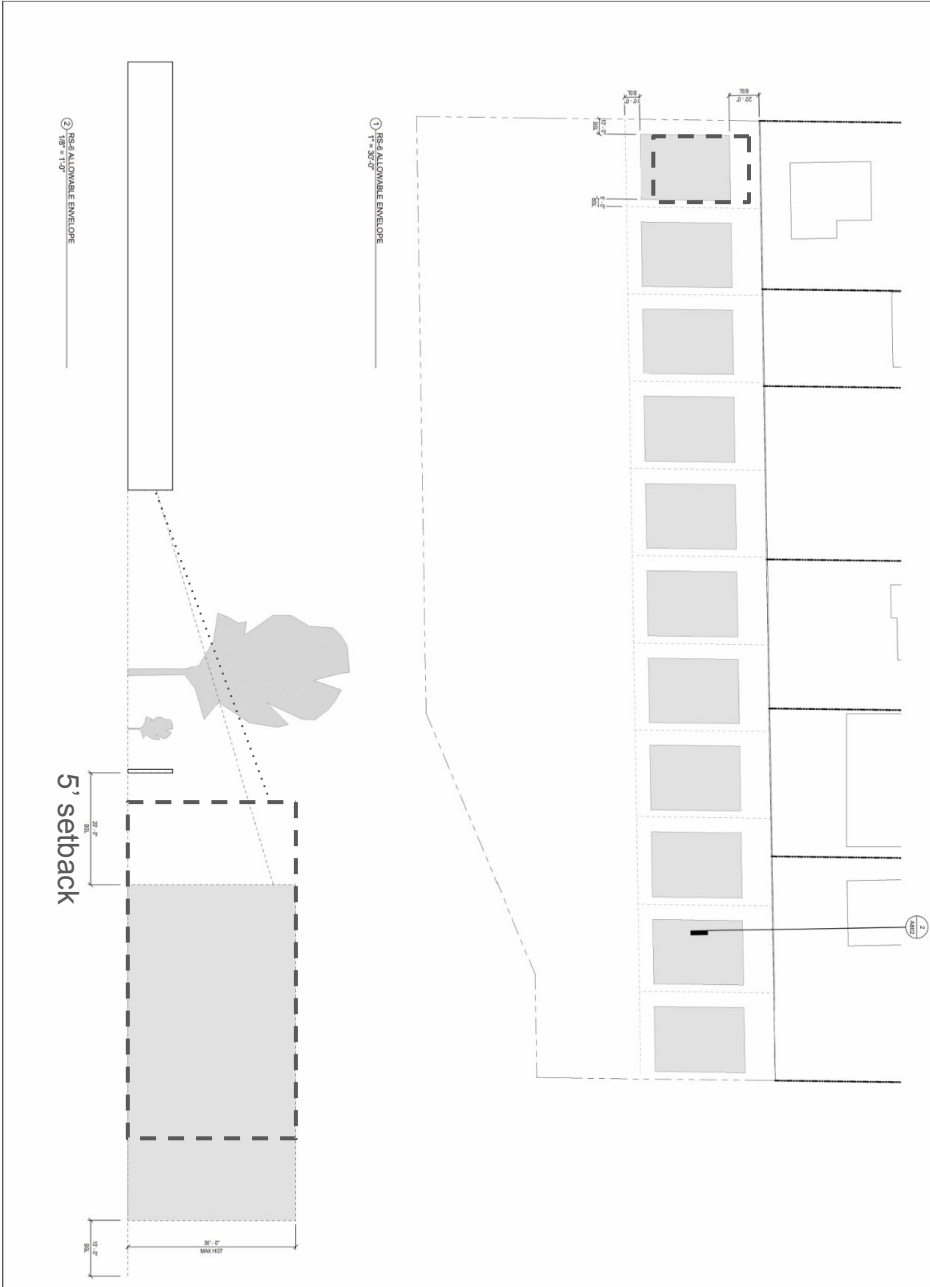
contact: Tim Boyle  
 email: tim@atmosarch.com  
 tel: 917-526-0323

**NEIGHBOR  
 SIGHTLINE**

**A801**

SES:

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no.	date	description



**121 N BEVERLY  
LOFTS**

121 N BEVERLY  
 MESA, AZ 85201  
 PROJECT NO. 24029  
 DATE: 04/07/25



**atmosphere**  
architects

atmosphere architects  
 114 W main st.  
 mesa, az 85201

contact: Tim Boyle  
 email: tim@atmosarch.com  
 tel: 917-526-0923

**RS-6 SITE DIAGRAM  
A802**

**PROJECT INFORMATION**

Address 121 N Beverly  
 Mesa, AZ 85201  
 APN 155-53-0114  
 Site 155-53-0114  
 151,685 SF  
 (3.15 acres)  
 Zoning RHD  
 Redevelopment  
 Adjacent City (RHD-3)  
 94.6 ft  
 61 ft  
 151' Fire Suppression  
 151' Fire Suppression

**CONFORMANCE**

17,200 SF  
 39,200 SF  
 40,000 SF  
 58,400 SF  
 42%

**OPEN SPACE**

121' x 300' (36,300 SF) = 8,100 SF  
 121' x 300' (36,300 SF) = 8,100 SF  
 121' x 300' (36,300 SF) = 8,100 SF  
 121' x 300' (36,300 SF) = 8,100 SF  
 121' x 300' (36,300 SF) = 8,100 SF  
 121' x 300' (36,300 SF) = 8,100 SF

**PARKING**

REQUIRED 1 = 42  
 PROVIDED 1 = 42  
 VISITING 10  
 TOTAL 152

**BIOCYCLE PARKING**

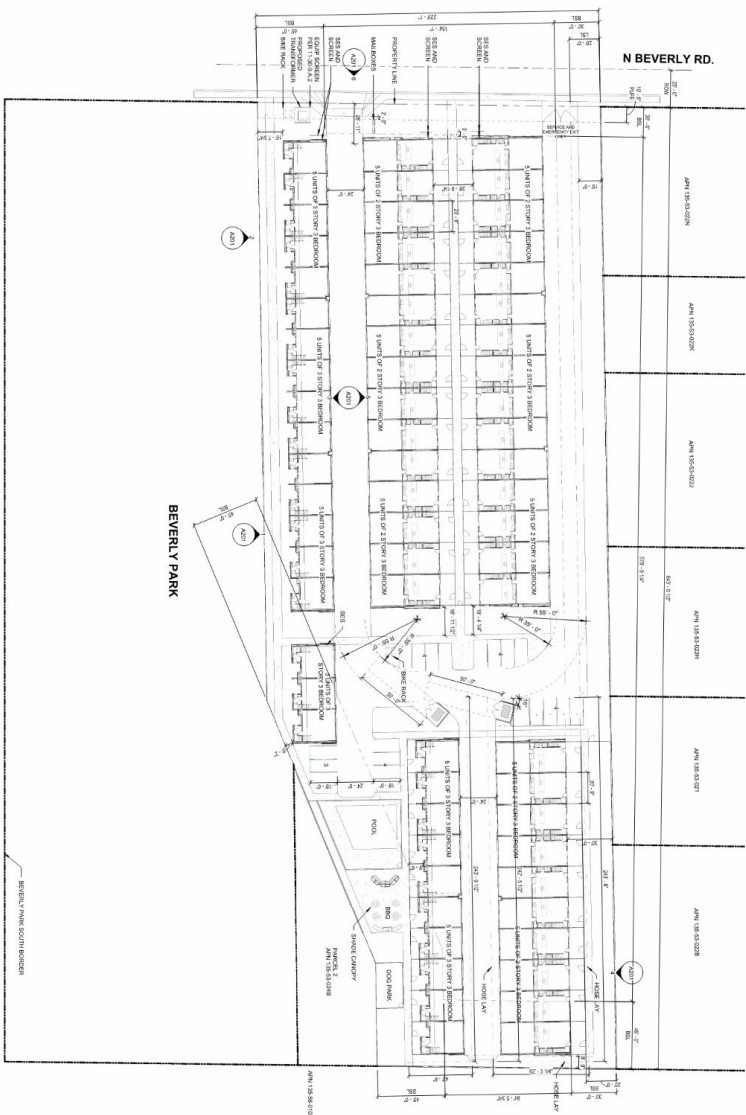
Required 15  
 Provided 18

**TARIFF CALCULATIONS**

63 units @ 2 cut per week 34  
 3 cut per week 12  
 2 high per week 10  
 Free Storage

**NOTE:**

REPLACE CURBS TO BE INSTALLED AT  
 121 N BEVERLY  
 121 N BEVERLY  
 121 N BEVERLY



no.	date	description



**121 N BEVERLY  
 LOFTS**

121 N BEVERLY  
 MESA, AZ 85201  
 PROJECT NO. 24029  
 DATE: 10/07/24

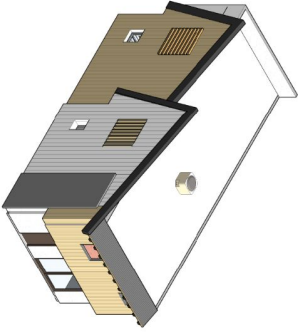


**atmosphere**  
 architects

atmosphers architects  
 p.o. box 5267  
 mesa, az 85211  
 contact: Tim Boyle  
 email: tim@atmosphers.com  
 tel: 917-528-0323

**SITE PLAN  
 AS101**

① ISOMETRIC BLDG 8



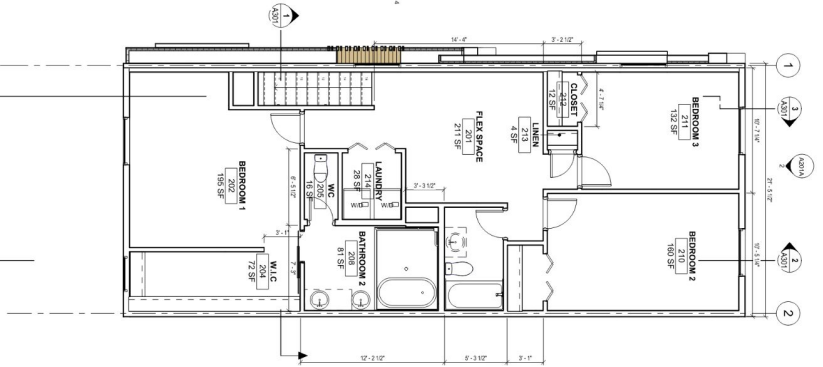
② ISOMETRIC BLDG 2



③ SECOND FLOOR

1/4" = 1'-0"

LIVABLE AREA - 1,047 SQ. FT.



④ FIRST FLOOR

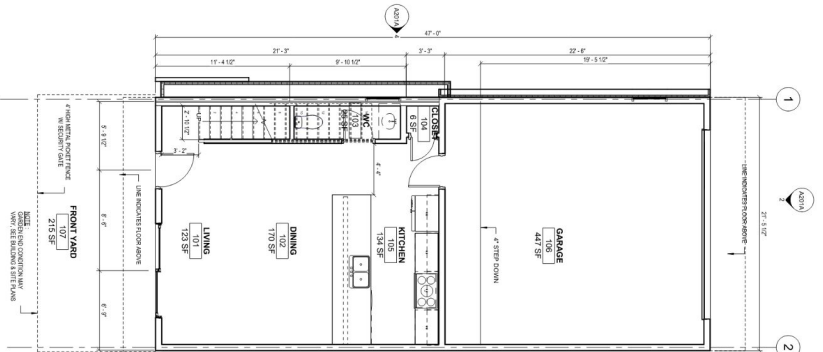
1/4" = 1'-0"

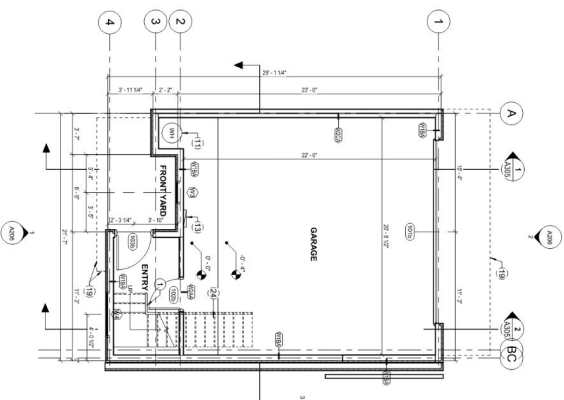
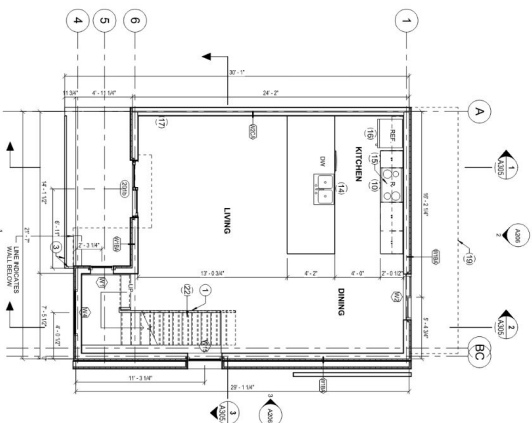
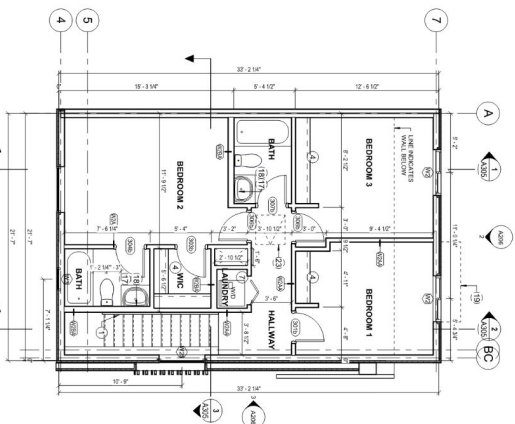
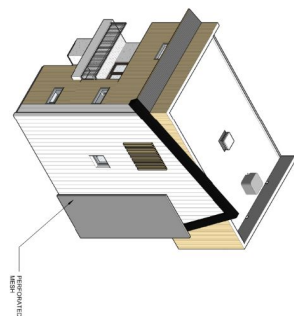
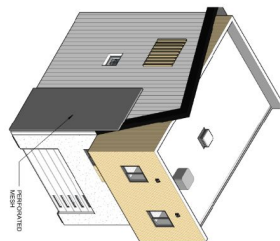
LIVABLE AREA - 4,733 SQ. FT.

FRONT YARD - 219 SQ. FT.

UNIT LIVABLE AREA - 1,529 SQ. FT.

UNIT GROSS AREA - 2,194 SQ. FT.



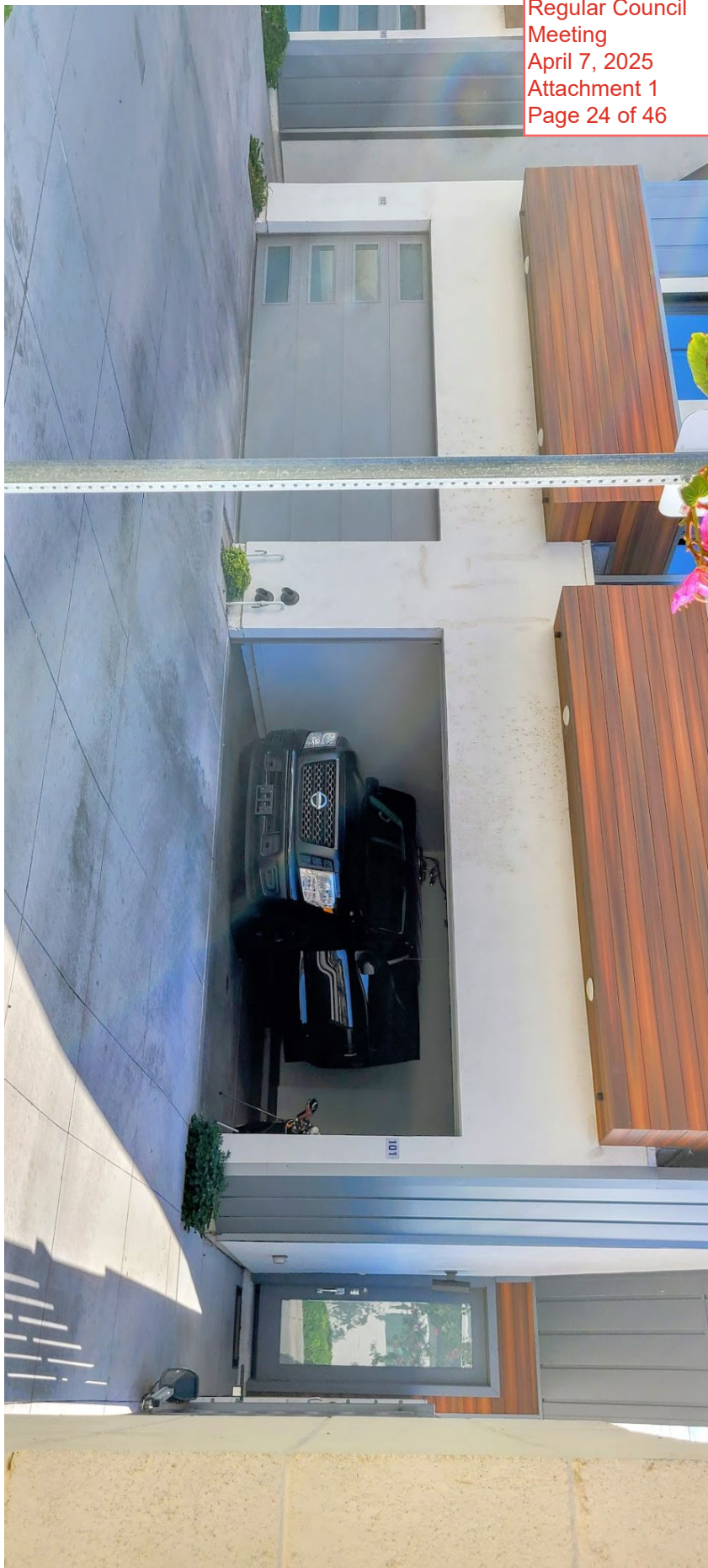


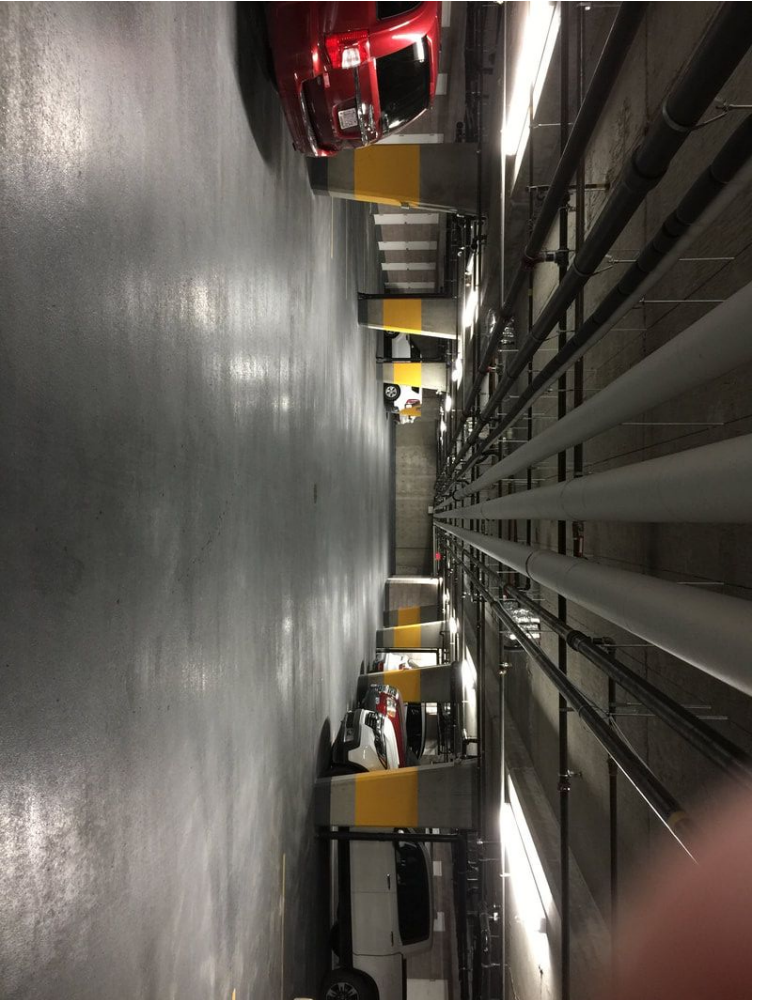
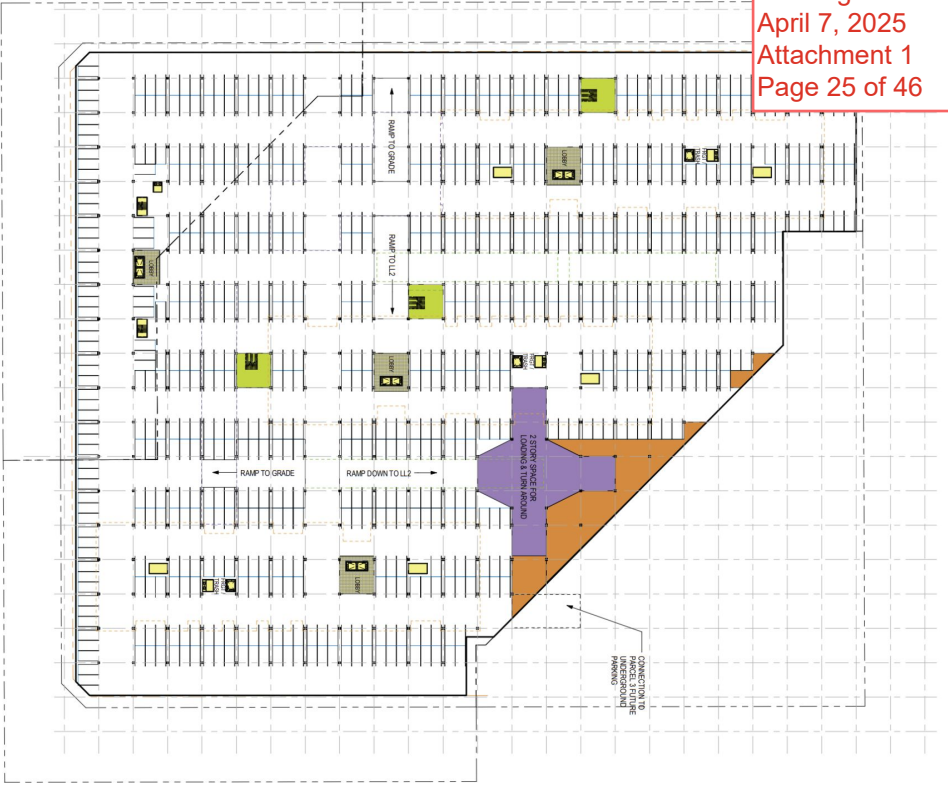




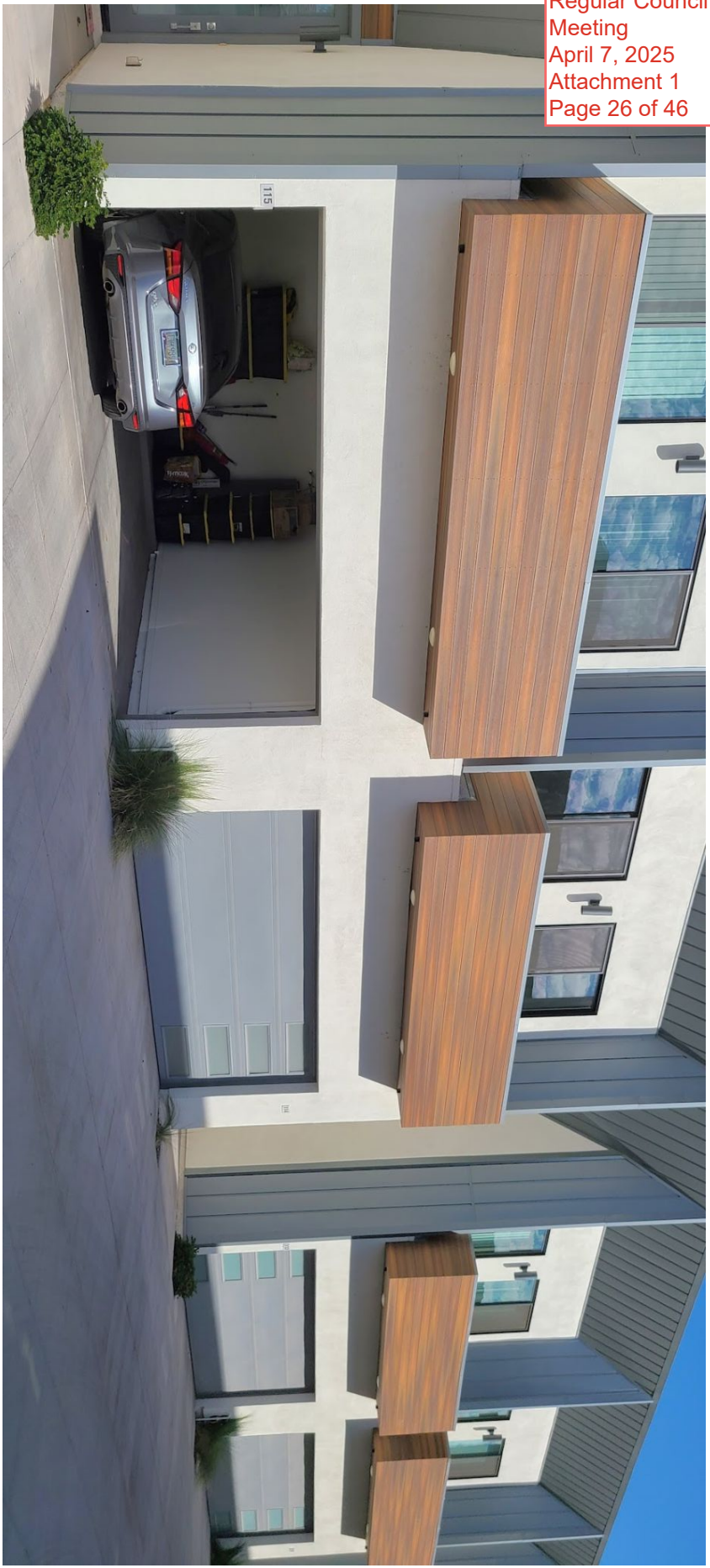








**B120**  
LOWER LEVEL 1  
①  
OPTIMA CENTER KIERLAND  
© 2024 THE TRISTAR COMPANY





**Concerns:**

**Density:**

**Property Values:**

**Crime:**

**Traffic:**

**Parking:**

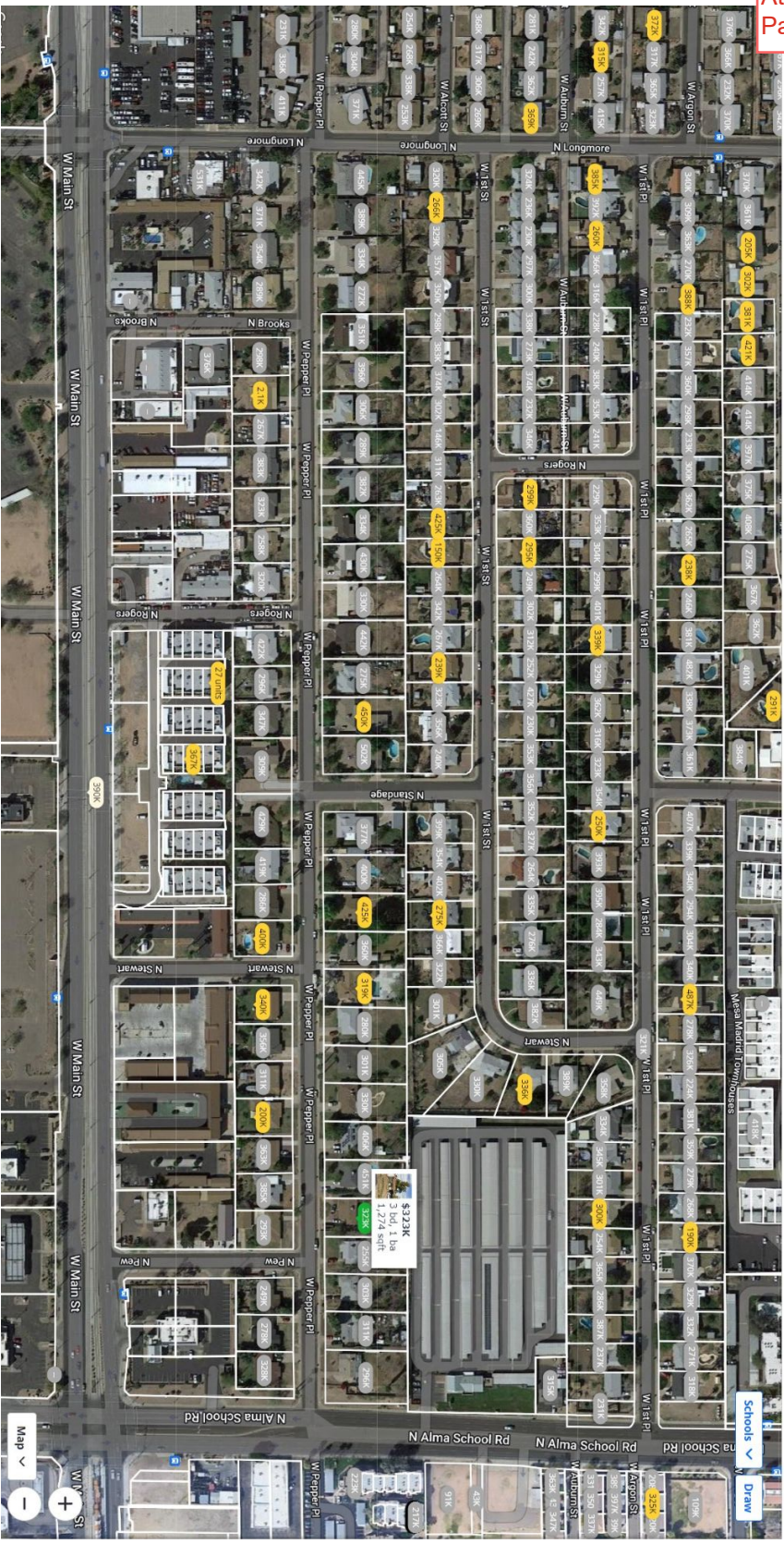
















Regular Council Meeting  
 April 7, 2025  
 Attachment 1  
 Page 36 of 46

City Crime Map

Only display events within buffer

ANALYTIC LAYER Agency Layers

Either City, address or coordinates

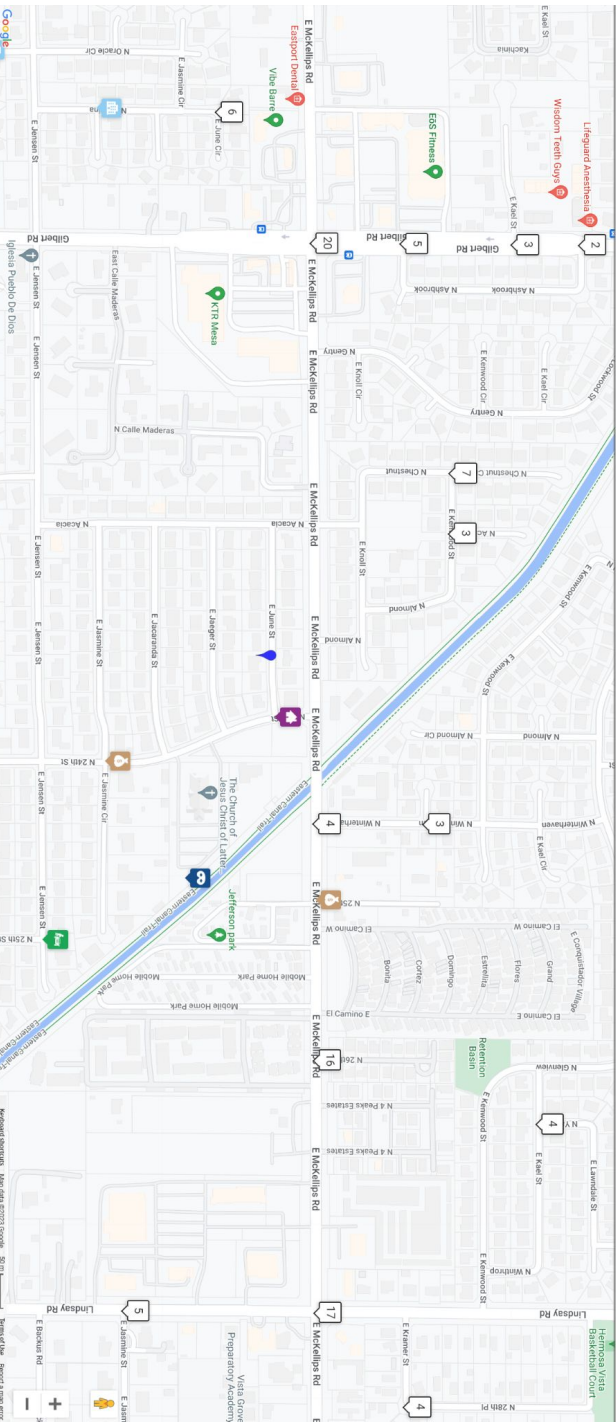
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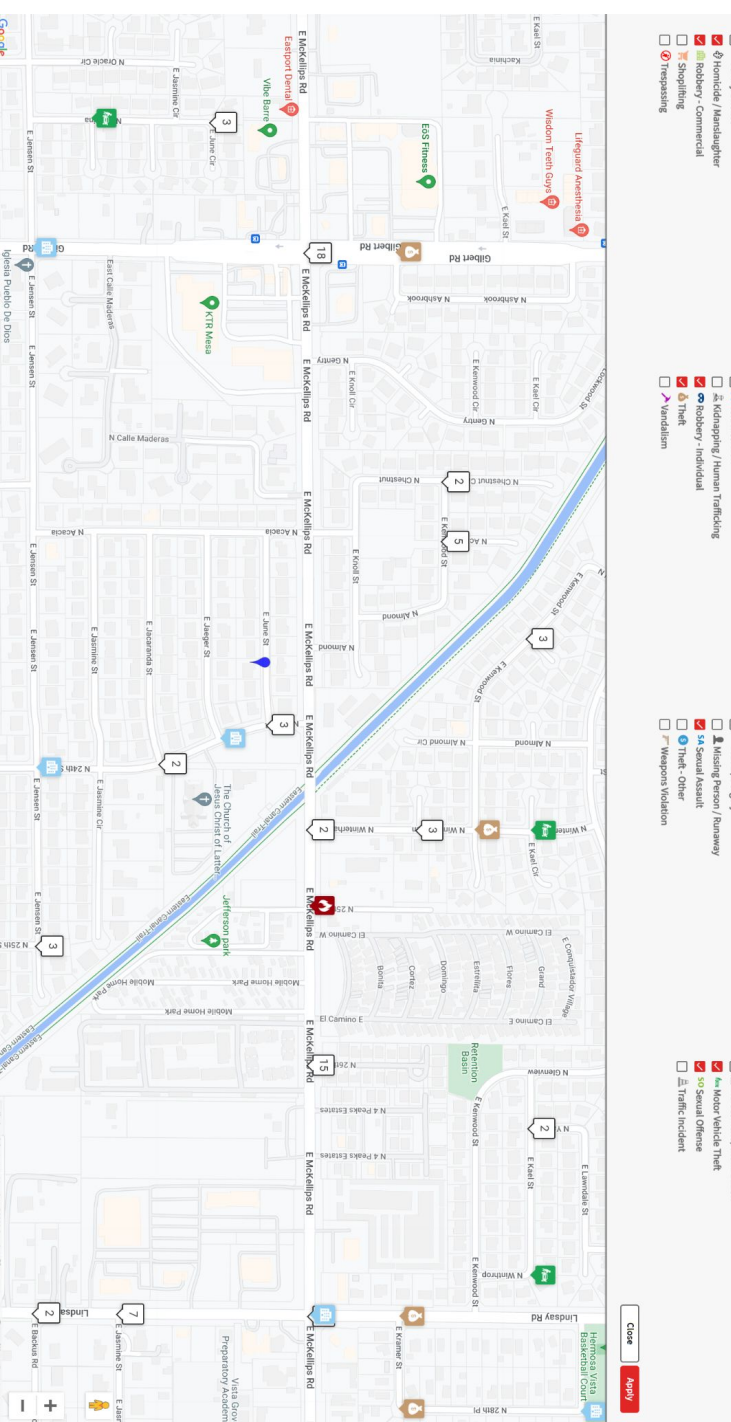
Legend:

- All Other - Criminal
- Assault - Simple
- Burglary - Residential
- Death Investigation
- H Family Offense
- Homicide / Manslaughter
- Robbery - Commercial
- Shoplifting
- Trespassing
- All Other - Non-Criminal
- Attempted Homicide
- Child Abuse / Neglect
- Child Support / Summons
- Driving Under the Influence (DUI)
- Fraud / Forgery
- Missing Person / Runaway
- Robbery - Individual
- Theft - Other
- Weapons Violation
- Arson
- Burglary - Commercial
- Civil / Court Violation
- Drugs / Narcotics Violation
- Harassment / Intimidation
- Motor Vehicle Theft
- Sexual Offense
- Traffic Incident

Hide Show



# Regular Council Meeting April 7, 2025 Attachment 1 Page 37 of 46



**Crime Map**

Only display events within buffer

Agency Layers

Enter city, address or coordinates

TIMEFRAME PRESET Select a Pre Def. ...

Date Range: 01/01/2016 - 01/01/2018

Map controls: Home, Layers, Full Screen, Refresh, Print, Zoom In, Zoom Out, Measure, Info

City Crime Map

Only display events within buffer

ANALYTIC LAYER

Agency Layers

Enter City, address or coordinates

Select a Pre-def. ...

Filter

DATE RANGE

01/01/2018 - 01/01/2020

Map Legend

- All Other - Criminal
- Assault - Simple
- Burglary - Residential
- Disorderly Conduct
- Field Interview
- Kidnapping / Human Trafficking
- Robbery - Commercial
- Shoplifting
- Trespassing
- All Other - Non-Criminal
- Attempted Homicide
- Cation / Summons
- Driving Under the Influence (DUI)
- Fraud / Forgery
- Missing Person / Runaway
- Sexual Assault
- Threat - Other
- Weapon Violation
- Arson
- Burglary - Commercial
- Civil / Court Violation
- Drive / Narcotics Violation
- Harassment / Intimidation
- Motor Vehicle Theft
- Sexual Offense
- Traffic Incident

Go Live

Map Data: Map data ©2025 Google, Imagery ©2025 Google, 500m

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RELIX

2018-2019  
 (The Alan Built 2018)

# Regular Council Meeting April 7, 2025 Attachment 1 Page 39 of 46

- All Other - Criminal
- Assault - Simple
- Burglary - Residential
- Death Investigation
- Hit Family Offense
- Homicide / Manslaughter
- Robbery - Commercial
- Shoplifting
- Trespassing

- All Other - Non-Criminal
- Attempted Homicide
- Citation / Summons
- F/T Driving Under the Influence (DUI)
- Fraud / Forgery
- Kidnapping / Human Trafficking
- Missing Person / Runaway
- SA Sexual Assault
- Theft - Other
- Weapons Violation

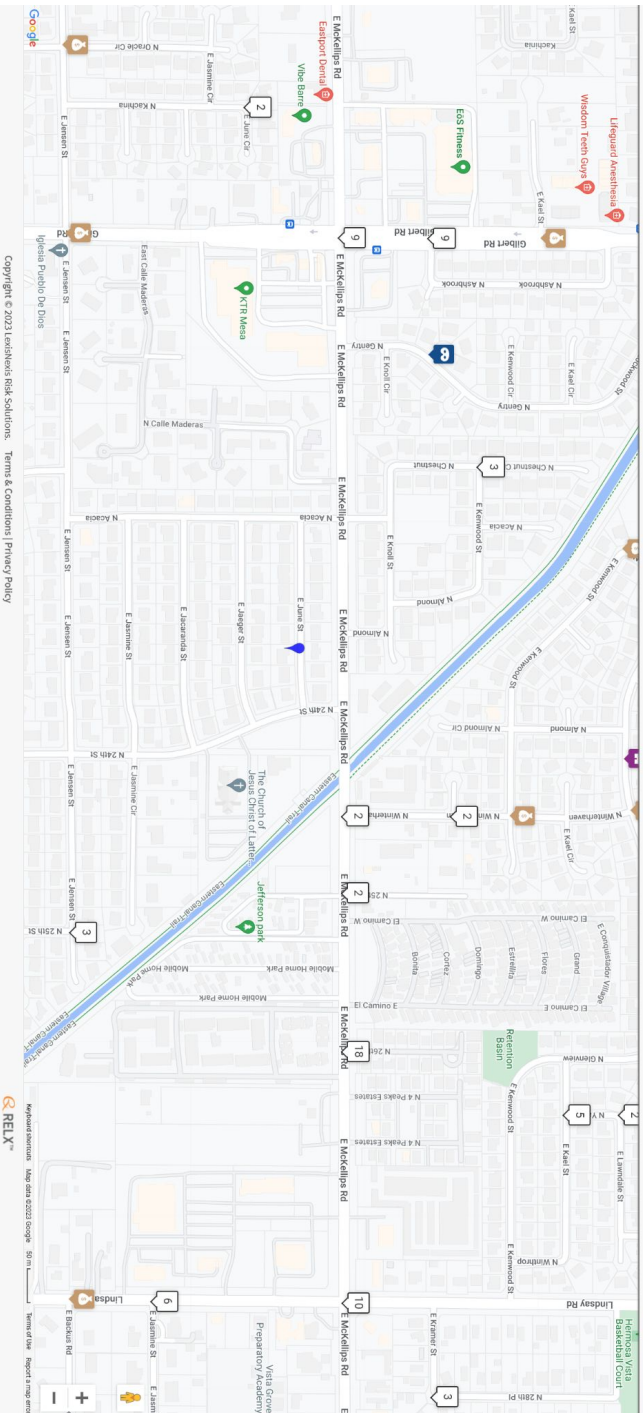
- Arson
- Burglary - Commercial
- Civil / Court Violation
- Drug / Narcotics Violation
- Harassment / Intimidation
- Motor Vehicle Theft
- SA Sexual Offense
- Theft - Other
- Traffic Incident
- Weapons Violation

- All Other - Criminal
- Assault - Simple
- Burglary - Residential
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- Hit Family Offense
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- Missing Person / Runaway
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- Arson
- Burglary - Commercial
- Civil / Court Violation
- Drug / Narcotics Violation
- Harassment / Intimidation
- Motor Vehicle Theft
- SA Sexual Offense
- Theft - Other
- Traffic Incident
- Weapons Violation

Close Apply





Regular Council Meeting  
 April 7, 2025  
 Attachment 1  
 Page 40 of 46

- All Other - Criminal
- All Other - Non-Criminal
- Assault - Simple
- Attempted Homicide
- Burglary - Commercial
- Burglary - Residential
- Child Abuse
- Disorderly Conduct
- Fraud - Interview
- Fraud - Review
- Kidnapping / Human Trafficking
- Missing Person / Runaway
- Robbery - Commercial
- Robbery - Individual
- Sexual Assault
- Theft
- Threat
- Trespassing
- Vandalism
- Weapons Violation

City Crime Map

Enter city, address or coordinates

▼ Filter

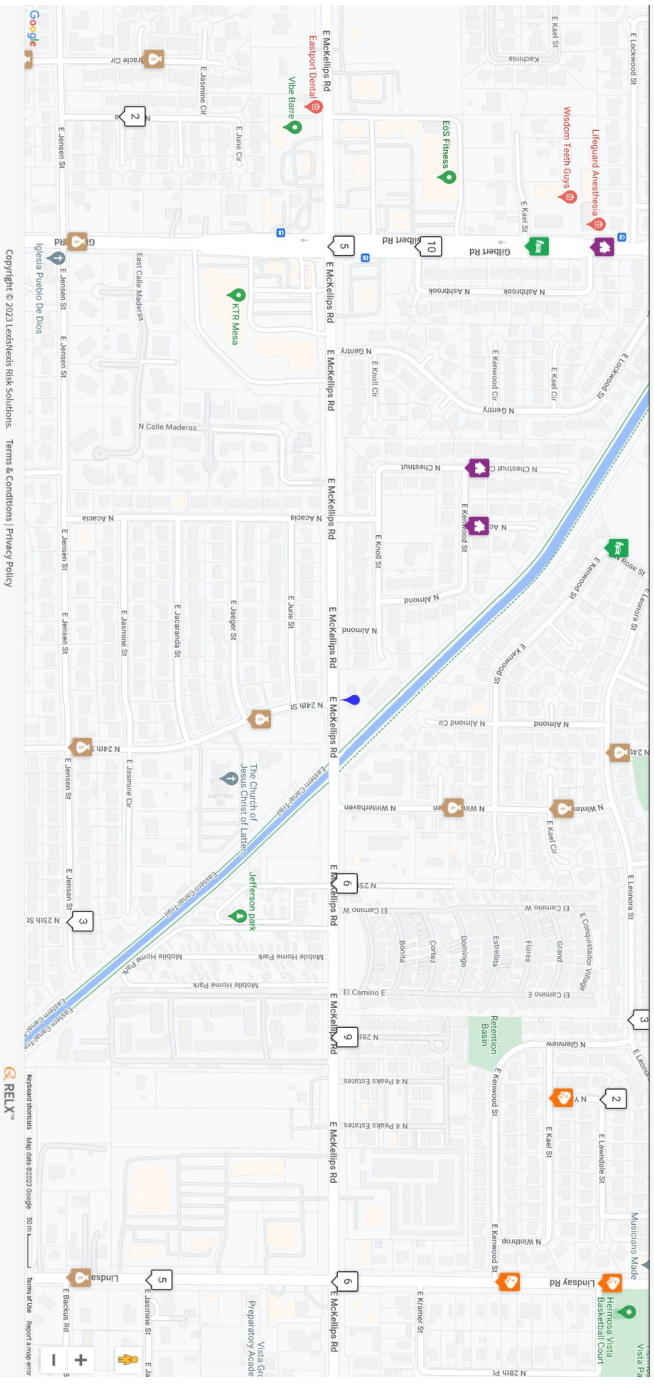
DATE RANGE PRESET Select a Pre-Def. ...

Date Range 01/01/2022 - 01/01/2024

Analysis Layer Agency Layers

Only display events within buffer

Close Apply



10, 2024  
 Architects

Phone: (917) 526-0323

Email: [trn@atmosarch.com](mailto:trn@atmosarch.com)

Website: [www.atmosarch.com](http://www.atmosarch.com)

7/17/2024

7/17/2024

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7/17/2024



**Subject:** 121 N. Beverly Traffic Calming Review,  
 Between Main Street and University Drive, east of Alma School Road – Mesa, Arizona

Dear Mr. Boyle,

Y2K Engineering, LLC (Y2K) has been retained to evaluate traffic calming options in an established residential neighborhood east of Alma School Road, between Main Street and University Drive, in the City of Mesa, Arizona. This memorandum evaluates existing vehicle speeds, existing vehicle volumes, and projected future volumes from a new development. The analysis will determine if traffic calming measures are appropriate in the neighborhood, based on published Guidance from the City of Mesa Speed Hump Policy (January 2018).

Figure 1 depicts a vicinity map of the general area.

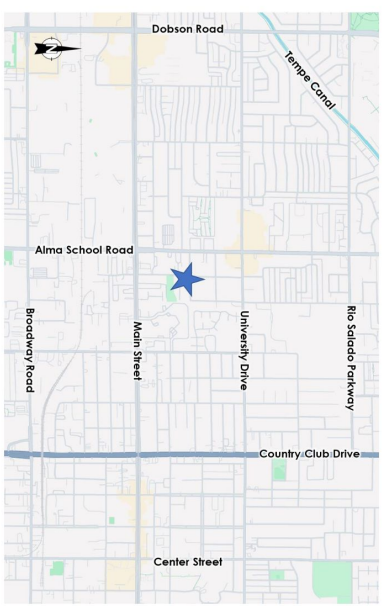


Figure 1: Project Vicinity Map



1921 S. Alma School Rd, Ste 204 | Mesa, AZ 85210



480.696.1701



[info@y2keng.com](mailto:info@y2keng.com)

121 N. Beverly – Traffic Calming Review  
 North of Main Street and East of Alma School Road – Mesa, AZ  
 December 2024



**NEW DEVELOPMENT**

A proposed residential development with approximately 65 dwelling units is planned immediately north of Beverly Park. The site will redevelop an existing 3.15-acre parcel that currently serves single-family homes into two-story townhomes with attached garages. The townhome community will provide a total of 161 parking spaces for residents and guests, while only 147 parking spaces are required. It is acknowledged that the site is less than one-half mile away from the valley metro light rail station on Main Street. This proximity will allow many residents and guests to utilize the public transportation system and make less vehicular trips in and out of the community.

As the future community will create more vehicles on the surrounding roadway, a trip generation, distribution, and assignment was prepared to assess the anticipated future volumes.

**TRIP GENERATION**

The trip generation for the proposed townhomes were estimated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11<sup>th</sup> Edition. ITE's Trip Generation Manual contains data collected by various transportation professionals for a wide range of different land uses. The data summarized in the manual includes average rates and equations that have been established, correlating the relationship between an independent variable describing the development size and the generated trips for each categorized land use.

ITE Land Use Code 215 Single Family Attached Housing was utilized. The dwelling units are envisioned to be condos with attached garages and will be constructed in groups of five. This land use code is the best fit for these types of residences. The weekday, AM peak hour, and PM peak hour datasets all had over 20 studies conducted and showed a strong correlation between points with an R<sup>2</sup> value greater than 0.75; therefore the linear equation was utilized. The trip generation is shown in Table 3 and worksheets are provided in Attachment B.

Note: although the site is near the light rail and will likely see a portion residents using public transportation, a reduction factor was not applied to the trip generation in order to maintain a conservative analysis.

Table 3: Trip Generation – Weekday

DESCRIPTION OF LAND USE	ITE LUC	Size	VEHICLE GENERATED TRIPS						
			Daily Total	AM Peak Hour Enter	PM Peak Hour Enter	Total Exit			
Single-Family Attached Housing	215	65 DU	446	7	21	28	21	14	35
<b>Total</b>		<b>446</b>	<b>7</b>	<b>21</b>	<b>28</b>	<b>21</b>	<b>14</b>	<b>35</b>	

As summarized in Table 3, the proposed residential community is anticipated to generate a total of 446 daily trips (entering and exiting), 28 trips during the AM peak hour, and 35 trips during the PM peak hour. The greatest hourly entering volume occurs during the PM peak hour, when 21 entering trips are anticipated. The greatest hourly exiting volume occurs during the AM peak hour, when 21 exiting trips are expected.

**TRIP DISTRIBUTION AND ASSIGNMENT**

The generated trips for the proposed development were distributed and assigned to the surrounding neighborhood streets to assess realistic traffic volumes and patterns that may be expected with the



t of the site. The distribution was based on access to the nearby US 60 and Loop 202 freeways, the management and traffic signals at nearby intersections (such as Beverly/Main Street and Loop/University Drive) and the locations of major attractions such as schools, commercial areas, and ment.

Due to Beverly forming a right-in/right-out driveway with Main Street, the entering and exiting patterns are assumed to differ due to connections to the greater roadway network. The intersection of Westwood/University Drive is signalized and leads to several public schools further north, which may attract different entering and exiting vehicle trips. 2nd Street is a closer and more direct route to the townhomes compared to 2nd Place, and is therefore expected to be utilized significantly more. The distribution percentages and assignment volumes for the new development are depicted in Figure 4.

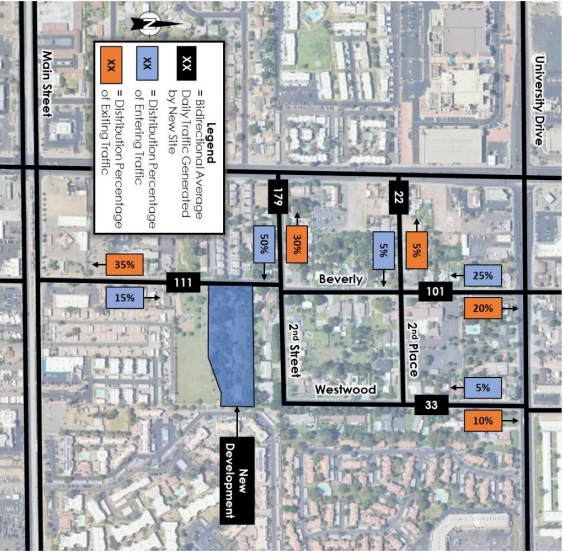


Figure 4: Proposed Site Distribution and Assignment

ly – Traffic Calming Review  
 in Street and East of Alma School Road – Mesa, AZ  
 024



many of the data is shown in Figure 3.

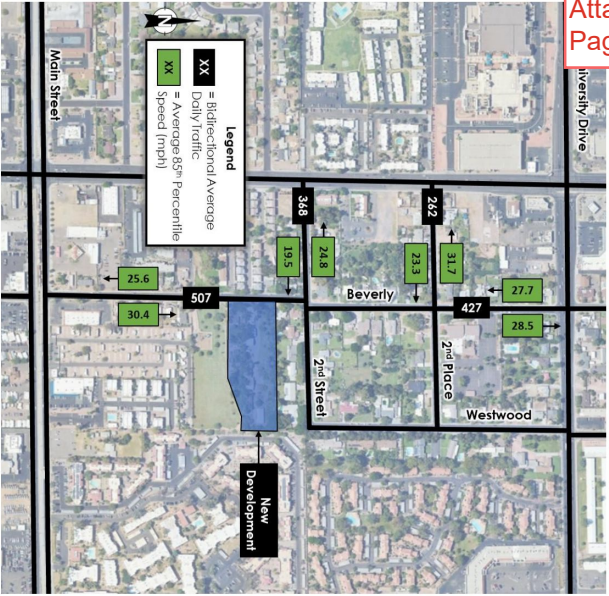


Figure 3: Existing Traffic Volumes and Speeds

121 N. Beverly – Traffic Calming Review  
 North of Main Street and East of Alma School Road – Mesa, AZ  
 December 2024



**TOTAL VOLUMES**  
 The total volumes combine the existing collected counts and the anticipated future volumes generated by the residential development. The few existing vehicular trips from the existing parcel are assumed to be negligible and were not removed from the overall volumes. The total volumes are depicted in Figure 5.

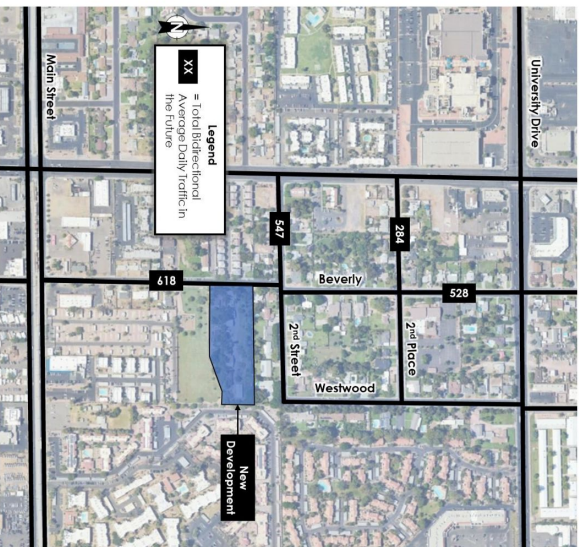


Figure 5: Total Volumes



2 CALMING COUNTERMEASURES

ing speeds at the studied locations within the Beverly neighborhood are considered within a range. However, in the event that speeds increase or there is a desire to slow vehicles within the community, other countermeasures could be explored for deployment. Traffic calming is an effective way to slow vehicles through a variety of methods. Drivers need the friction of a higher environment in order to be able to slow down. Traffic calming is an approach that modifies physical elements within a street environment to encourage a reduction in vehicular speeds. Traffic calming can also improve the "feel" of the street, enhance aesthetic value, improve the equity of transportation modes, improve safety (decreased injury severity with reduced speeds), improve air quality and noise levels, all while continuing to accommodate motor vehicle traffic.

The design of traffic calming elements should consider the characteristics of the roadway facility and impacts to the surrounding roadway network, bicycling, transit vehicles, and emergency vehicle access. Some appropriate traffic calming elements for the community are described below.

RAISED MEDIUM/GATEWAY TREATMENT

A raised median island is placed in the center of a roadway, typically dividing directional traffic for a limited distance, encouraging slower speeds. Median islands are most effective with raised curbs and landscaped elements to reduce the open feel of the street. Raised medians can be installed as an entryway treatment or at a mid-block location. Raised medians placed near intersections serve as a visual indication of the entrance to a community. A raised median island placed at the entrance to a community is referred to as a gateway or entryway treatment.



Figure 6: Gateway Treatment Example

TRAFFIC CIRCLE

A traffic circle is intended to mitigate speeding through intersections. A traffic circle is a raised island at an unsignalized intersection which circulates traffic through the intersection by requiring motorists to yield to vehicles already in the intersection. Operations at a traffic circle are similar to a conventional roundabout; however, roundabouts are designed to handle higher traffic volumes. Traffic circles are typically applied in areas with low traffic volumes and one lane in each direction and typically have a smaller radius than a roundabout. A traffic circle requires drivers to slow down as they traverse the intersection and provides a landscaped area in the middle of the roadway, making the roadway appear visually narrow.



Figure 7: Traffic Circle Example



CHOKER/MIDBLOCK EXTENSION

A choker is a midblock curb extension that results in a narrower roadway for a short distance. This traffic calming treatment is most effective on a one-lane one-way street or a two-lane two-way street. The choker serves as a "pinch point", which encourages slower speeds. A choker reduces vehicle lanes to a minimum width and moves the curb to the edge of the lane. On-street parking and street drainage may be affected by the installation of chokers.



Figure 8: Choker Example

POTENTIAL CONSIDERATIONS

Based on a preliminary review of the area, a traffic circle might be a good candidate for consideration at the intersection of Beverly and 2<sup>nd</sup> Place. In the immediate area, the northbound direction on Beverly and the westbound direction on 2<sup>nd</sup> Place had the highest speed differential between the posted and 85<sup>th</sup> percentile speeds. A small traffic circle (with vegetation to visually narrow the roadway) may help slow speeds. Further evaluation will be necessary to determine the feasibility of construction to ensure minimum turning radii for trucks are met and there are no disruptions to drainage.

Due to the offset north and south legs at Beverly and 2<sup>nd</sup> Street, a traffic circle is not a good candidate for consideration at the Beverly/2<sup>nd</sup> Street intersection.



Figure 9: Schematic of Traffic Circle at Beverly/2nd Place

## Density:

Property Values: no effect

Crime: no effect

Traffic: 35 trips peak hour, about 1 car every 2 minutes

Parking: 7 guest per code, 18 guest provided

(Mesa Standard: 2.1 spaces per dwelling. Light rail proximity: 1.6 spaces per dwelling)

# Questions?

