

## Highlights

623 S Mesa Dr, Mesa Arizona



Atmosphere Architects presents Highlights, an infill project located along Mesa Dr, south of downtown. The project looks to turn the currently vacant lot on which it is situated into a multifamily development that is appropriate for this corridor. The project will take advantage of already-in-place infrastructure, providing additional system users without additional improvement outlays.

Highlights is made up of 3-story attached townhomes with attached garages. The narrow site along with a number of standard regulations provide challenges to creating a site plan for the development that faces and engages with the street. With this in mind, we used the design of the buildings to address this challenge. On the facades, there are angled edges highlighted in bright colors inspired by the nearby Mesa Urban Garden. While the buildings themselves are primarily oriented in the cardinal directions, the angled edges give an illusion of width and will engage passersby at various moments.

Another feature of the project is the amenity area that provides a landscape oasis. It is inspired by the Underwood Family Sonoran Landscape Laboratory found on UofA campus. There, HVAC condensate and rainwater are redirected to an above ground retention area that also provides seating space. The retention has different landscape character areas at different depths. The water sequentially fills each basin until finally; it fills the seating area too (see photos below). We are designing the project's amenity area to work similarly.





## Surrounding Zoning



The project's .57-acre parcel has low intensity commercial buildings to the north (NC), a large multifamily development (RM-4) to the south, and low density multifamily (RM-2) to the east and west. The parcel itself is zoned RM-2. We are seeking a rezone to RM-4 BIZ. With the size of the parcel being 2-3x larger than similarly zoned nearby parcels and its position along the Mesa Dr. arterial near downtown, the density allowed by the RM-4 zoning feels more suitable.

*Highlights* consists of 15 3-story 2-bedroom units. All units will have attached 2-car garages at the Mesa required dimensions of 22' x 20'. Visitor parking will also be included.

Due to the parcel's narrow dimensions along with the sizeable requirements of solid waste and transportation, we are seeking a number of BIZ deviations in order to realize this project.



BIZ Overlay District Approval Criteria 1 and 2.

1. Provide distinctive, superior quality designs. (11-31-32)

a. 11-31-32

A. **Holistic Approach to Project Design.** *Varied, high-quality, regionally appropriate building materials, used in distinctive building forms, building massing and detailing that result in a note-worthy example of holistic site design, architecture, landscaping and signage; and*

The project design features passive cooling principles in the building orientation, recessed balconies, and the use of white stucco on the facades providing regionally appropriate materials and forms.

While the site is narrow, the project engages the street by facing as many units as possible towards it. The angled areas of the wall, highlit in various colors inspired by the Mesa Urban Garden, were designed with the site's narrowness specifically in mind. The angled edges give an illusion of width and will engage passersby at various moments providing distinctive detailing for the project

The landscape and amenity design highlight the use of water by reusing rainwater and HVAC condensate. This minimizes the amount of potable water needed to support the landscaping and causes the landscaping to change with the seasons, connecting residents with their environment to provide holistic site design and landscaping. The project also takes advantage of existing infrastructure as the city grows. See 2.a below.

B. **Responsive Approach to Site and Sub-Area Context.** *Architectural and landscape architecture details and features that reflect the character defined in Sub-Area Plans or Character Area Design Guidelines, that are harmonious with adjacent development patterns, integrate with the physical conditions of the immediate site, and create a unique sense of place; and*

Project design has angled planes of various colors. These angles can create an appearance of engaging the street beyond the site frontage and can give a dynamic visual for passersby. The colors were chosen to for their similarity to colors often used in south-central Mesa like the Fiesta district and Mesa Urban Gardens.

C. **Sustainable Design.** *Site design, architecture and landscaping features that address the local climate to reduce summer sun penetration and provide summer sunshade protection for pedestrians, promote energy and water conservation, promote the preservation or creation of open space, provide for and encourage the use of multiple modes of transportation, utilize existing infrastructure, and create the opportunity for social interaction; and*

The orientation of the buildings is primarily East-West as is appropriate for our local climate. The buildings feature recessed balconies to provide summer sunshade protection while still benefiting from natural light.



The proposed amenity area will use rainwater and HVAC condensate in order to conserve water. Due to its nature as an infill project, the development utilizes existing infrastructure and is near public transportation options.

- D. Exceeds Standards.** *Provision of details and features that exceed the criteria and standards specified in Sections 11-5-3, 11-5-5, 11-6-43, 11-6-4 (AS applicable), 11-7-3, 11-8-5, 11-8-6 and Chapters 30 through 34, where applicable; and*

By modifying Base Zone standards, the design for the project finds a balance between the many requirements of the MZO and other city departments in order to provide a development that is appropriate for an urban infill development near the city center with access to existing utility and transportation infrastructure. The open space requirements are exceeded in this site layout.

- E. Great Public Spaces.** *Details and features that create attractive, comfortable environments for pedestrians; ensure safe, useful and well-integrated open or public spaces; and include high quality amenities.*

Having a building facing the street puts additional eyes on it for a safer pedestrian environment.

Despite a tight site, the landscape and amenity design make the most of the available area by integrating retention into the amenity area and reusing HVAC condensate and rainwater to promote a lush landscape that will change with the seasons and connect residents with the environment. The rain garden is a feature that will be unique to the project. In addition to the main amenity area, another area is included on the north side of the property with shading, tables and seating. It is not included in the open area calcs, but is included to provide additional options for outdoor use by residents.

2. Address Environmental performance standards outlined below:

- a. Site selection criteria. Sites shall meet one or more of the following criteria.*
- i. Redevelop and rehabilitate economically distressed properties (particularly greyfield sites), damaged sites or environmentally contaminated 'brownfield' sites.*

Project is a development of a vacant property.

- ii. Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.*

The site has existing utility and transportation infrastructure.

- iii. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible.*

Site is within ¼ mile of existing bus stops.

- b. *Site design criteria. Designing the site to facilitate alternative modes of transportation and to reduce onsite environmental impacts.*
- i. *Provide safe and secure storage for bicycles. For commercial, employment or institutional projects, bicycle storage areas shall be within 200 yards of the building entrance, and shall have a designated and convenient pedestrian access route connecting the storage area to the building. For residential projects, safe and secure bicycle storage areas shall be provided on-site for a minimum 15% of the residents.*

Most bicycle parking will be accommodated in unit garages, but an additional 6 spaces have been added.

- ii. *Include priority location parking for low-emission vehicles in parking areas.*

Low-emission vehicles are provided priority parking in the attached private garages of the units. Four additional spaces are provided for visitor parking.

- iv. *Provide the number of parking spaces designed to serve a development site consistent with the number of spaces required to meet the minimum parking ratio. Parking spaces over the minimum number is discouraged.*

The minimum parking requirement of 2.1\*15 is exceeded by two spaces.

- v. *For greenfield sites, protect or restore natural areas on site with native vegetation to encourage biodiversity and for enjoyment by people. For previously developed sites, restore areas with native or adapted vegetation to encourage biodiversity and for enjoyment by people. The size of the space should be appropriate for the size of the site and the activity level or use of the site.*

The site is currently vacant of structures and vegetation. The design of the project reuses the condensation from HVAC systems and rainwater runoff to sustain the landscaping which will be designed as recessed retention areas in a similar way to the Underwood Family Sonoran Landscape Laboratory on UofA campus does.

- vi. *Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of renewable energy. The design also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that have efficient HVAC systems, incorporate passive solar heating, cooling and day lighting strategies within an efficient building envelope, as recommended by the Department of Energy's Energy Efficiency and Renewable Energy (EERE) section [...].*

The buildings are oriented to reduce eastern and western sun exposure. Providing recessed balconies further mitigates heat gain. Each unit is to be equipped with an efficient Heat Pump.



- d. *Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.*

Site is within ¼ mile of existing bus stops and existing utility infrastructure. Nearby there are schools, churches, shops, and grocery stores.

- e. *Redevelop and rehabilitate economically distressed properties (particularly greyfield sites), damaged sites or environmentally contaminated 'brownfield' sites.*

The project is a development on a vacant or 'greyfield' property.

- f. *Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible.*

Site is within ¼ mile of existing bus stops.

*Highlights increases the amount of dwelling units in central Mesa. Our aim is to create a development that will both contribute to and benefit from the ongoing revitalization of downtown.*

## Zoning Requirements Table and BIZ deviations

As noted, we are seeking a rezoning to RM-4 PAD to bring an additional housing option to the Mesa's central area.

Standard	RM-4 Requirement	RM-4 PAD Provided	Deviation Rational Key
Max Lot Coverage	70% Max.	79%	1
Minimum Yards (ft.) Table)			
Front and Street-Facing Sides: 6 lane Arterial	30'	15' 10"	2
Min. Interior Side and Rear	Multiple story: 15' per story = 45'		
Interior Side		<b>North:</b> 3' 9" (Solid waste enclosure) 9'-9" (Building) <b>South:</b> 9'-2" (Building)	3
Rear		9'-0"	4
11-5-5.A Min. Separation Between Buildings on the same lot	3 STORY = 35'	24'-0"	5

11-5-5(B)(4)(f)(iii) Attached Garages	3	7	6
11-32-4(A) Setback of Cross Drive Aisles	50'	20'-10"	7
11-5-5(B)(5) Material Percentages	25% min/primary material	15%	8
11-33-3(B)(2)(a)(ii) Landscape Yards	15'	<b>North:</b> 3' 9" (Solid waste enclosure) 9'-9" (Building) <b>Rear:</b> 9'-0" <b>South:</b> 9'-2" (Building) 1'-10" (Pavement)	9

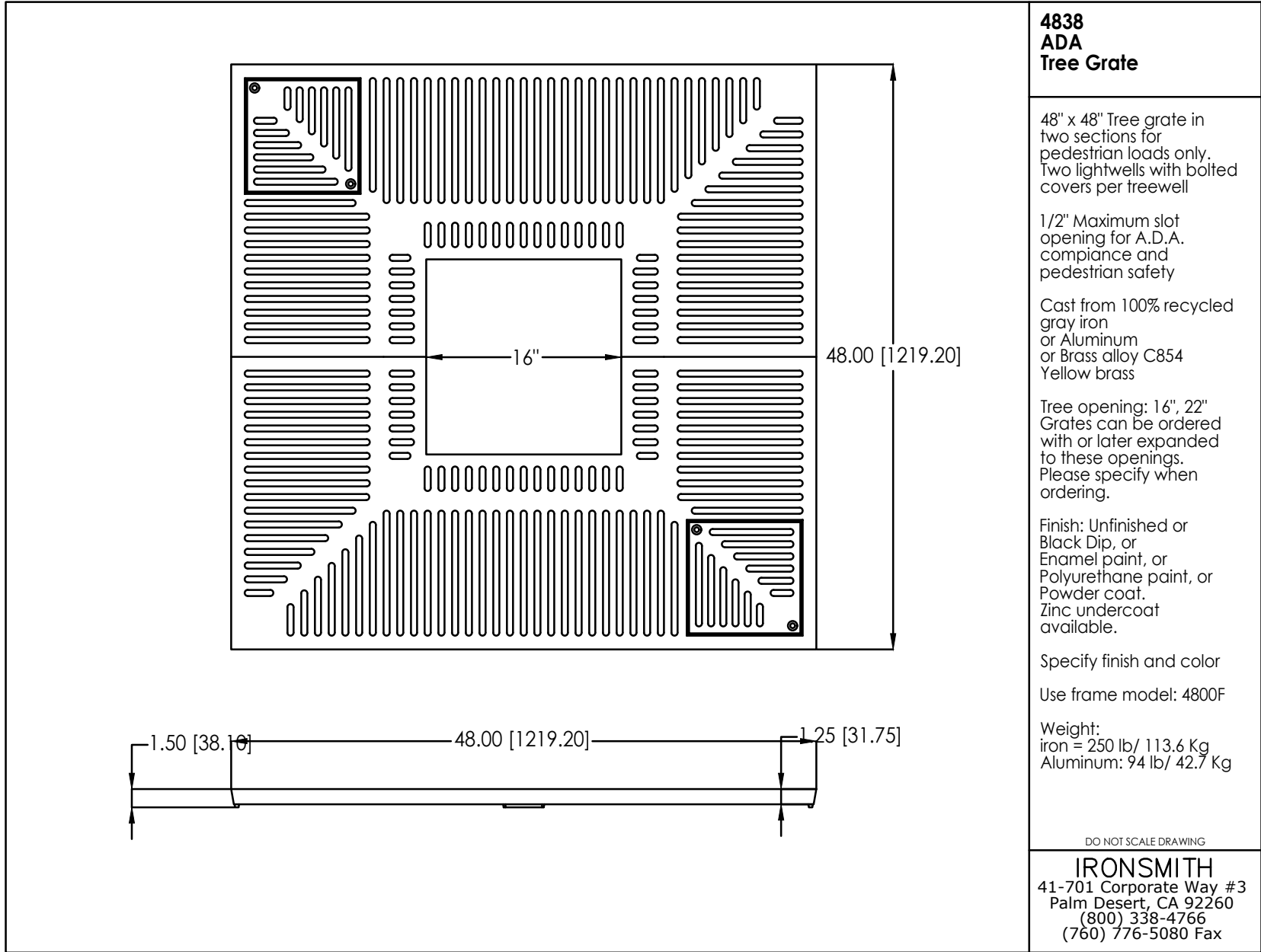
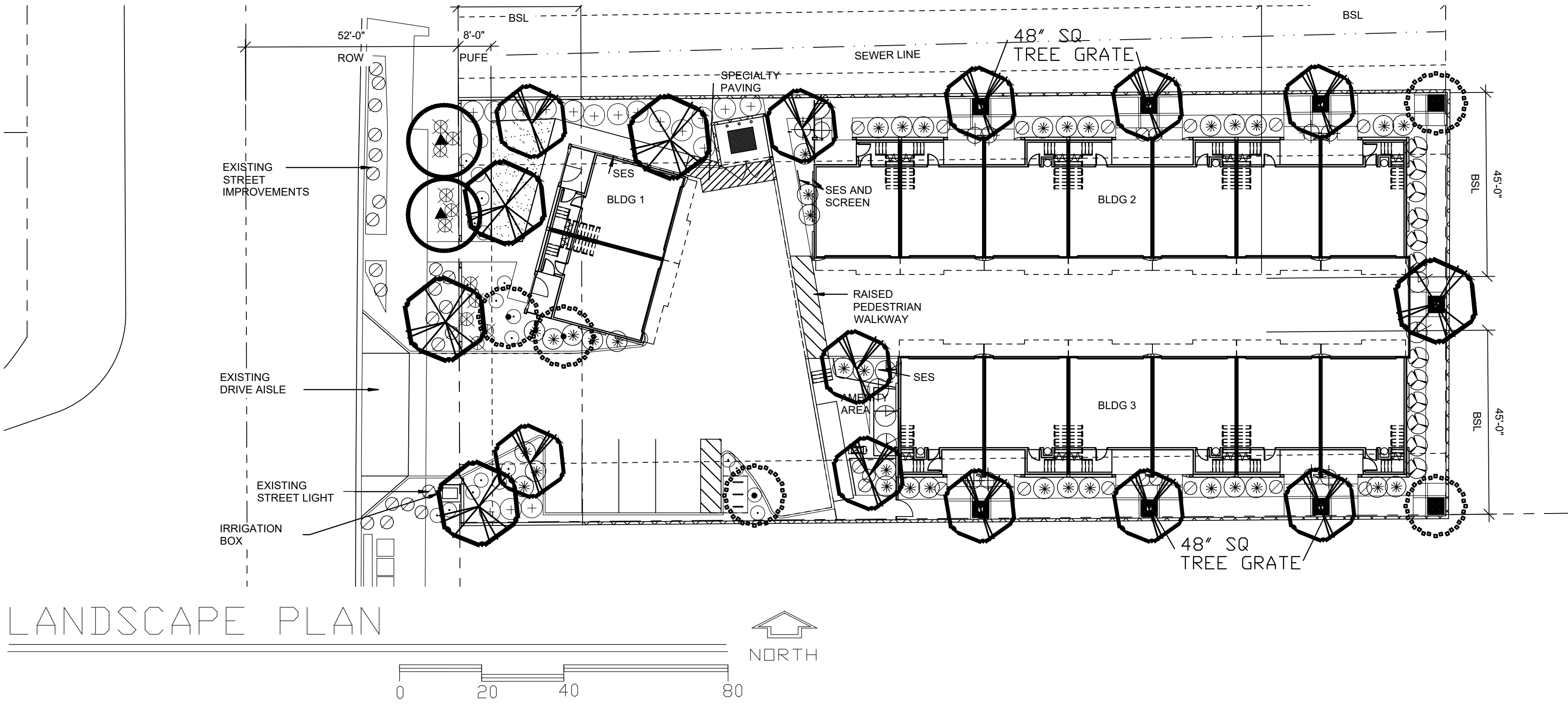
We offer the following rationales/supports for our specific BIZ requests (see Table for applicability)

1. By providing a development with the density appropriate for downtown, the maximum lot coverage has been exceeded. Despite this, the open space standards are exceeded, and a well-designed amenity space will be provided. See Superior Quality Design above.
2. By placing the building near the sidewalk, eyes are oriented towards the street, making a safer and more comfortable pedestrian environment along the public sidewalk per BIZ criteria 'Great Public Spaces'
3. The base standard for setbacks requiring 15' per floor leaves only 13' of usable space for a three-story building, which is an appropriate height for a building near the city center. Placing the buildings nearer to the property lines allows for a project that better fits the site context than the base zoning allows.
4. The rear setback is reduced, allowing the guest parking and amenity area to be conveniently located on the site. This setback reduction is precisely what allows the amenity space to conform to MZO common area width standards.
5. By reducing the building separation, the buildings are able to be placed close one another, deemphasizing the service aisle of garage doors while still conforming to MZO standards and giving sufficient area for landscaping to be placed along the pedestrian pathways.
6. Angled portions of walls highlighted with bold colors are placed along the garage facades in order to break up the continuity of the garages. Creating a break in the buildings would reduce the size of the amenity area.



The efficient use of space on this small site leads to a better and more livable design without the break in garage doors.

7. On this narrow site, it was a challenge to fit transportation and solid waste requirements while also ensuring that residents had common amenity areas. Even by coordinating with Solid Waste to reduce the amount of area used by solid waste vehicles, available area for visitor parking was still constrained. In order to provide additional visitor parking, it was located within the 50' setback. The first parking space is 20'-10" from the property line, but 49'-11" from the curb. Following this standard would reduce the amount of parking available, which is a concern that planning staff has brought up. The parking setback has been reduced so that additional parking could be provided.
8. The initial idea for the façade was to have angled pieces of various colors that would engage passersby beyond the frontage of the site. To make the angled portions stand out, they were contrasted with white stucco. The vertical siding was added for the sake of the 11-5-5(B)5. All but one façade has the required percentages of materials. The composition of the stucco and the siding has been done with the entirety of the unit in mind (3 dimensionally). Increasing the amount of siding would clutter the façade. The design is better for not complying with the 11-5-5(B)5.
9. The landscape setback has been reduced in order to conveniently locate the amenities and guest parking. Additional landscaping is provided in the amenity area where the plants are integrated with the retention for a unique space in this development.



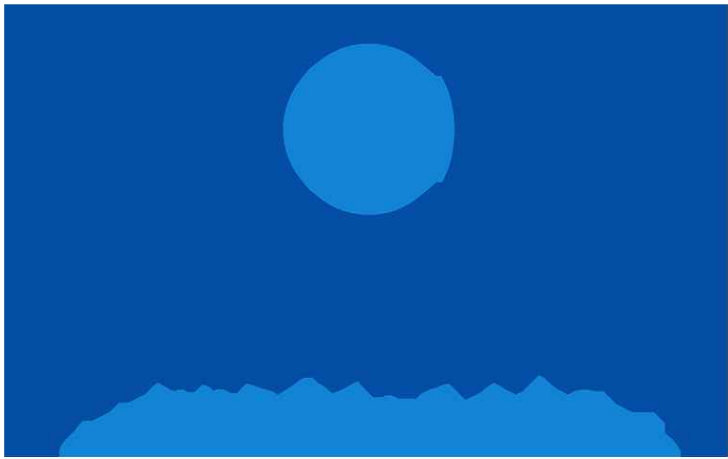
PRELIMINARY  
NOT FOR  
CONSTRUCTION

no.	date	description

HIGHLIGHTS

623 S MESA DR  
MESA, AZ 85210

PROJECT NO: 23065  
DATE: 10/12/2025



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p.o. box 5267  
mesa, az 85211

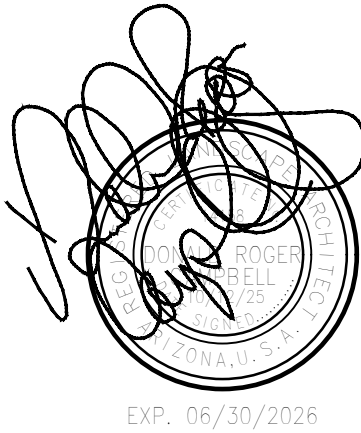
contact: Tim Boyle  
email: tim@atmosarch.com  
tel: 917-526-0323

LANDSCAPE  
PLAN

L101

PLANT CALCULATIONS

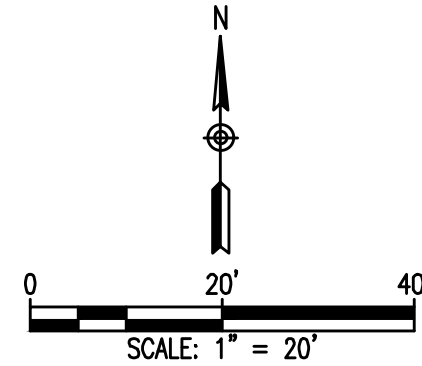
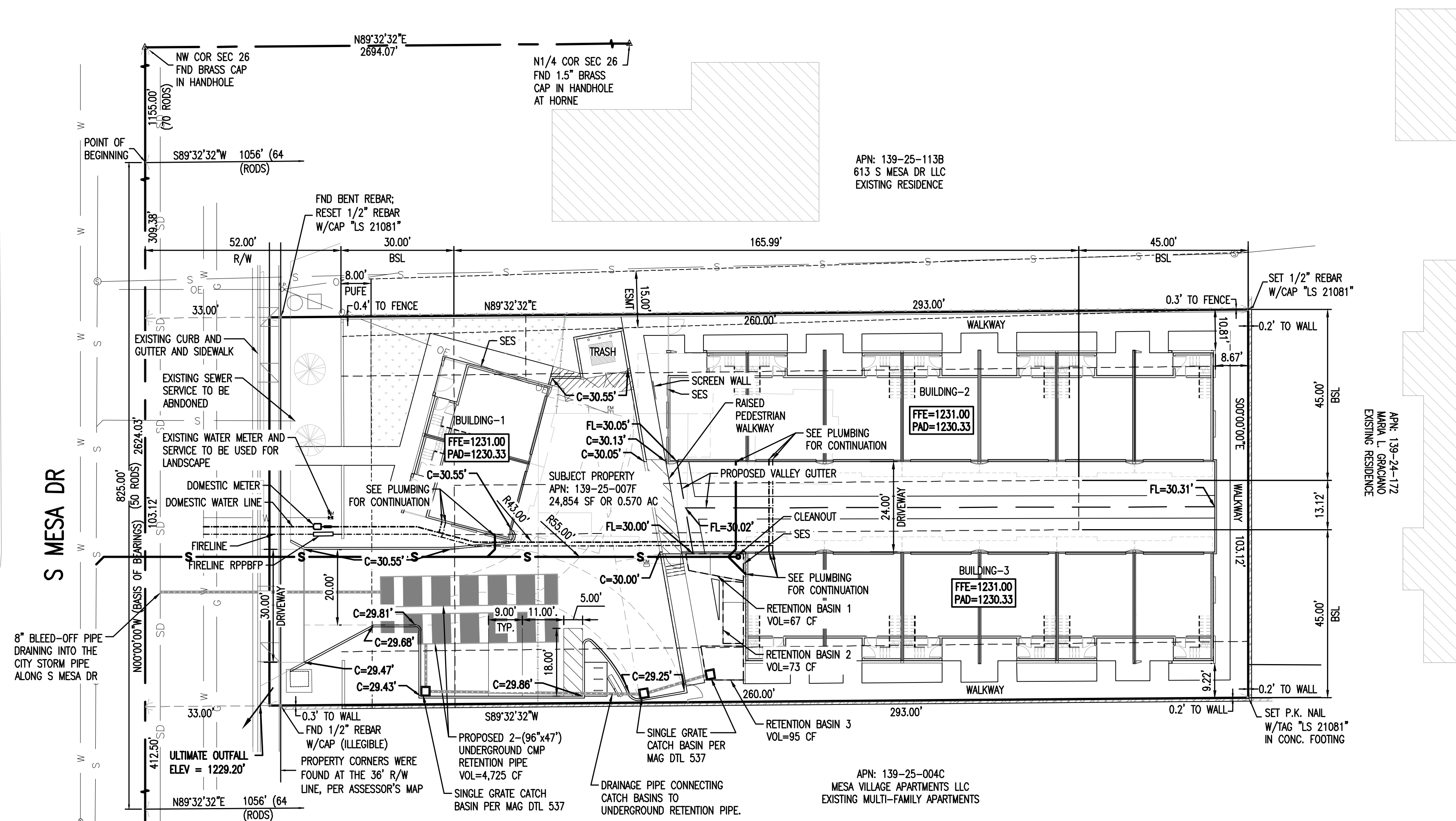
STREET RIGHT-OF-WAY LANDSCAPING: Linear Feet of Frontage- 102'		
Trees required- 4 (1 Trees per 25 Linear ft.)	Trees provided- 4	
Shrubs required- 24 (6 Shrubs per 25 Linear ft.)	Shrubs provided- 36	
ADJACENT PROPERTY LINE LANDSCAPING: Linear Feet of Adjacent Property Line- 442'		
Trees required- 18 (1 Trees per 25 Linear ft.)	Trees provided- 18	
Shrubs required- 72 (4 Shrubs per 25 Linear ft.)	Shrubs provided- 84	
PARKING LOT LANDSCAPING: Total Parking Islands-2		
Trees required- 2 (1 Tree per 15' Parking Island)	Trees provided- 2	
Shrubs required- 6 (3 Shrubs per 15' Parking Island)	Shrubs provided- 8	
PLANT SIZE: STREET RIGHT-OF-WAY		
24" Box Trees Required - 2 (Min. 25% of required trees)	Provided - 3	
36" Box Trees Required - 1 (Min. 25% of required trees)	Provided - 2	
ADJACENT PROPERTY LINE		
24" Box Trees Required - 9 (Min. 50% of required trees)	Provided - 18	
PARKING LOT		
36" Box Required - 1 (Min. 10% of required parking lot trees)	Provided - 1	
24" Box Required - 1 (All trees other than required 36" box trees)	Provided - 1	





# MULTIFAMILY RESIDENTIAL DEVELOPMENT AT HIGHLIGHTS

623 S MESA DR, MESA, AZ 85210



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CONSTRUCTION

no.	date	description

## HIGHLIGHTS

623 S MESA DR,  
MESA, AZ 85210

PROJECT NO: 23065  
DATE: 10/10/24



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PRELIMINARY  
GRADING AND  
DRAINAGE PLAN

C101

**OWNER**  
623 S MESA LLC  
NATHAN AND MICHELLE CROWELL  
TEL: (480) 232-2527

**ENGINEER**  
JACQUELINE PAIGE BRUE  
NPS MARICOPA INC  
859 NORTH LAFAYETTE  
MESA, AZ 85201  
TEL: (317) 292-4116  
EMAIL: PAIGE.BRUE17@GMAIL.COM

**ARCHITECT**  
TIM BOYLE  
ATMOSPHERE ARCHITECTS  
P.O. BOX 5267,  
MESA, AZ 85211  
TEL: (917) 526-0323  
EMAIL: TIM@ATMOSARCH.COM

PROJECT DATA	
ASSESSOR'S PARCEL NUMBER	: 139-25-007F
PROJECT ADDRESS	: 623 S MESA DR, MESA, AZ 85210
LOT AREA	: 24,854 SF OR 0.57 AC
ZONING	: RM-2
REZONE	: RM-4 PAD
ALLOWED DENSITY	: 30*0.57=17.1 DU
BUILDING COVERAGE	
BUILDING 1	= 1,091 SF
BUILDING 2	= 3,821 SF
BUILDING 3	= 3,283 SF
TOTAL	= 8,195 SF = 33%
TOTAL LOT COVERAGE	
BUILDING	= 8,195 SF
DRIVEWAY	= 8,383 SF
WALKWAY	= 2,999 SF
TOTAL	= 19,587 SF = 79%

**DRAINAGE REPORT**  
**FLOODPLAIN**  
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL 04013C2285M REVISED ON NOVEMBER 4, 2015. ZONE "X" DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**ON-SITE FLOWS**  
ALL ON-SITE FLOWS WILL BE RETAINED BY THE DESIGNED COMBINATION OF RETENTION BASINS AND UNDERGROUND RETENTION SYSTEM. THE VOLUME WILL BLEED OFF THROUGH AN ORIFICE AND A DRAINAGE PIPE INTO THE CITY STORM DRAIN SERVICE AVAILABLE ALONG S MESA DR.

**OFF-SITE FLOWS**  
NO OFFSITE FLOWS WILL IMPACT THE SUBJECT SITE.

**RETENTION SYSTEM SUMMARY**  
VOLUME REQUIRED =  $(P/12) \times A \times C$   
C=RUNOFF COEFFICIENT  
P=2.16 INCHES (NOAA)  
STANDARD DEPTH REQUIREMENT BY COM, P = 2.2 INCHES, (ENGINEERING AND DESIGN STANDARD MANUAL SECTION 806.4)  
 $A_{TOT}=30,210$  SQ FT (ENTIRE SITE AND HALF STREETS)  
 $A_S=4,793$  SF  
 $A_W=25,417$  SF  
 $C_S=0.5$   
 $C_W=0.95$   
 $C_{DRN}=0.88$   
 $V_{REQ}=(2.2/12) \times 30,210 \times 0.88 = 4,874$  CF

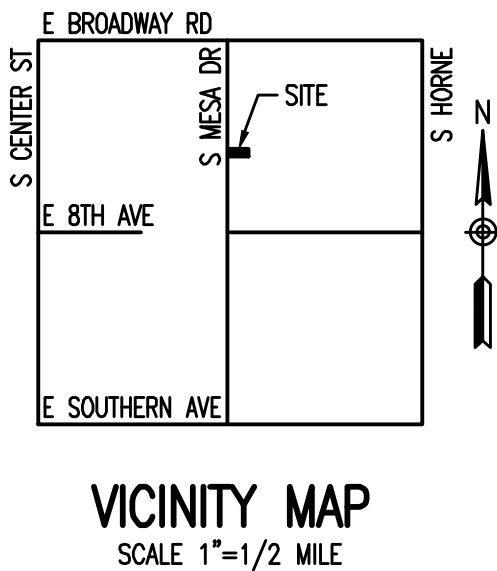
**VOLUME PROVIDED:**  
BASIN 1  $V_W=67$  CF  
BASIN 2  $V_W=73$  CF  
BASIN 3  $V_W=95$  CF  
UNDERGROUND PIPE 2\*(D=8", L=47")  $V_W=4,725$  CF  
TOTAL VOLUME  $V_W=4,960$  CF  
VOLUME PROVIDED > VOLUME REQUIRED THUS OK.

**NOTE:**  
ON-SITE PARKING MAY BE USED FOR PARTIAL SURFACE RETENTION.

**FINISHED FLOOR ELEVATION**  
THE FINISHED FLOOR OF THE PROPOSED BUILDINGS ARE SET AT 1231.00', WHICH ARE 1.00 FOOT ABOVE THE HIGH WATER SURFACE ELEVATION OF THE PROPOSED RETENTION BASIN AND 1.80 FEET ABOVE THE ULTIMATE OUTFALL OF THE SITE.

ABBREVIATIONS	
APN	ASSESSOR PARCEL NUMBER
ABC	AGGREGATE BASE COURSE
BSL	BUILDING SETBACK LINE
C	CONCRETE
CF,CU,FT	CUBIC FEET
BC	BACK OF CURB
ESMT	EASEMENT
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
HWSE	HIGH WATER SURFACE ELEVATION
INV	INVERT
LF	LINEAR FOOT
(W)	MEASURED
MCR	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
PL	PROPERTY LINE
POB	POINT OF BEGINNING
PUFE	PUBLIC UTILITIES AND FACILITIES
RPPBFP	EASEMENT
	REDUCED PRESSURE PRINCIPLE
	BACKFLOW PREVENTER
(R)	RECORD
TBM	TEMPORARY BENCH MARK
SD	STORM DRAIN
SES	SECONDARY ELECTRIC SERVICE
SF	SQUARE FEET
YR	YEAR

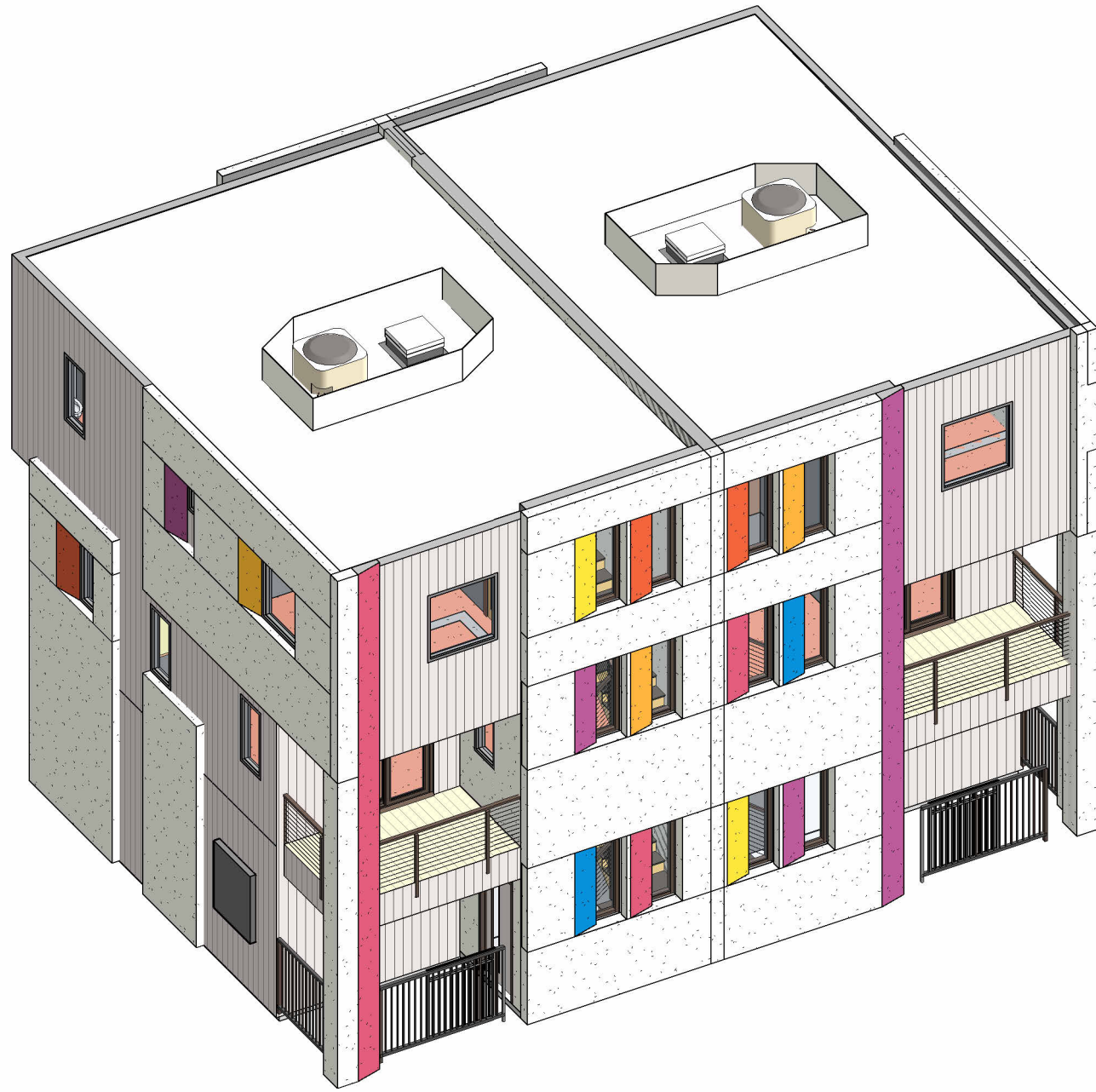
SYMBOLS LEGEND	
—— 1220 ———	FINISHED GROUND CONTOUR
- - - - 1220 - - - -	EXISTING GROUND CONTOUR
—— C ———	WATER LINE
—— BC ———	BACK OF CURB
—— S ———	FIRE LINE
—— W ———	SEWER LINE
—— G ———	STORMDRAIN PIPE
—— F ———	FLOW LINE
—— L ———	LIMIT OF GRADING
—— P ———	PROPERTY LINE
—— R ———	ROAD CENTERLINE
—— A ———	ADJACENT PARCEL LINE
—— S ———	EXISTING SEWER LINE
—— W ———	EXISTING WATER LINE
—— G ———	EXISTING GAS LINE
—— OHE ———	EXISTING OVERHEAD ELECTRIC LINE
△	SECTION CORNER
•	PROPERTY CORNER
⊙	SANITARY SEWER MANHOLE
⊗	WATER METER
⊕	WATER VALVE
⊖	ELECTRIC METER
⊗	GAS METER
⊙	POWER POLE



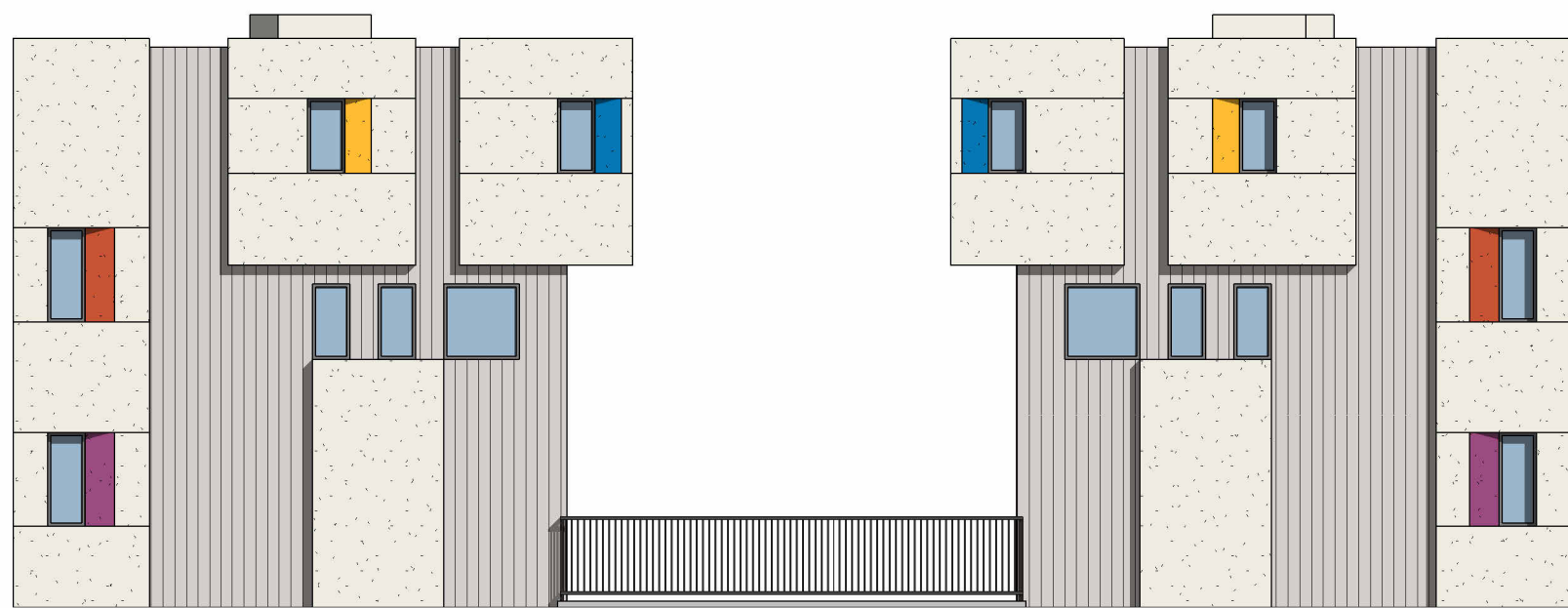


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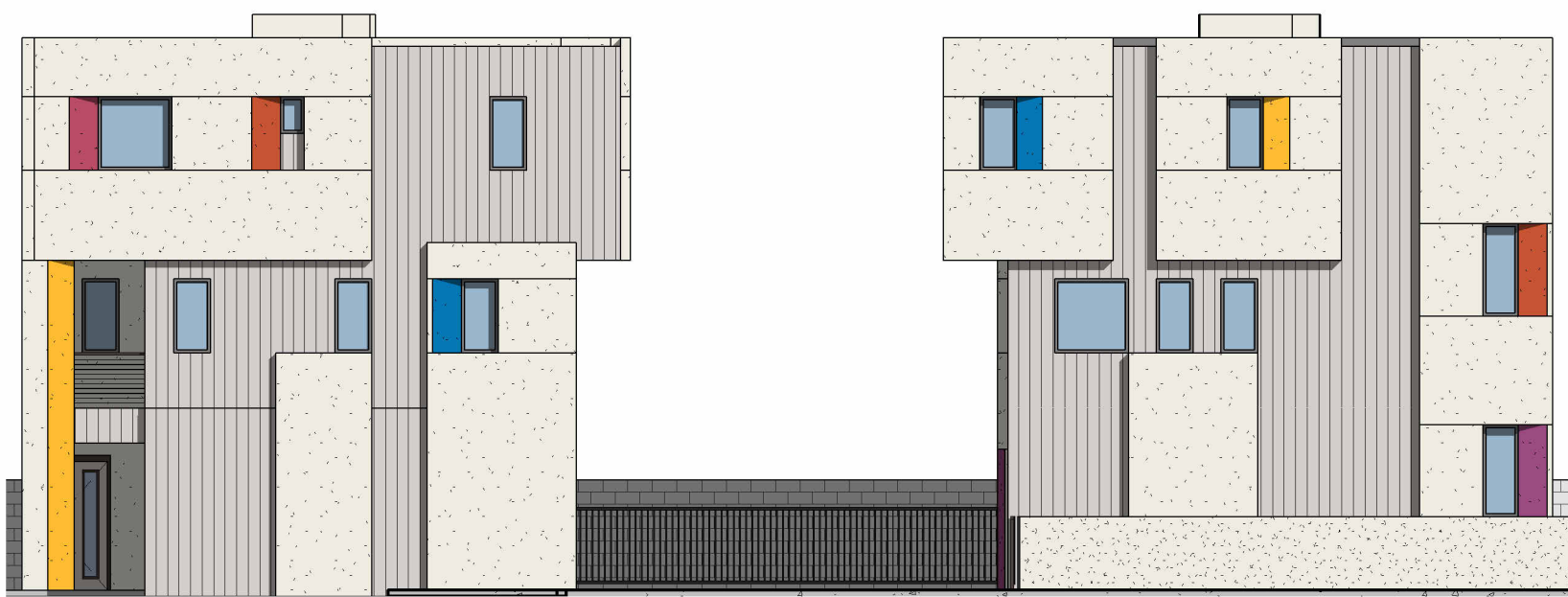
NOTE:  
ALL WINDOWS TO BE RECESSED  
PER MESA CDDG, MULTIPLE  
RESIDENCE, 3.B.3 - ARTICULATION  
AND MZO 11-5-5(B)(2)(a).



ISOMETRIC



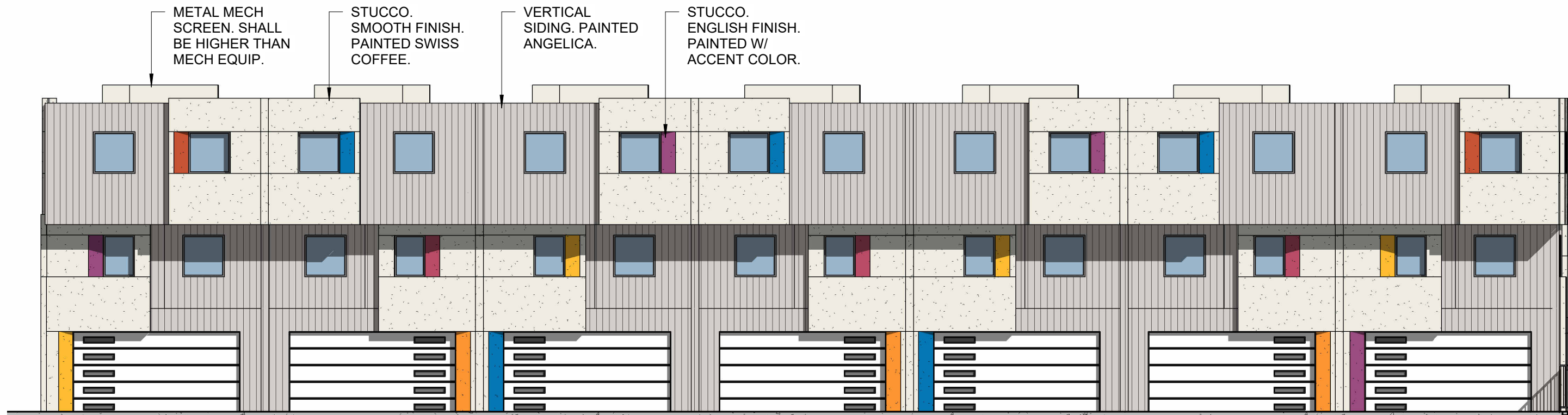
5 REAR ELEVATION  
1" = 10'-0"



4 DRIVE AISLE WEST ELEVATION  
1" = 10'-0"



3 UNIT ENTRY  
1" = 10'-0"



2 GARAGE  
1" = 10'-0"



1 STREET FRONT  
1" = 10'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

no.	date	description

HIGHLIGHTS

623 S MESA DR  
MESA, AZ 85210

PROJECT NO: 23065  
DATE: 02/13/2023

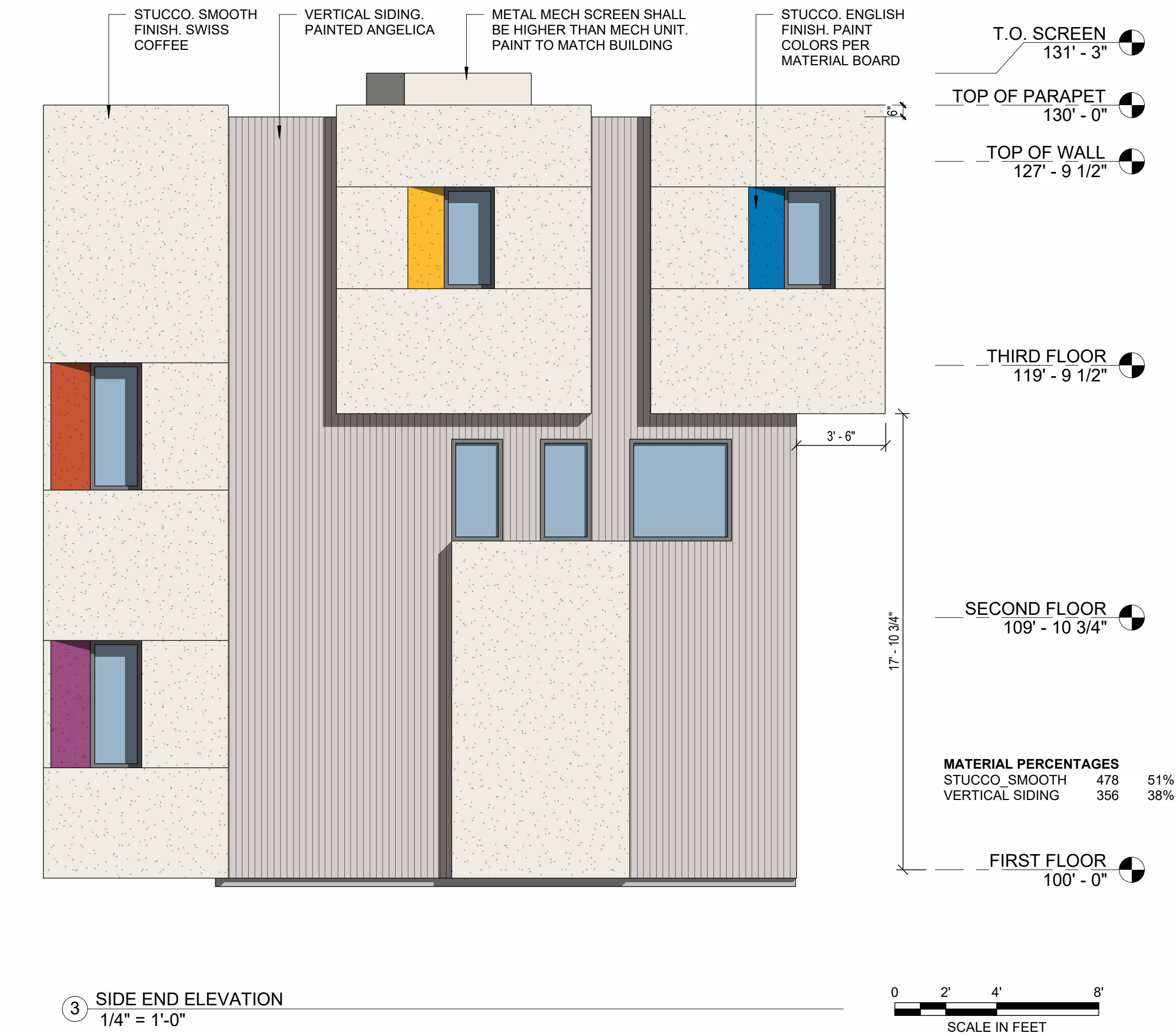


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ELEVATIONS  
A201





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MESA, AZ 85210

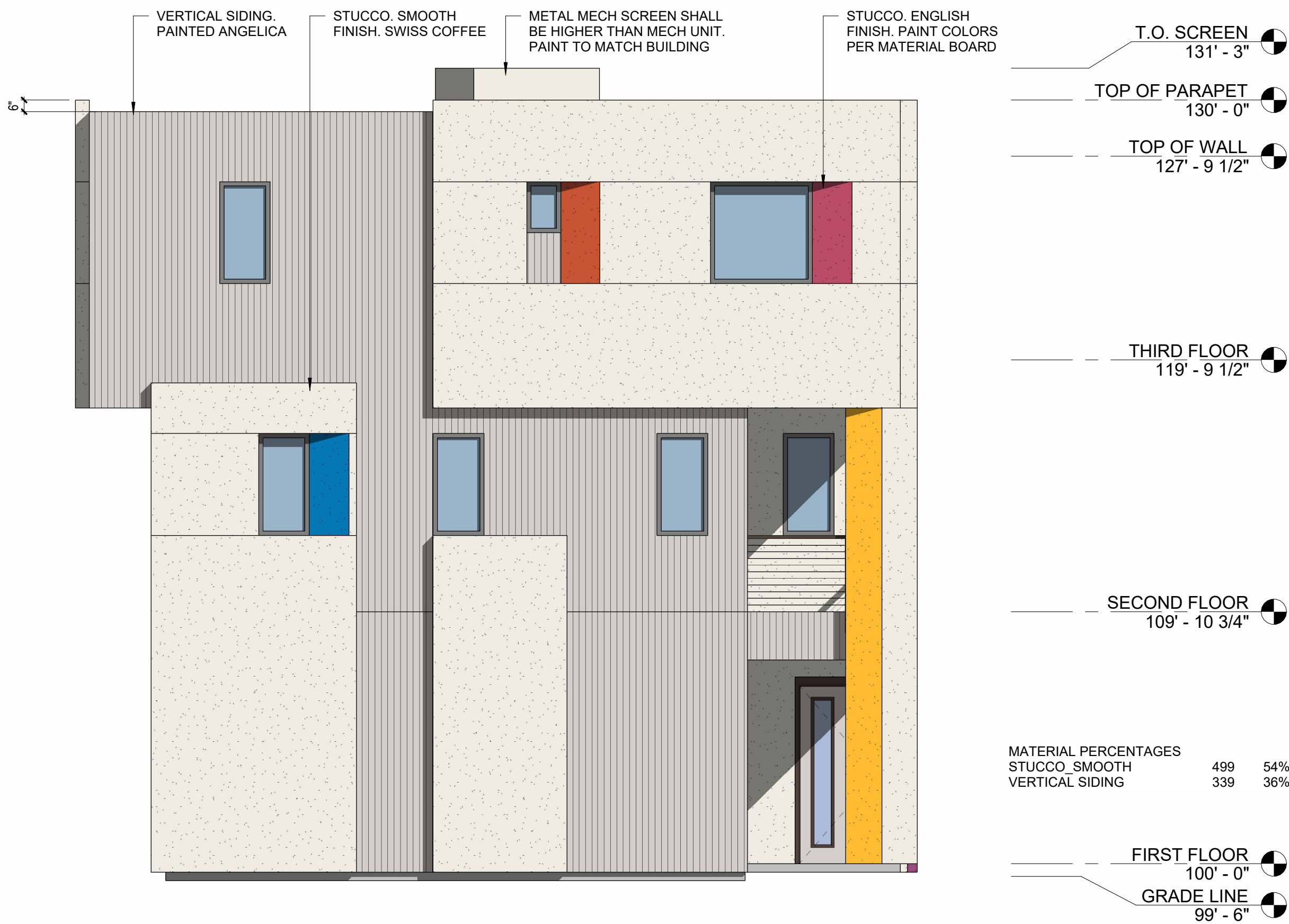
PROJECT NO: 23065  
DATE: 05/01/23

  
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mesa, az 85211

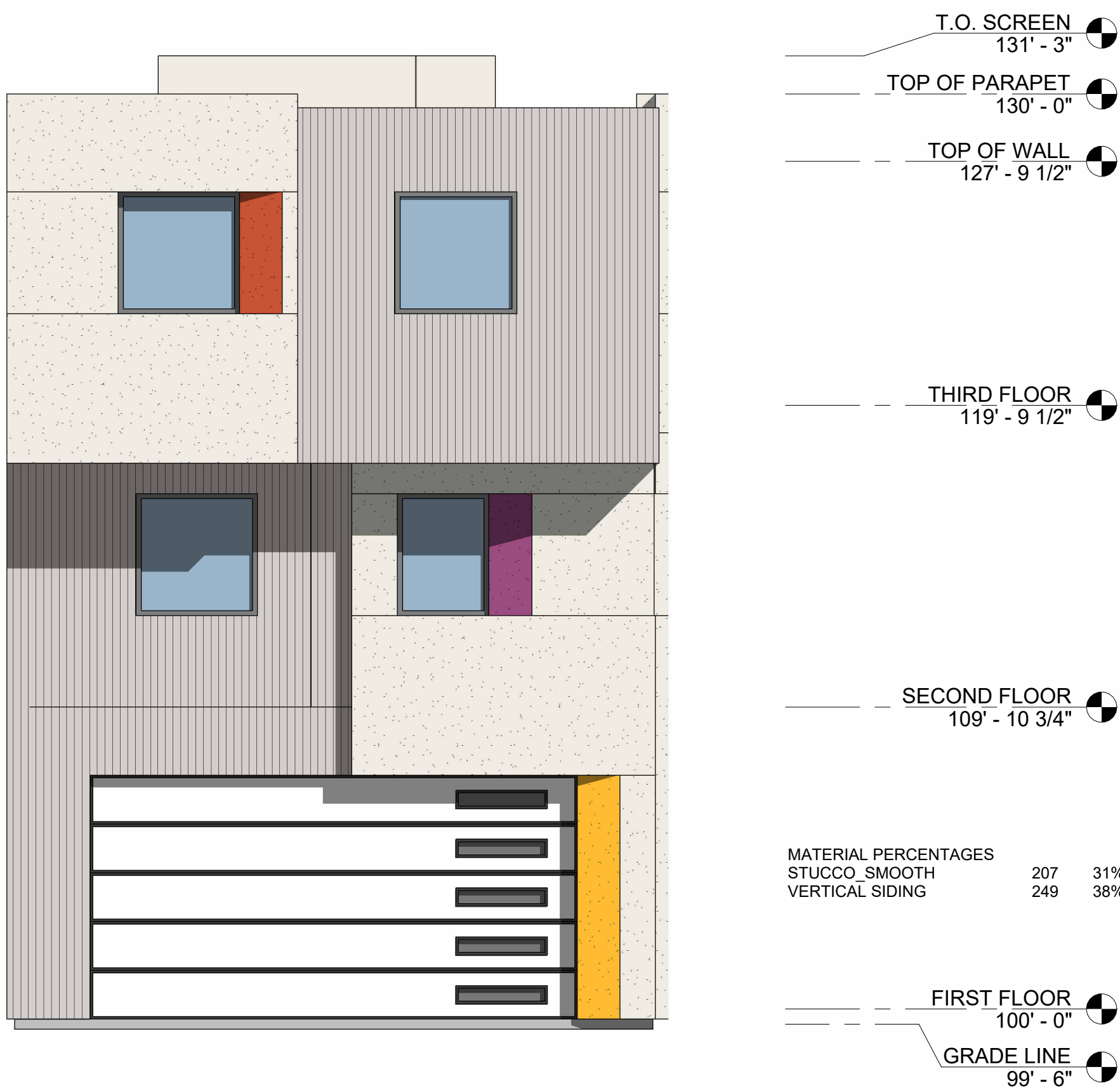
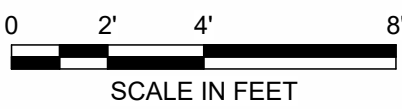
contact: Tim Boyle  
email: Tim@atmosarch.com  
tel: 917-526-0323

3 ST 2 BD ELEVATIONS  
A202

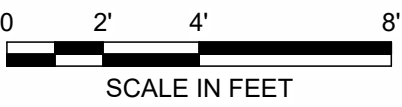




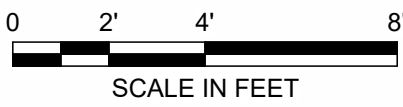
③ SIDE END ELEVATION  
1/4" = 1'-0"



② GARAGE ELEVATION  
1/4" = 1'-0"



① ENTRY ELEVATION  
1/4" = 1'-0"



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623 S MESA DR  
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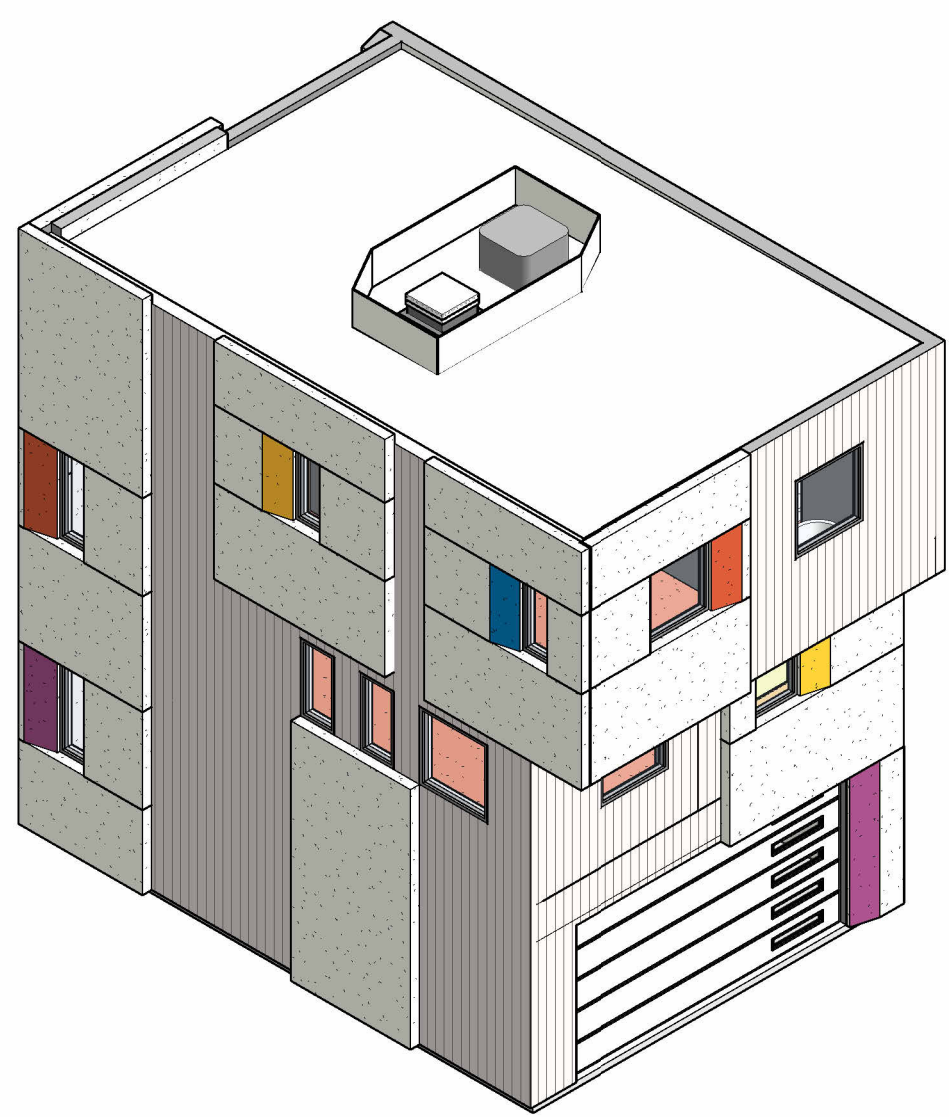


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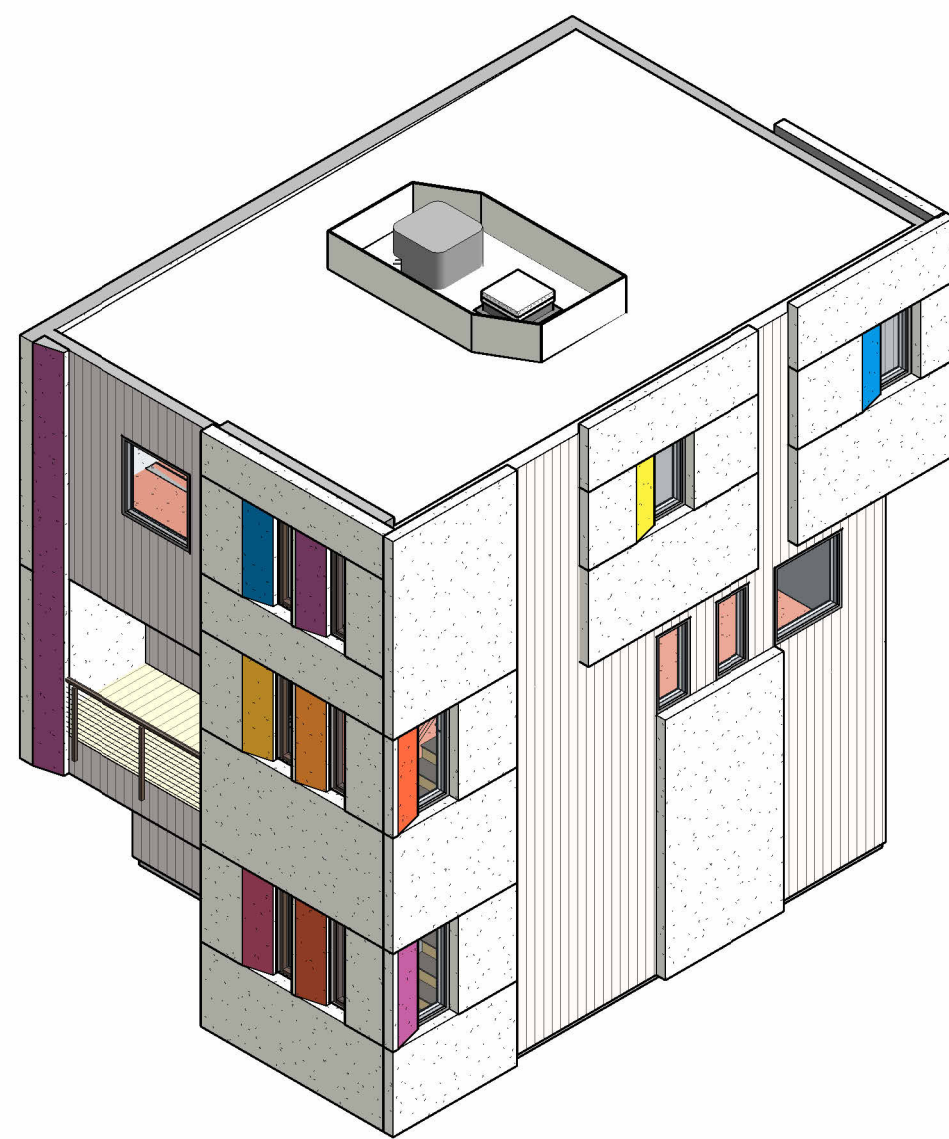
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tel: 917-526-0323

3 ST 2 BD ALT ELEVATIONS  
A203





3 ISOMETRIC BLDG 2



4 ISOMETRIC BLDG 1

PRELIMINARY  
NOT FOR  
CONSTRUCTION

no.	date	description

HIGHLIGHTS

623 S MESA DR  
MESA, AZ 85210

PROJECT NO: 23065  
DATE: 05/01/23

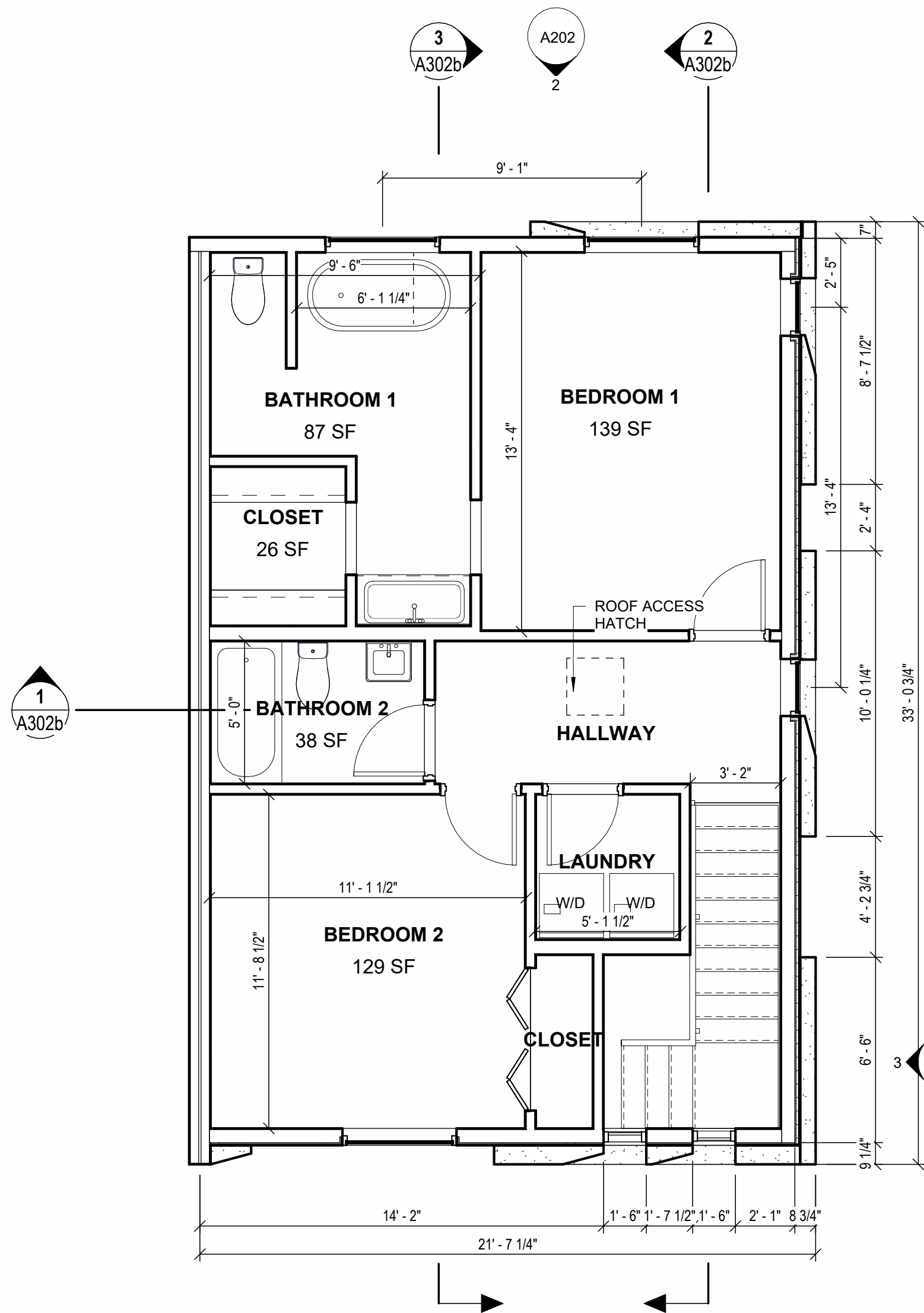


atmosphere architects  
p.o. box 5267  
mesa, az 85211

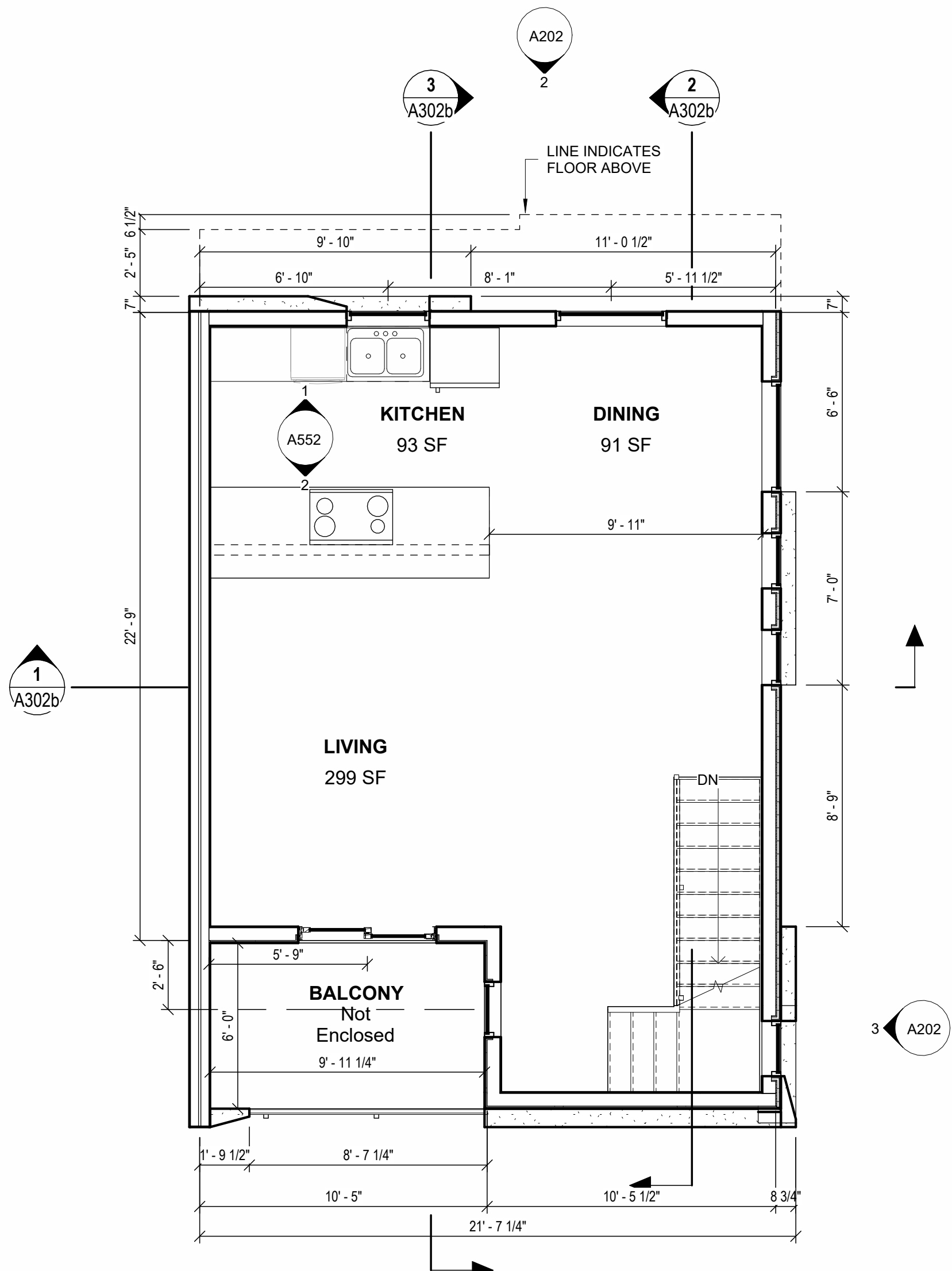
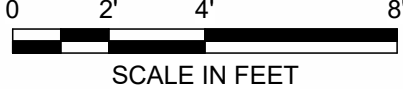
contact: Tim Boyle  
email: Tim@atmosarch.com  
tel: 917-526-0323

UNIT FLOOR PLAN

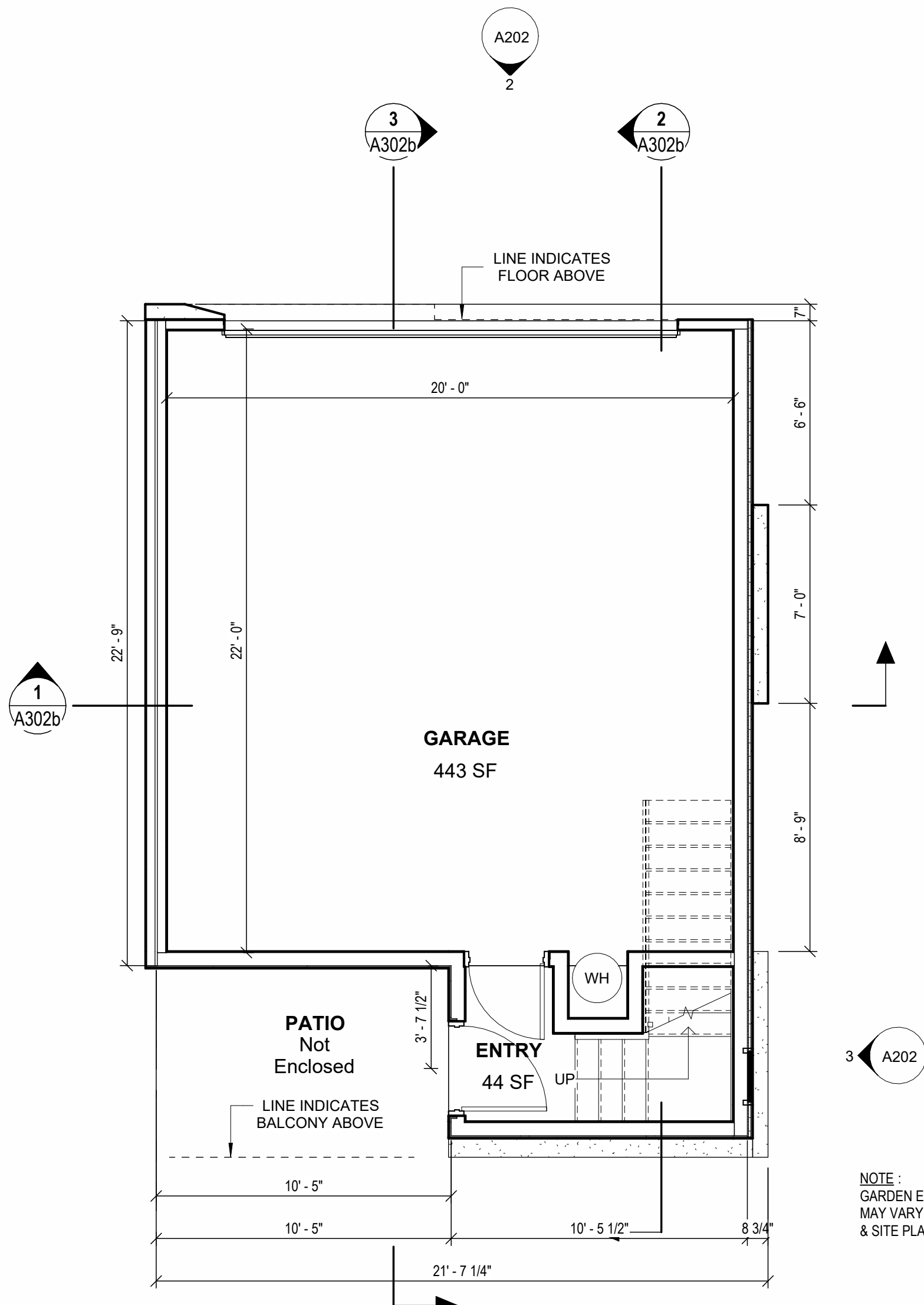
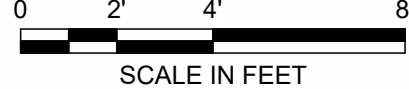
A101



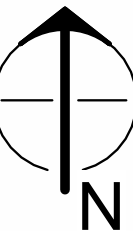
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1/4" = 1'-0"



2 SECOND FLOOR  
1/4" = 1'-0"

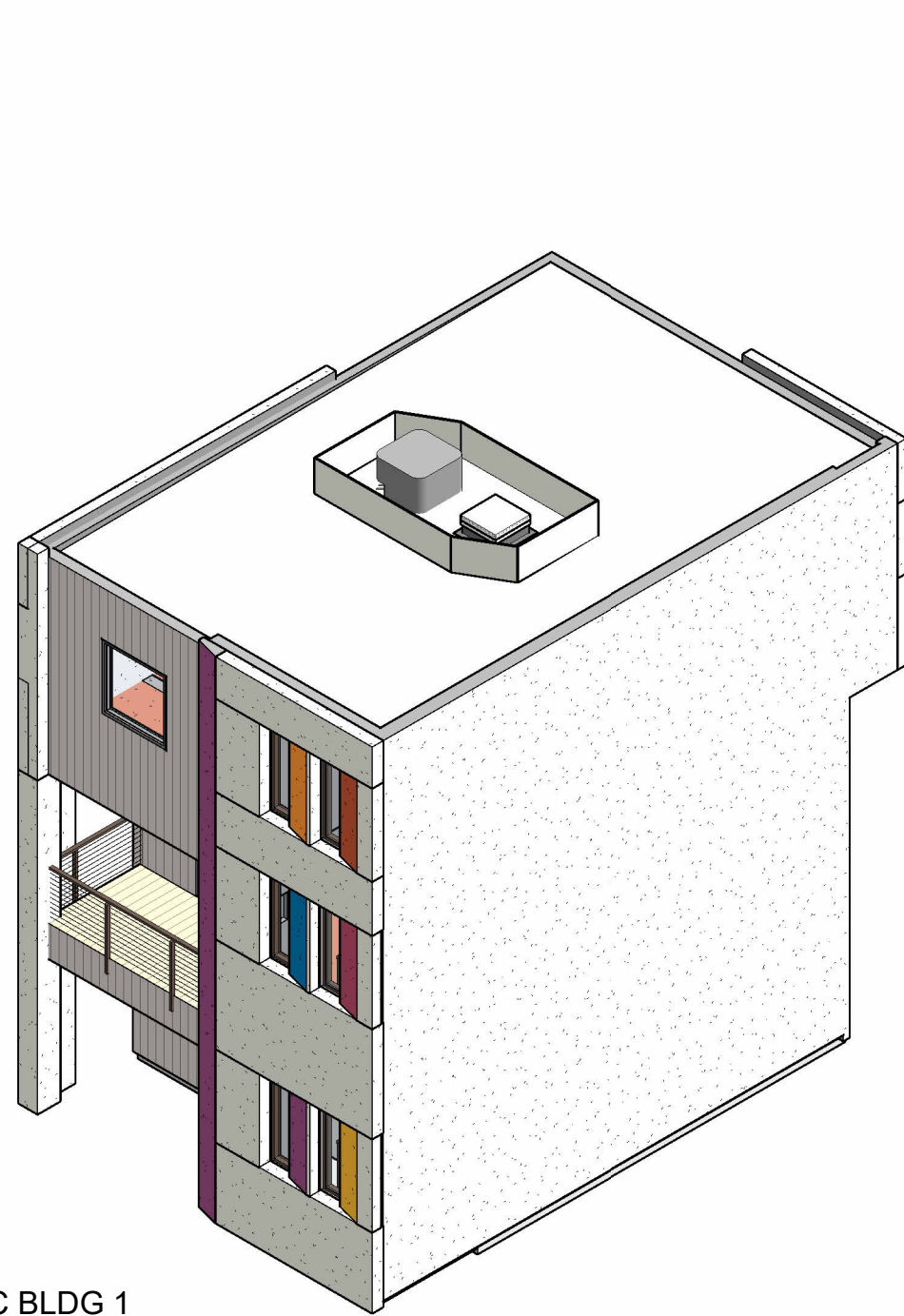


1 FIRST FLOOR  
1/4" = 1'-0"

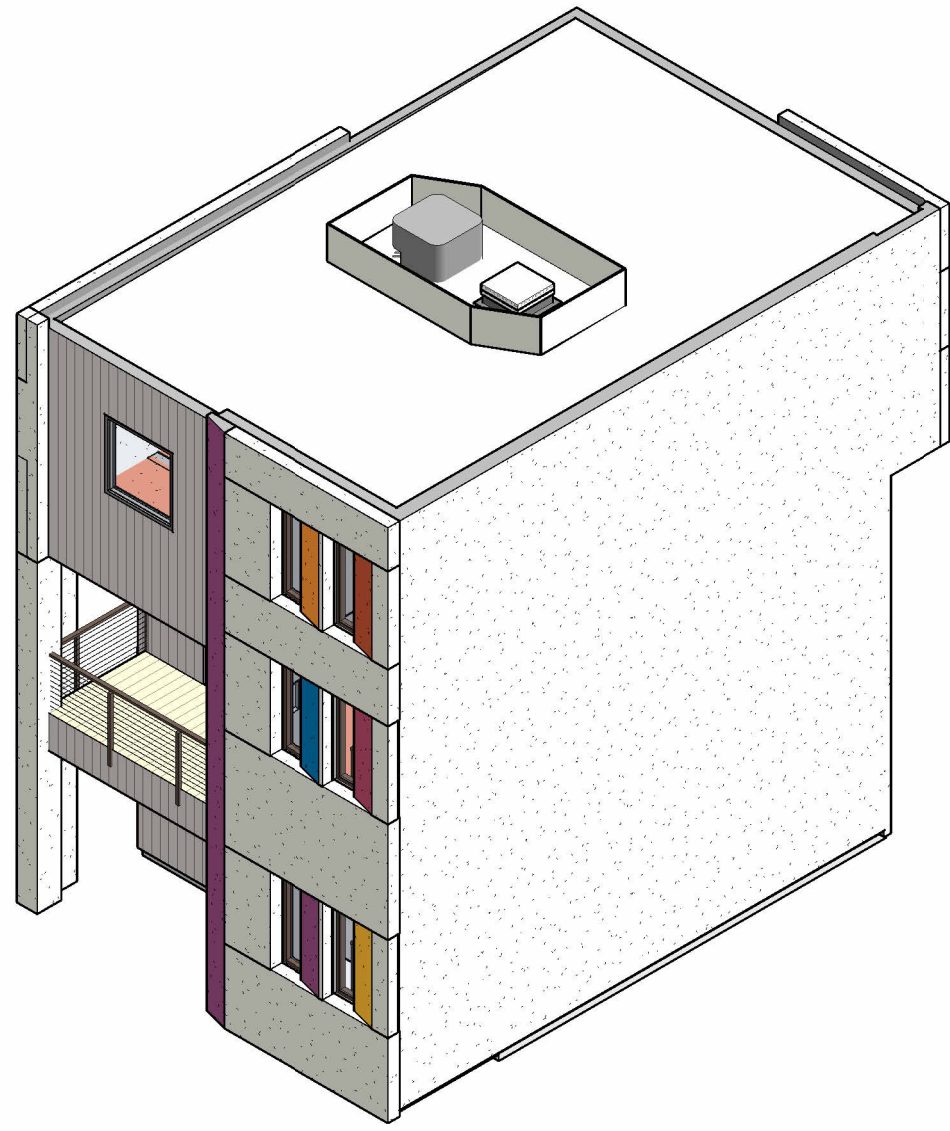


NOTE :  
GARDEN END CONDITION  
MAY VARY. SEE BUILDING  
& SITE PLANS

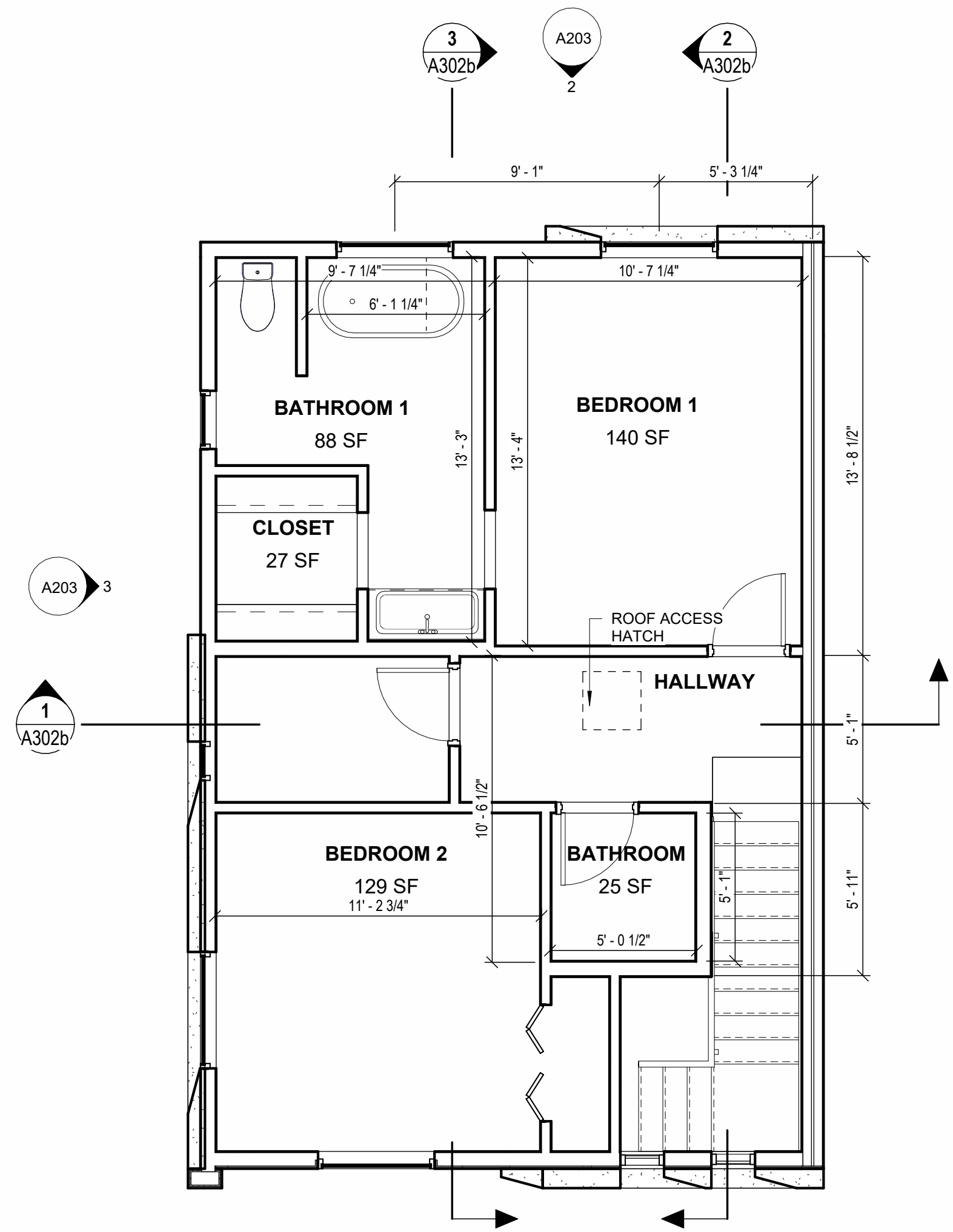




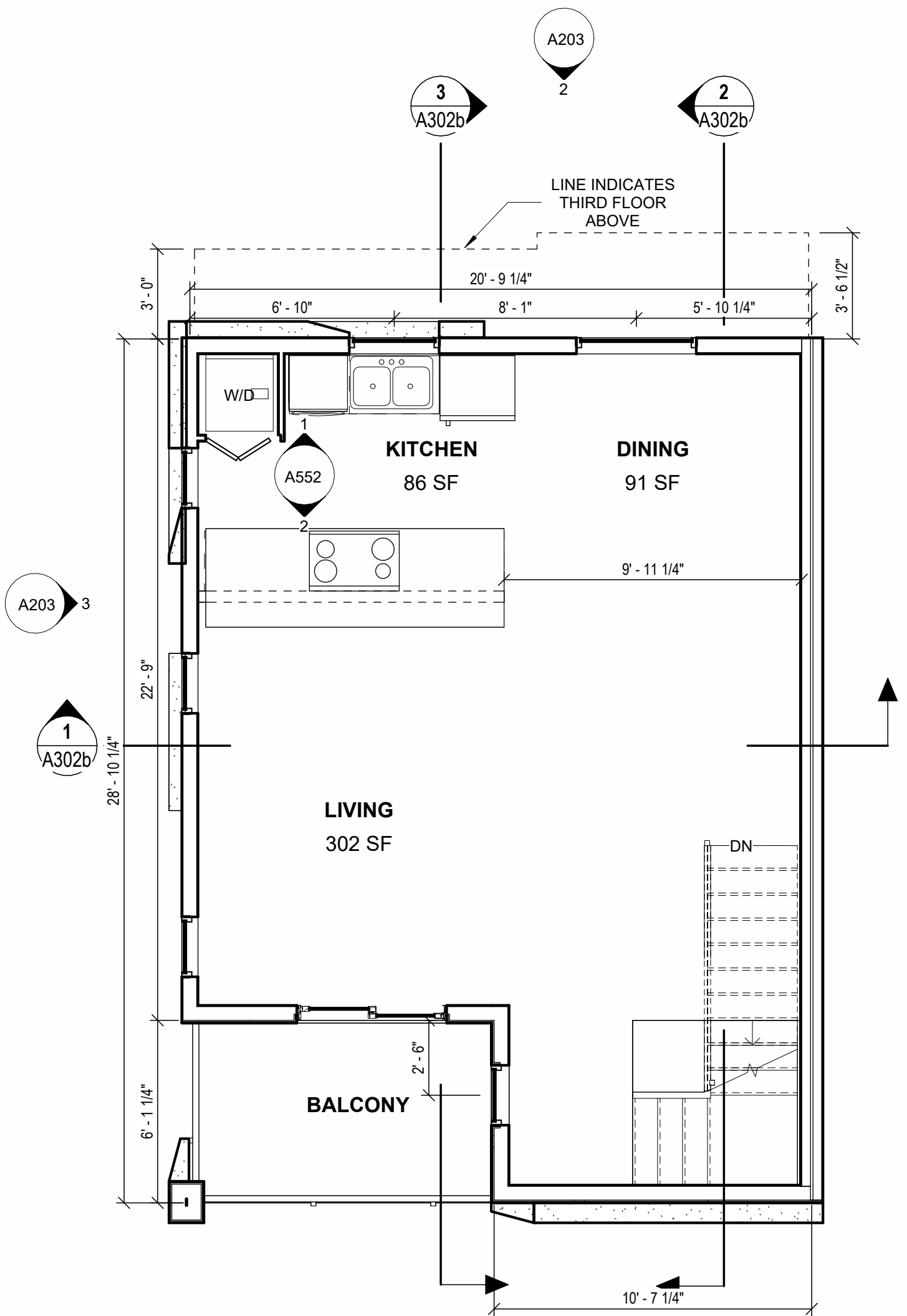
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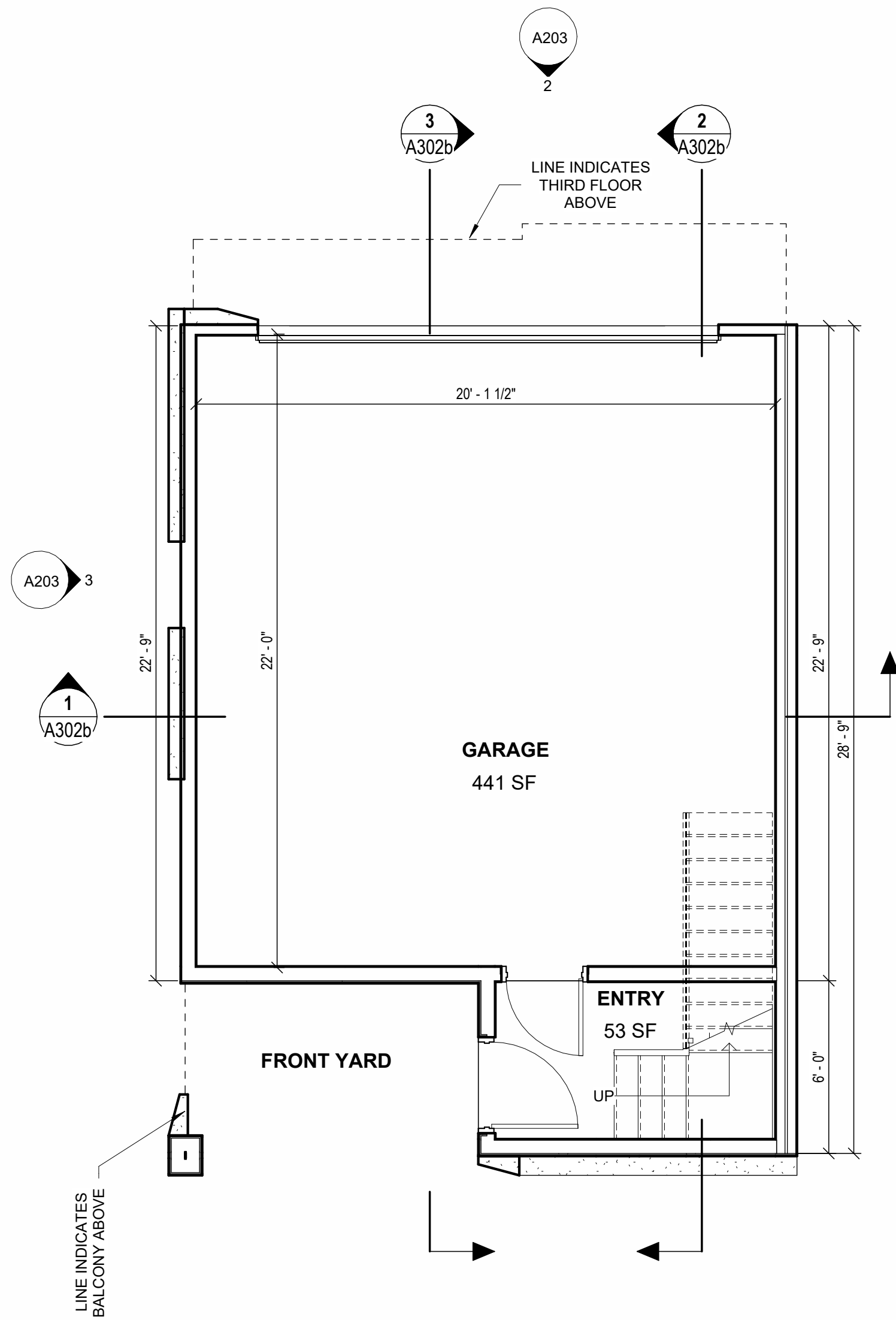
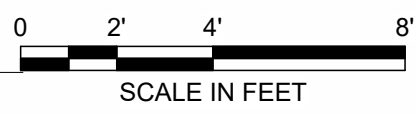
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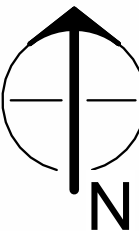
5 THIRD FLOOR  
1/4" = 1'-0"



2 SECOND FLOOR  
1/4" = 1'-0"



1 FIRST FLOOR  
1/4" = 1'-0"



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

no.	date	description

**HIGHLIGHTS**

**623 S MESA DR  
MESA, AZ 85210**

PROJECT NO: 23065  
DATE: 05/01/23



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

contact: Tim Boyle  
email: [Tim@atmosarch.com](mailto:Tim@atmosarch.com)  
tel: 917-526-0323

3 ST 2 BD FLOOR PLANS

**A102**

NOTE -  
GARDEN END CONDITION  
MAY VARY, SEE BUILDING  
& SITE PLANS





2 SITE AXON



1 3D View 4

PRELIMINARY  
NOT FOR  
CONSTRUCTION

no.	date	description

HIGHLIGHTS

623 S MESA DR  
MESA, AZ 85210

PROJECT NO: 23065  
DATE: 02/13/2023

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

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

3D VIEWS  
AS106



23 February 2025

CITY OF MESA

RE: Highlights  
Address: 623 S Mesa Dr  
Mesa, AZ 85210

### **Citizen Participation Plan**

#### **Purpose:**

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made, and the efforts already made, by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for Rezoning, Site Plan Review, and Design Review. These requests are being made for the proposed development located on a .57-acre property located at 623 S. Mesa Dr. This property is further identified as parcel number 139-25-007F on the Maricopa County Assessor's Map. The proposed project, Highlights, is a high-quality multi-family residential development with enhanced design features and amenities.

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The Applicant will provide neighborhood notice for future public hearings and any other meetings requested by citizens.

#### **Contact:**

Tim Boyle  
tim@atmosarch.com  
(602) 888-4671

#### **Action Plan:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project.
  - b. Homeowners Associations within one half mile of the project.
  - c. Interested neighbors - focused on 1,000 feet from site but may include more.
2. All persons listed on the contact list will receive a letter describing the project, site plan, and invitation to a neighborhood meeting.
  - a. The first meeting will be an introduction to the project, and an opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.

[All materials such as sign-in lists, comments, and petitions received shall be uploaded to the record for the case.]

P.O. Box 5267  
Mesa, AZ 85211

Tel. 602.329.8384  
[mike@atmosarch.com](mailto:mike@atmosarch.com)



**Schedule:**

Pre-Application Submittal – 28 February 2024

Pre-Application Conference – 19 March 2024

Application Submittal – 18 November 2024

First neighborhood meeting – 16 January 2025

Notification sent – 31 December 2024

Submittal of Citizen Participation Report -

Design Review Board Hearing

Notification sent

Planning and Zoning Board Hearing

Notification sent

Please contact me at (917) 526-0323 should you have any questions.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tim Boyle', with a stylized, flowing script.

Tim Boyle  
Atmosphere Architects, PLC

## **Community Meeting for Highlights:**

A Multifamily Development at  
**623 S Mesa Dr, Mesa Arizona**



Highlights is a multifamily development consisting of 15 3-story, 2-bedroom townhomes located near the cross streets of Mesa Dr and Broadway Rd. The lot for the development is currently vacant. Our hope is that this development will serve those who are looking to have proximity to Central Mesa and the parks, transit, and other opportunities available there. We believe this development will be a positive contribution to the Mesa Dr. corridor as it continues to develop.

As a home or property owner within 1000' of this project, or a neighborhood association or HOA within a mile, you are invited to participate in an in-person community meeting:

**Time:** 16<sup>th</sup> January 2025 at 6:00 PM

**Location:** The Church of Jesus Christ of Latter-Day Saints  
525 E 2nd Ave  
Mesa, AZ 85204



### Meeting Summary:

In attendance were Tim Boyle and Jacob Cluff, the owners, Nathan and Michelle Crowell, City Councilmember Jenn Duff, and City Planner Jennifer Merrill.

The landscaping, amenity areas, and safety were discussed.

# SIGN IN

NAME

EMAIL

PHONE

NATHAN C

gspivecontracting@yahoo.com

480-232-2527

Michelle C

michelle@concentriccounseling.com

480-234-1801

9 September 2025

CITY OF MESA

RE: Highlights  
Address: 623 S Mesa Dr  
Mesa, AZ 85210

### **Citizen Participation Report**

#### **Purpose:**

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made, and the efforts already made, by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for Rezoning, Site Plan Review, and Design Review. These requests are being made for the proposed development located on a .57-acre property located at 623 S. Mesa Dr. This property is further identified as parcel number 139-25-007F on the Maricopa County Assessor's Map. The proposed project, Highlights, is a high-quality multi-family residential development with enhanced design features and amenities.

By providing opportunities for citizen participation, the Applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The Applicant will provide neighborhood notice for future public hearings and any other meetings requested by citizens.

#### **Contact:**

Tim Boyle  
tim@atmosarch.com  
(602) 888-4671

#### **Action Plan:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
  - a. All registered neighborhood associations within one mile of the project.
  - b. Homeowners Associations within one half mile of the project.
  - c. Interested neighbors - focused on 1,000 feet from site but may include more.
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3. Presentations will be made to groups of citizens or neighborhood associations upon request.

[All materials such as sign-in lists, comments, and petitions received shall be uploaded to the record for the case.]

P.O. Box 5267  
Mesa, AZ 85211  
Tel. 602.329.8384  
[mike@atmosarch.com](mailto:mike@atmosarch.com)



**Schedule:**

Pre-Application Submittal – 28 February 2024  
Pre-Application Conference – 19 March 2024  
Application Submittal – 18 November 2024  
First neighborhood meeting – 16 January 2025  
Notification sent – 31 December 2024  
Submittal of Citizen Participation Report – 10 February 2025  
Design Review Board Hearing – 10 June 2025  
Notification sent – 22 May 2025  
Planning and Zoning Board Hearing – 24 September 2025  
Notification sent – 9 September 2025

Please contact me at (917) 526-0323 should you have any questions.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tim Boyle', with a stylized, flowing script.

Tim Boyle  
Atmosphere Architects, PLC



## **Community Meeting for Highlights:**

A Multifamily Development at  
**623 S Mesa Dr, Mesa Arizona**



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**Time:** 16<sup>th</sup> January 2025 at 6:00 PM

**Location:** The Church of Jesus Christ of Latter-Day Saints  
525 E 2nd Ave  
Mesa, AZ 85204

### Meeting Summary:

In attendance were Tim Boyle and Jacob Cluff, the owners, Nathan and Michelle Crowell, City Councilmember Jenn Duff, and City Planner Jennifer Merrill.

The landscaping, amenity areas, and safety were discussed.

## SIGN IN

NAME

EMAIL

PHONE

NATHAN C

gspivecontracting@yahoo.com

480-232-2527

Michelle C

michelle@concentriccounseling.com

480-234-1801

22 May 2025

Dear Neighbor,

We have applied for Design Review for the property located at Mesa Dr and Broadway RD. This request is for development of a multifamily Project. The case number assigned to this project is DRB24-00996.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-888-4671 or e-mail me at [tim@atmosarch.com](mailto:tim@atmosarch.com).

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on June 10, 2025 in the City Council Chambers located at 57 East First Street. The Work Session will begin at 4:30 p.m. The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via zoom <https://mesa11.zoom.us/j/82508085605>, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.**

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/Government/Advisory-Boards-Committees/Design-Review-Board> at **least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

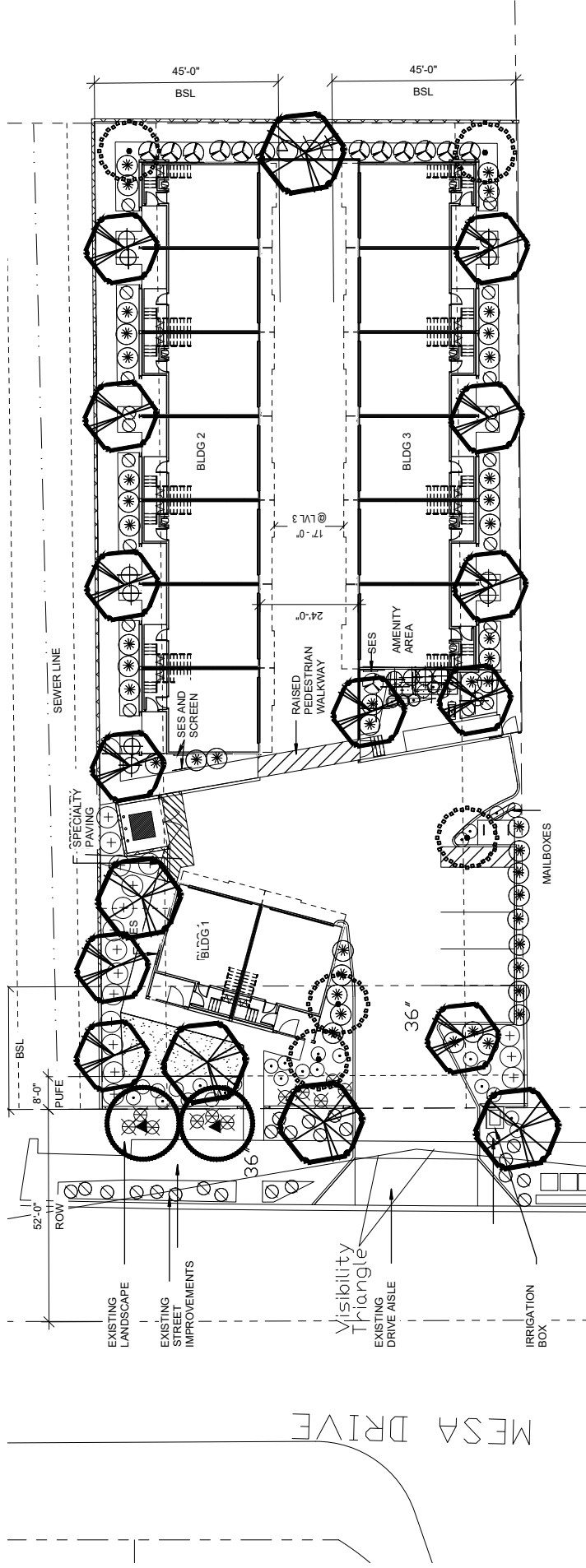
The City of Mesa has assigned this case to Jennifer Merrill of their Planning Division staff. They can be reached at 480-644-6439 or [jennifer.merrill@mesaAZ.gov](mailto:jennifer.merrill@mesaAZ.gov) should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

*Tim Boyle*

Tim Boyle





# LANDSCAPE PLAN







---

**Citizen Input (ZON24-00998)**

---

**From** Jennifer Merrill <Jennifer.Merrill@MesaAZ.gov>

**Date** Tue 6/3/2025 6:33 PM

**To** Tim Boyle <tim@atmosarch.com>; Jacob Cluff <jacob@atmosarch.com>

Hi Tim and Jacob,

Just an FYI: Today I received a phone call from Michelle Schaer, who owns the property located at 613 S Mesa Drive. She expressed concerns regarding the proposed density and height of the proposed Highlights project. I told her that the request has not yet been scheduled for a P&Z hearing, but that she will receive notification when that happens. She called because she had received notice of the DRB meeting, but her concerns are more related to P&Z than to DRB.

*Jennifer*

Jennifer Merrill  
Senior Planner, Development Services Department  
City of Mesa

480-644-6439

OFFICE HOURS: M-Th 7:00am-6:00pm \*\*Closed Fridays\*\*

## PLANNING & ZONING BOARD HEARING

Dear Neighbor,

We have applied for a Rezone from Multiple Residence-2 (RM-2) to Multiple Residence-4 with a Bonus Intensity Zone overlay (RM-4-BIZ) and Site Plan Review for the property located at 623 S Mesa Dr. This request is for development of a 15-unit multiple residence development. The case number assigned to this project is ZON24-00998.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at (917) 526-0323 or e-mail me at [tim@atmosarch.com](mailto:tim@atmosarch.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 24, 2025 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://www.youtube.com/user/cityofmesa11/live), or listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.**

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

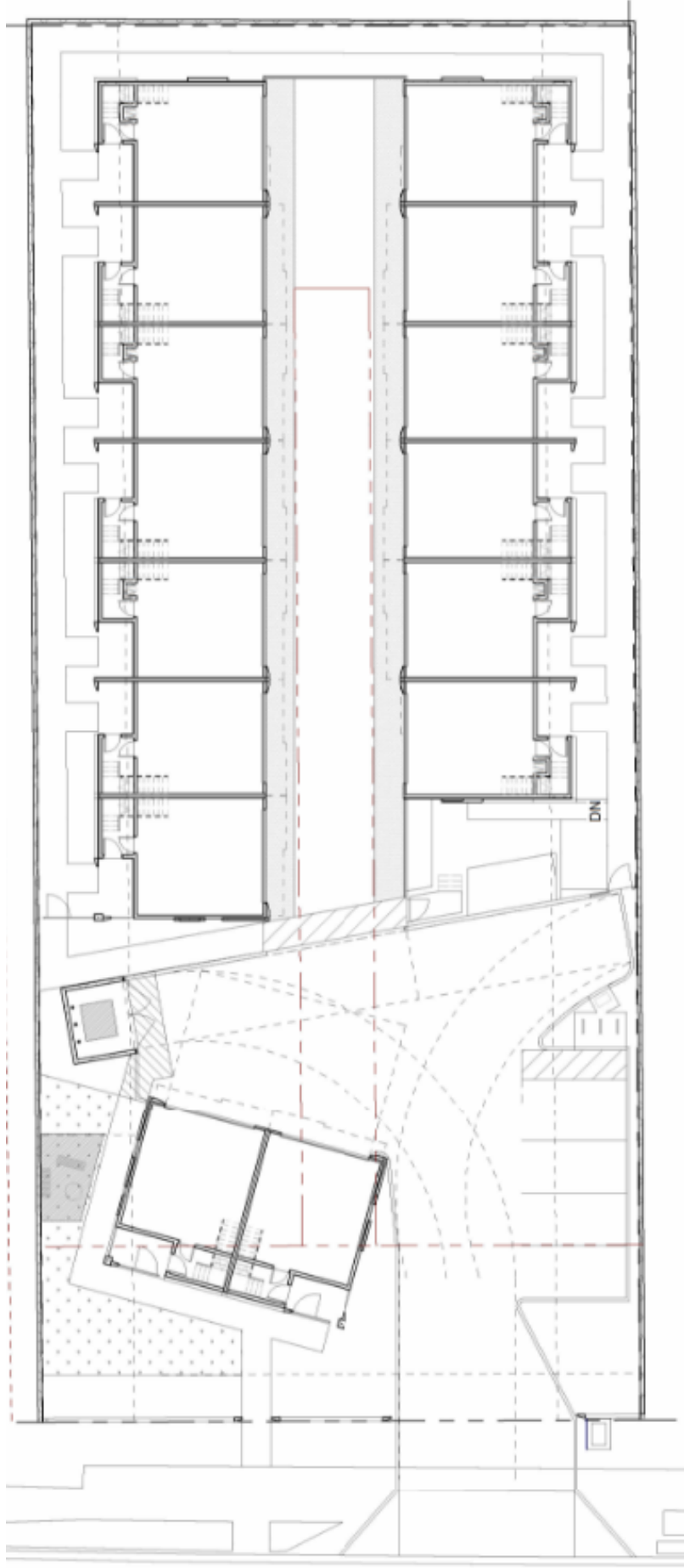
The City of Mesa has assigned this case to Jennifer Merrill of their Planning Division staff. She can be reached at 480-644-6439 or [jennifer.merrill@mesaAZ.gov](mailto:jennifer.merrill@mesaAZ.gov), should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



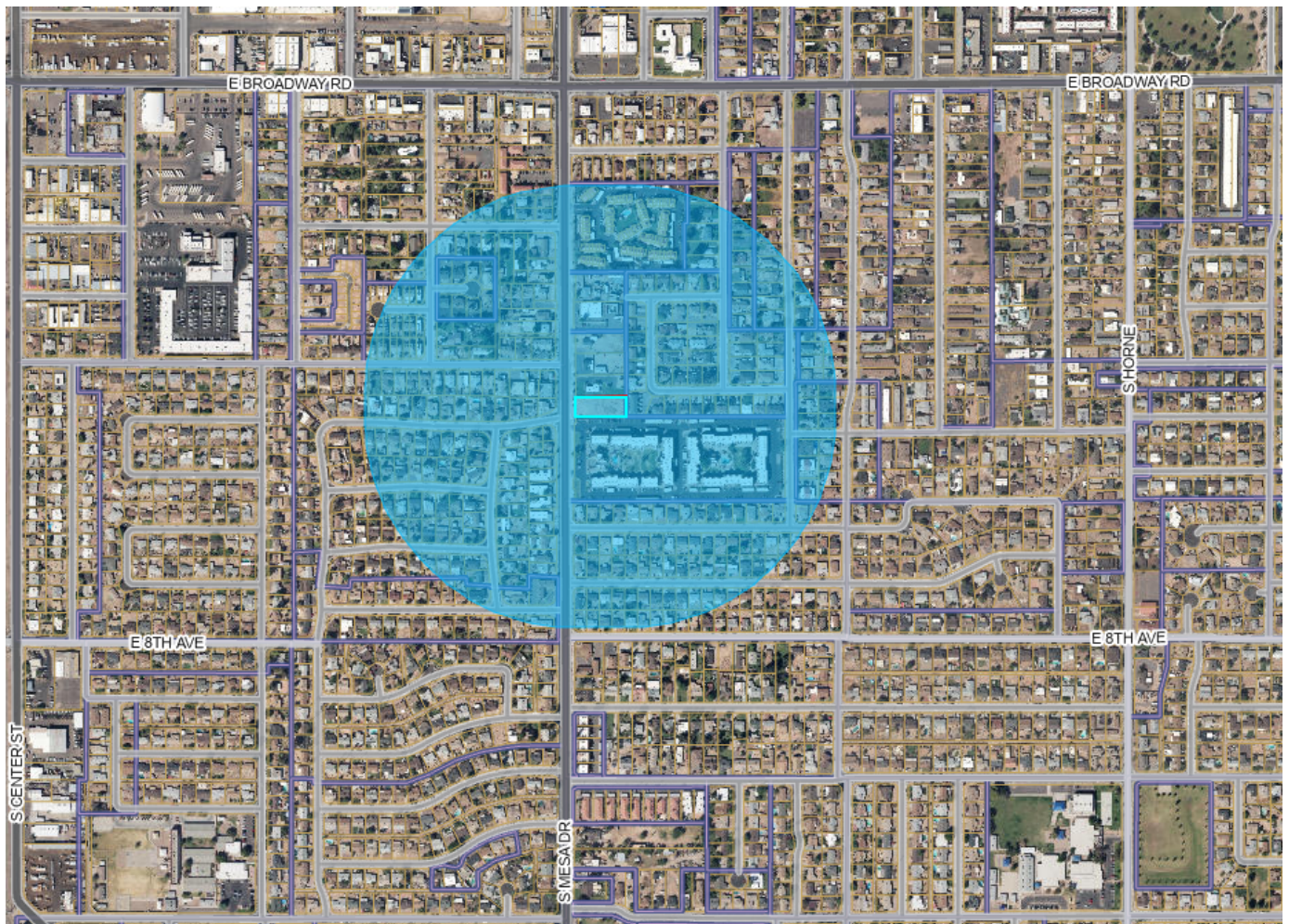


ELEVATIONS



SITE PLAN





1,000 ft radius buffer

532 S MESA LLC 9639 E CLINTON ST SCOTTSDALE, AZ 85260	613 S MESA DR LLC 9705 E ADOBE DR SCOTTSDALE, AZ 85255	702 S MESA DR LLC 4009 E LOS ALTOS DR GILBERT, AZ 85297
A R M OF SAVE THE FAMILY FOUNDATION OF ARIZONA 450 W 4TH PL MESA, AZ 85201	ALVARADO JORGE/FLOR 1852 E LEXINGTON AVE GILBERT, AZ 85234	BARRIOS JOSE/GUADALUPE 651 W LAGUNA AZUL AVE MESA, AZ 85210
BATROSS EDWARD A 350 E MARILYN AVE MESA, AZ 85210	BAUTISTA MAGARITO/DOROTEO 457 E 6TH DR MESA, AZ 85204	BRENDA CAPIZZI TRUST 615 W VERANO PL GILBERT, AZ 85233
BRIDGES CALLIE/SIMS DYLAN MICHAEL 349 E MARILYN AVE MESA, AZ 85210	BUENO VERDE PROPERTIES LLC 1758 E GARY ST MESA, AZ 85203	CAMARENA MYRA PO BOX 52751 MESA, AZ 85208
CAMPOS RAUL 841 E 6TH AVE MESA, AZ 85204	CARRILLO MARIA A 701 S MESA DR MESA, AZ 85210	CONTRERAS JOSE GENERO MARES 4104 E BROADWAY RD UNIT 1105 MESA, AZ 85206
DESERET RENTALS LLC 1309 W OBISPO AVE MESA, AZ 85202	DGH ENTERPRISES LLC 531 S MESA DR MESA, AZ 85210	DIAZ JOSE A 314 E 6TH AVE MESA, AZ 85210
ESCOBEDO ESTHER/ROBERT ANGEL 452 E FRANKLIN AVE MESA, AZ 85204	FKH SFR PROPCO B-HLD LP 600 GALLERIA PKWY STE 300 ATLANTA, GA 30339	FLEXTIREMENT LLC 431 E VINE AVE MESA, AZ 85204
GARCIA JULIO C & MARTHA 707 S POMROY ST MESA, AZ 85202	GARCIA ROGELIO 6834 E CULVER ST MESA, AZ 85207	GARCIA ROGELIO 7252 E NANCE ST MESA, AZ 85207
GCLC LLC 2007 E MYRNA LN TEMPE, AZ 85284	GONZALES DESTINY M/ORLANDO E/WALKER ASHLEY 2134 E HONEYSUCKLE PL CHANDLER, AZ 85286	GRACIANO MARIA L 417 E 6TH DR MESA, AZ 85204
GUEVARA ENRIQUE 414 E FRANKLIN AVE MESA, AZ 85204	GUTIERREZ GUADALUPE/ERIK/ETAL 534 S UDALL UNIT 2 MESA, AZ 85204	HERRERA MARTHA/MICHAEL 337 E MARILYN AVE MESA, AZ 85210

I H S INVESTMENTS LLC 4406 E MAIN ST 102-2 MESA, AZ 85210	JIMENEZ IGNACIO/GARCIA MARCELINA 420 E FRANKLIN AVE MESA, AZ 85204	JLB & SONS L L C 1156 E LINDA LN CHANDLER, AZ 85225
A JOHNSON KEVIN J/PATRICIA PO BOX 5721 MESA, AZ 85211	LECHUGA RAUL PEREZ 323 E MARILYN AVE MESA, AZ 85210	LOCKHART-MOORE ALISSA J/MOORE TIMOTHY 332 E MARILYN AVE MESA, AZ 85210
LOPEZ JAVIER/MARIA 426 E FRANKLIN AVE MESA, AZ 85204	LUCERO ANDREW 3743 S HUDSON PL CHANDLER, AZ 85286	MACIAS TONY RUIZ/LINDA JEAN/LAURA MARIE ETAL 1344 W KIVA AVE MESA, AZ 85202
MECAGNI ANNA C 365 E 6TH AVE MESA, AZ 85210	MESA MULTIFAMILY I LLC 2075 E MANHATTAN DR TEMPE, AZ 85282	MESA VILLAGE APARTMENTS LLC 401 S WESTERN AVE LOS ANGELES, CA 90020
MICHAEL JOHN VLAHOVIC TRUST 2847 S LAS PALMAS CIR MESA, AZ 85202	MICHELLE LAGRAVE ANTHONY TRUST 17871 LA ROSA LN FOUNTAIN VALLEY, CA 92708	MIRELES-RIVERA EFRAIN 216 E 5TH AVE MESA, AZ 85210
MISSION CAPITAL LLC 1551 E UNIVERSITY DR MESA, AZ 85203	MONTANEZ LUIS A/VAZQUEZ LIZBETH B 344 E 6TH AVE MESA, AZ 85210	MUNDO CARLOS G/MARIA I/JOSE L 542 S MESA DR MESA, AZ 85210
NAFARRATE-JIMENEZ SAUL ERNESTO/JENNIFER K 325 E 6TH AVE MESA, AZ 85210	OLSEN FAMILY TRUST 75 NEW DAWN IRVINE, CA 92620	PEREZ YALEEN B/GEORGE G 3244 E ARIS DR GILBERT, AZ 85298
POMEROY PLACE LLC PO BOX 8713 MESA, AZ 85214	RAGGED EDGE REAL ESTATE LLC 300 S DUVAL ST UNIT 1001 TALLAHASSEE, FL 32301	RANDOLPH DANIELO 1924 GEYSERVILLE ST CHULA VISTA, CA 91913
RICHARD A SHINGLEDECKER REVOCABLE LIVING TRUST 357 E 6TH AVE APT 1 MESA, AZ 85210	RIOS FAMILY LIVING TRUST 9039 N 127TH ST SCOTTSDALE, AZ 85259	ROBLES ANTHONY 458 E FRANKLIN AVE MESA, AZ 85204
ROSENBAUM REALTY LLC 1324 N FARRELL CT 109 GILBERT, AZ 85233	RS SFR HOLDCO OWNER LP PO BOX 4900 SCOTTSDALE, AZ 85261	SEVENTH HELP LLC PO BOX 8713 MESA, AZ 85214



SFR SOLUTIONS LLC 975 E RIGGS RD STE 12-140 CHANDLER, AZ 85249	SKAMPER LLC 7875 E GOLD DUST AVE SCOTTSDALE, AZ 85258	SLACK REVOCABLE LIVING TRUST 2710 S RURAL RD TEMPE, AZ 85282
A SOLIS NERI ASHLEY NICOLE/EMELY LORETT 349 E MARILYN AVE MESA, AZ 85210	STAR 2022-SFR3 BORROWER L P PO BOX 4900 SCOTTSDALE, AZ 85261	STERLING STANLEY D & KATHERINE J PO BOX 213 LA PLACE, IL 61936
TILARO THELMA 645 S POMEROY MESA, AZ 85210	TORRES MARIO 549 S UDALL MESA, AZ 85204	TW2 PROPERTIES LLC 3531 N SONORAN HTS MESA, AZ 85207
TWIN PALMS MESA LLC 3315 E SUNNYSIDE LN PHOENIX, AZ 85032	VAN HORN LANDING TRUST 4115 E DOLPHIN AVE MESA, AZ 85206	VENTURA ANTONIO J JR/VICTORIA V 446 E FRANKLIN AVE MESA, AZ 85204
VILLANUEVA ADOLFO C & MARY C 432 E FRANKLIN MESA, AZ 85201	WALTON RENEE A 14419 N 29TH ST PHOENIX, AZ 85032	WF4 LLC 2223 W PECOS RD STE 2 CHANDLER, AZ 85224
YELVERTON MARSHALL/TEMPEST/MANCILLA SERGIO/HARPER-MANCILLA CHARLOTTE PO BOX 8332 Priscilla Gutierrez PO Box 1466 Mesa, AZ 85211-1466	ZEPEDA ALFONSO & MARIA GUADALUPE 653 S POMEROY ST MESA, AZ 85210  City of Mesa Development Services Department ATTN: Jennifer Merrill PO Box 1466 Mesa, AZ 85211-1466	Councilmember Jenn Duff PO Box 1466 Mesa, AZ 85211-1466  City of Mesa ATTN: Marc Hershberg PO Box 1466 Mesa, AZ 85211-1466

**From:** [Jennifer Merrill](#)  
**To:** [Tim Boyle](#); [Jacob Cluff](#)  
**Subject:** Citizen Input (ZON24-00998)  
**Date:** Tuesday, June 3, 2025 6:33:00 PM

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Hi Tim and Jacob,

Just an FYI: Today I received a phone call from Michelle Schaer, who owns the property located at 613 S Mesa Drive. She expressed concerns regarding the proposed density and height of the proposed Highlights project. I told her that the request has not yet been scheduled for a P&Z hearing, but that she will receive notification when that happens. She called because she had received notice of the DRB meeting, but her concerns are more related to P&Z than to DRB.

*Jennifer*

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OFFICE HOURS: M-Th 7:00am-6:00pm \*\*Closed Fridays\*\*



## Design Review Board Work Session Notes

623 S Mesa Dr

June 10, 2025

DRB24-00996

- Tiered garden concept is nice, provide larger area
- Increase the area of the amenity space
- Too tight between the buildings
- Cubelike; not enough movement
- Needs additional movement on the non-garage side
- Wall articulation – 2nd story bump out 12" instead of 6"
- Vertical siding should comprise 25% of the entry elevations
- Long-term maintenance of colors?
- Remove colors from top hats
- Paint SES to match adjacent walls
- Planters are tight
- Swap the sidewalks at the perimeter for the planters so that there is more space for landscaping
- Oaks drop sap (messy), also Oaks located near the parking areas is problematic
- Taller trees needed