### **Project Narrative**

#### Overview and Background

City Creek Reserve, Inc represents the "Landowner" (Land Equity Investors, LLC) in the redevelopment of approximately 4.5 acres in Downtown Mesa at the Southeast corner of Mesa Drive and Main Street. The project, referred to as "Mesa Investment Block Redevelopment", is a collection of 27 individual lots located between Downtown Mesa and the Mesa Arizona Temple along the Main Street light rail corridor.

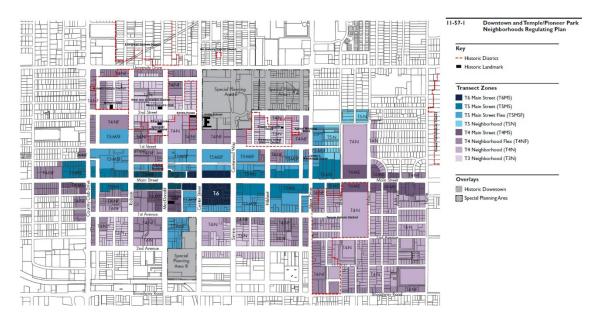
The subject property is currently made up of vacant lots, vacant buildings, and rental single family detached residential.



#### **Purpose for Request**

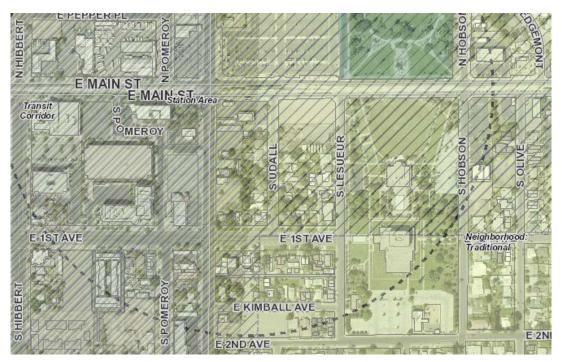
The purpose for making this request is to rezone the project site from Transect T5-MS, T4-NF and T4-N to a single transect category (T5-MSF) compatible with the transit-oriented character along Main Street adjacent to the Mesa Drive light rail station. The Landowner has opted into Form Base Code ("FBC") zoning for this project redevelopment. The project sits at the corner of two major downtown thoroughfares; Mesa Drive and Main Street. A review of the FBC Neighborhood Regulating Plan will show that a consistent pattern of T5-MSF is used in conjunction with T5-MS throughout the Downtown district.

The rezone to T5-MSF will be consistent with the established zoning pattern and planning vision for Downtown Mesa. A preliminary plat will be submitted as part of this request to organize the 27 smaller individual parcels into 5 redevelopment parcels. Of the 27 existing parcels, 17 lots are vacant, 3 have vacant commercial uses, and 7 have rental residential uses. Eight of the lots are included in the Temple Historic District.



#### Mesa General Plan

The City of Mesa General Plan Character Type for this project site is Neighborhood Traditional within a Transit Corridor. The proposed development plan fits this General Plan Character Type with its ability to bring future residents downtown to live in low to medium scale buildings, a mixture of supporting uses including commercial and civic, the proposed landscape and greenery to soften the environment and make it more comfortable by connecting streets and pedestrian linkages.



#### Context and the Mesa Arizona Temple

The project site is part of a larger group of neighborhoods that surround the existing Mesa Arizona Temple, referred to in this document as the "Temple". The Temple is approaching it's 100<sup>th</sup> year in existence and will undergo a major remodel starting in 2018. Part of the renovation of the Temple is to make major exterior improvements to the gardens and landscape areas on the grounds. The existing Visitor Center that currently sits adjacent to the Temple will be removed and relocated within a new building within this proposed development plan. In conjunction with the improvements on the Temple property, the Landowner is proposing to make a series of phased improvements to the neighborhoods surrounding the Temple on land that they currently own.

#### **Project Description and Design Vision**

The project site is 4.55 net acres, bounded by Main Street to the north, LeSueur to the east, and Mesa Drive to the west. The south boundary limit is established with a proposed pedestrian via that will connect the neighborhood to the Temple site and Downtown. A majority of the land within the project site is vacant. Two local residential north/south streets (Udall and LeSueur) serve the site in addition to Main Street and a major arterial (Mesa Drive). No streets will be realigned or permanently closed as part of the proposed request. The bus stop and shelter along Main Street will remain in its current location with some proposed modifications to the loading lane configuration. Existing utilities will be upgraded, relocated, or maintained depending on the condition and location of the current lines. Along Mesa Drive, a 5'-0" easement will be provided to accommodate the placement of an 8' wide city sidewalk that is part of a broader city improvement.

The design vision is to create a vibrant residential neighborhood using diverse residential unit sizes, comfortably scaled buildings, Mesa-authentic architectural character, and landscaped streets and gardens. The project site is located between Downtown and the Temple site. This project will be a transition development that completes the character of both adjacent influences. Specific parts of the proposed development plan include:

#### Planning Framework:

The physical planning is built on a framework created by the existing streets and property limits. The block dimensions are unchanged. The development proposal is for a one-level parking structure below grade that spans both blocks from LeSueur to Mesa Drive. The parking structure is designed to far exceed code-required parking minimums. There are some key aspects of the framework that create an urban neighborhood character including the desire to create great streets with detached sidewalks and tree canopies for comfort, on street parking provides convenient parking and reduces the need for onsite surface parking lots. Furthermore, building massing and scale provides visual relief and pedestrian connectivity with architecture as part of a strong street presence by way of building location and elevations.

#### Land uses:

In addition to public spaces planned for the site, other planned uses include:

- a. Multi-family residential
- b. Commercial
- c. Mixed use (residential over commercial)
- d. Civic and Church uses
- e. Parking structure
- f. Open space, gardens, and pedestrian walkways

#### **Buildings**

Proposed buildings will be either 2-story, 3-story, or 4-storyin height. The 4-story buildings will be located along Mesa Drive and Main Street transitioning to 2-story closer to the existing neighborhoods and Temple.

#### Streets:

Le Sueur will remain one lane in each direction and receive a new curb and gutter alignment to maintain on street parking in parallel and angled formats. Curb bump outs will be provided to end cap parking and provide for tree plantings and street corners.

South Udall will be rebuilt in a character and scale similar to what is currently in place after the below grade garage is built. The ROW will be abandoned, and a permanent access easement will be provided so the street can remain in place with the appearance of a public streetscape. The street will remain as a one way each direction street with parallel parking on both sides. Detached sidewalks will create a planted parkway along the street edge.

Main Street will be modified to include on street parking and a reconfigured bus bay geometry.

Mesa Drive will have a 5' parkway for landscape and an 8' wide sidewalk parallel to the curb.

#### Retention

Storm water retention will be managed through a series of storage options on site and potentially offsite. Onsite storage and retention is being planned in below grade infrastructure on the south side of the garage and in on grade surface retention areas in landscaped areas where appropriate. Because of the relationship of the project site and the Temple, an option to consider utilizing water retaining capacity on the Temple grounds is being explored.

#### **Temple Historic District**

A portion of the land within this proposed development is located within the Temple Historic District. Of the eight lots within the Historic District, 7 of the lots have rental residences that are currently occupied. Based on the historic survey dated June 15, 1999, seven of the homes were considered "Contributing property to the District", and one home has been since torn down.

#### Citizen Participation Plan

A citizen participation plan has been submitted with this request. A plan for public meetings and citizen outreach in outlined in the submitted document. The landowner has also been in contact with local residents within the immediate redevelopment area and will continue to meet with individuals who currently rent homes within, or adjacent to, the redevelopment area.

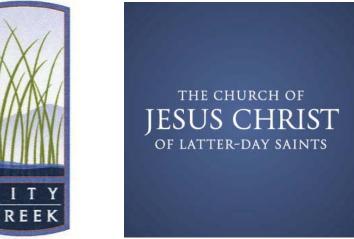


Aerial View











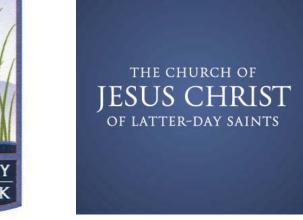
Birdseye View - Looking SouthEast









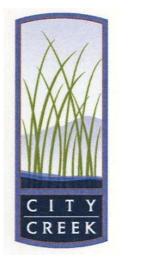




Birdseye View - Looking NorthEast











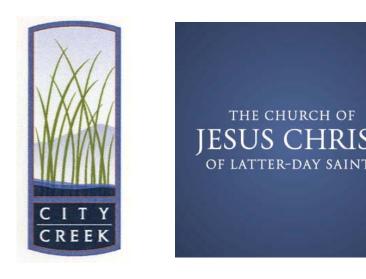
Birdseye View - Looking SouthWest

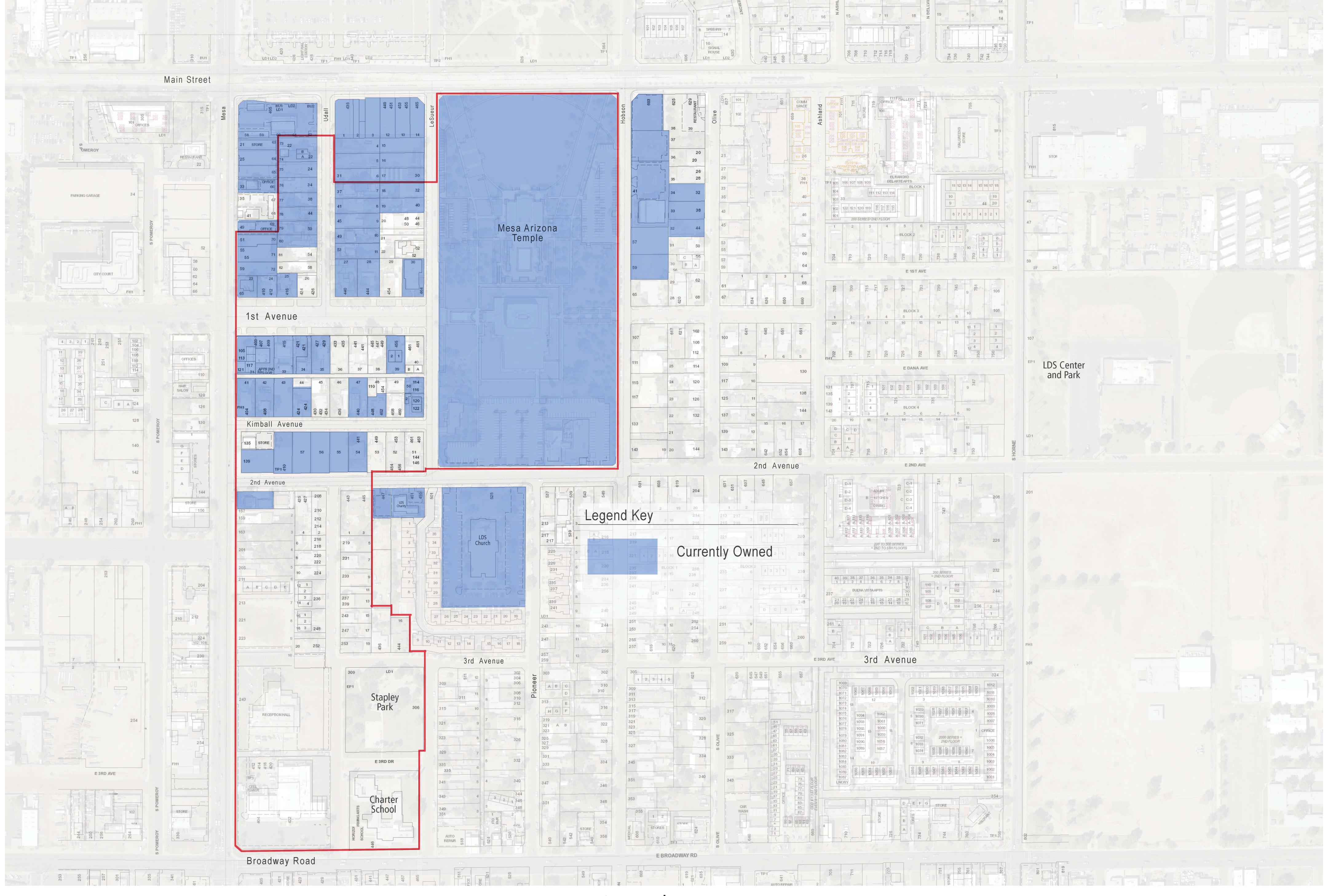
May 3, 2018







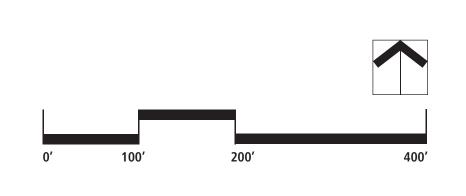


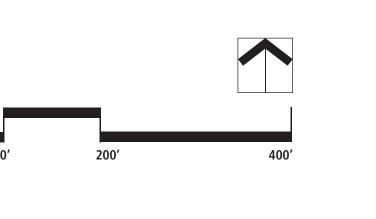


Ownership Map











# Key

- Historic District
- Historic Landmark

# **Transect Zones**

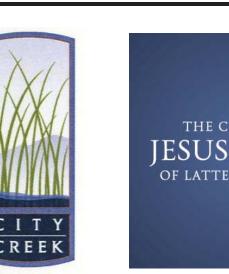
- T6 Main Street (T6MS)
- T5 Main Street (T5MS)
- T5 Main Street Flex (T5MSF)
- T5 Neighborhood (T5N)
- T4 Main Street (T4MS)
- T4 Neighborhood Flex (T4NF)
- T4 Neighborhood (T4N)
- T3 Neighborhood (T3N)

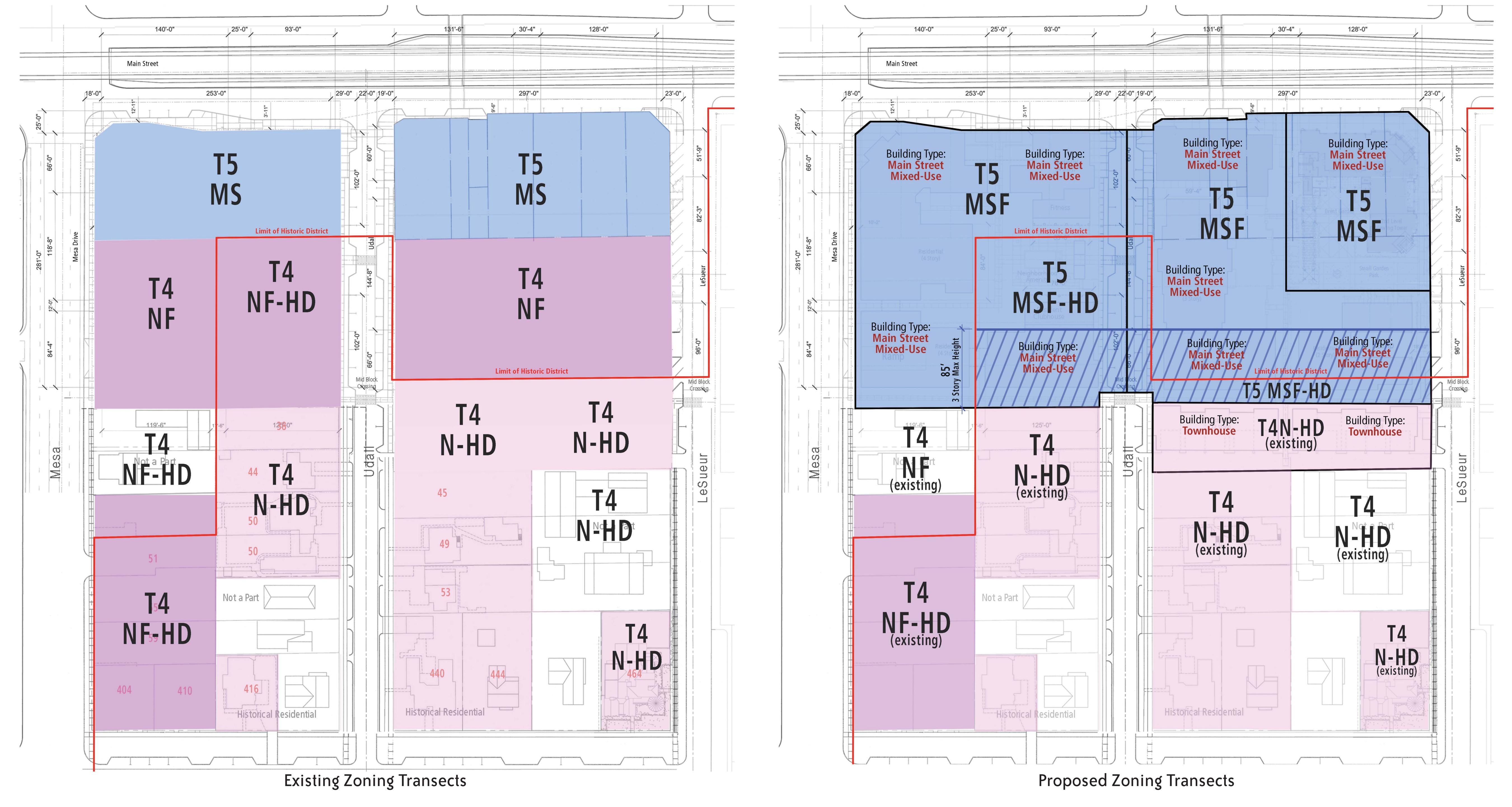
# Overlays

- Special Planning Area







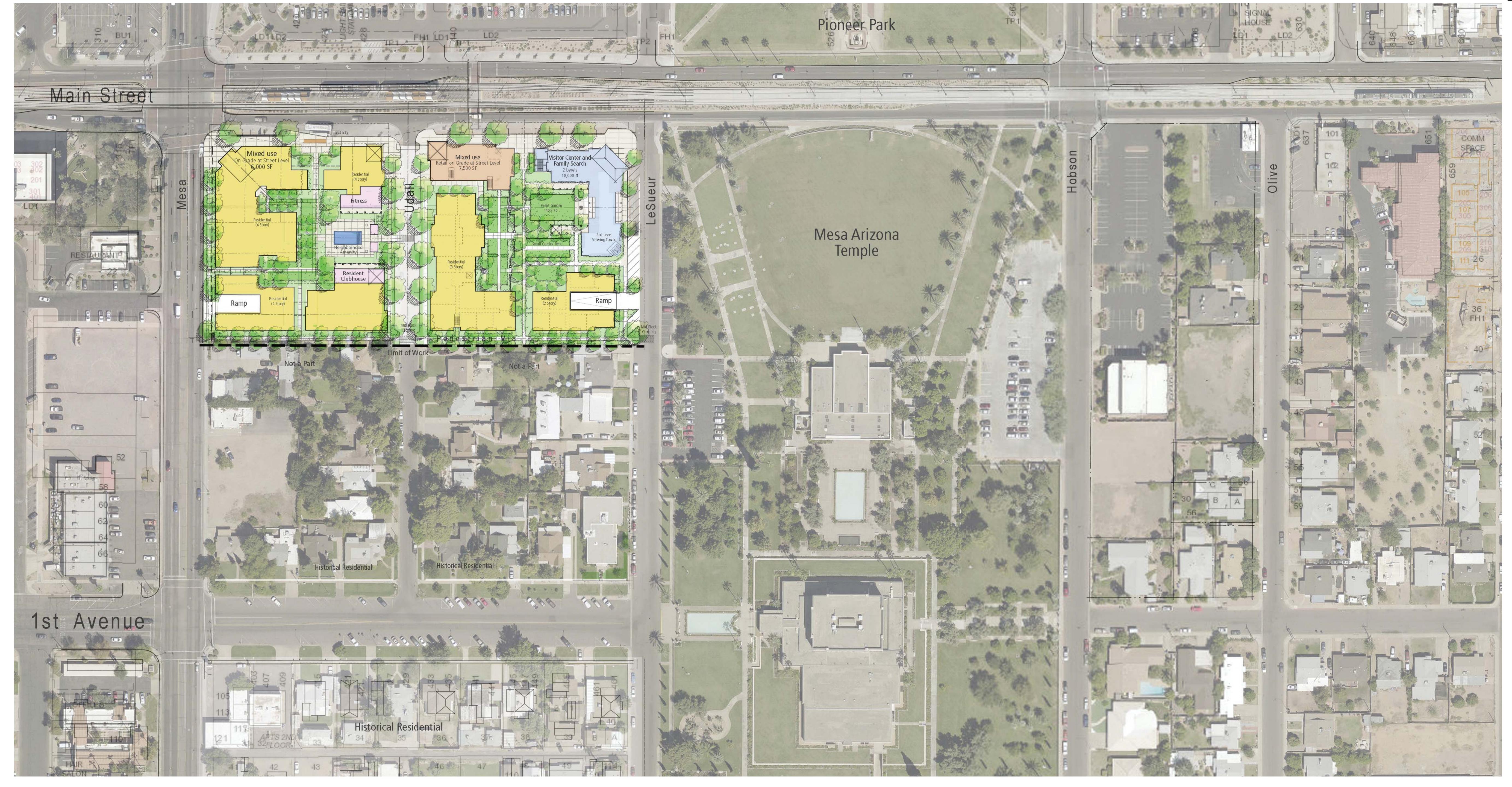








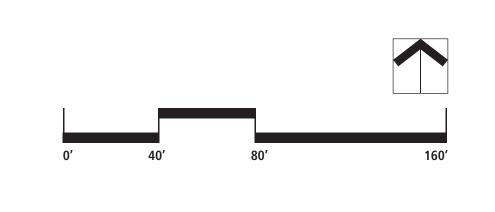


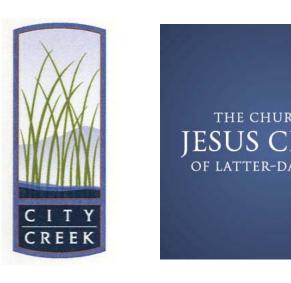


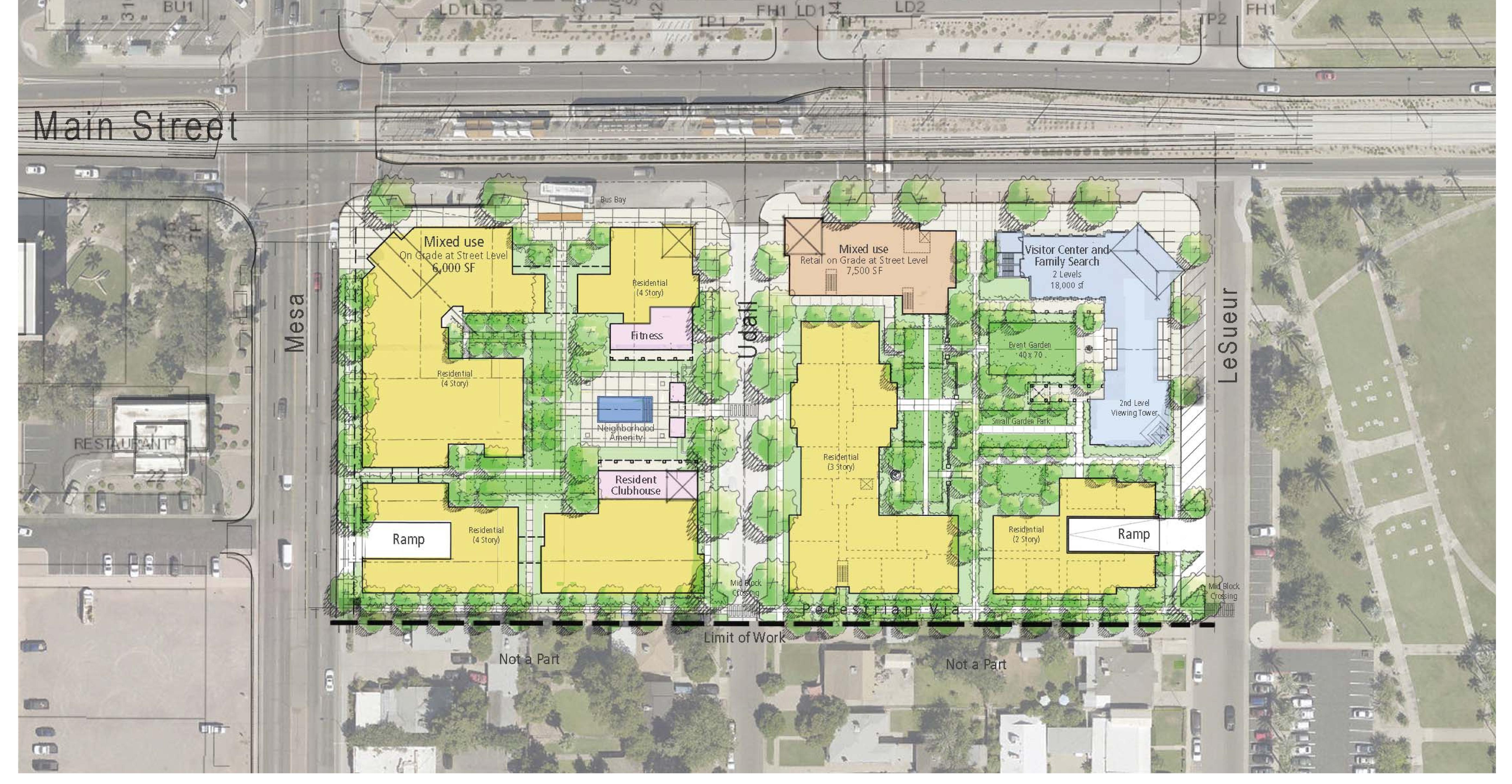
Site Context Plan







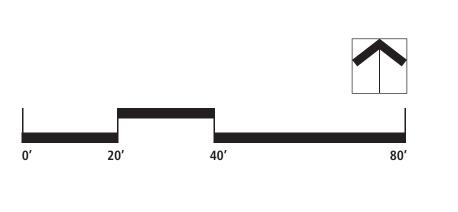




Concept Development Plan





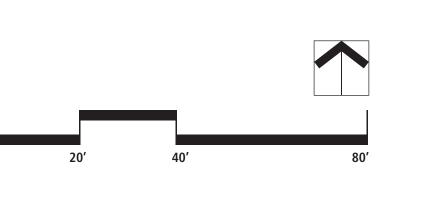






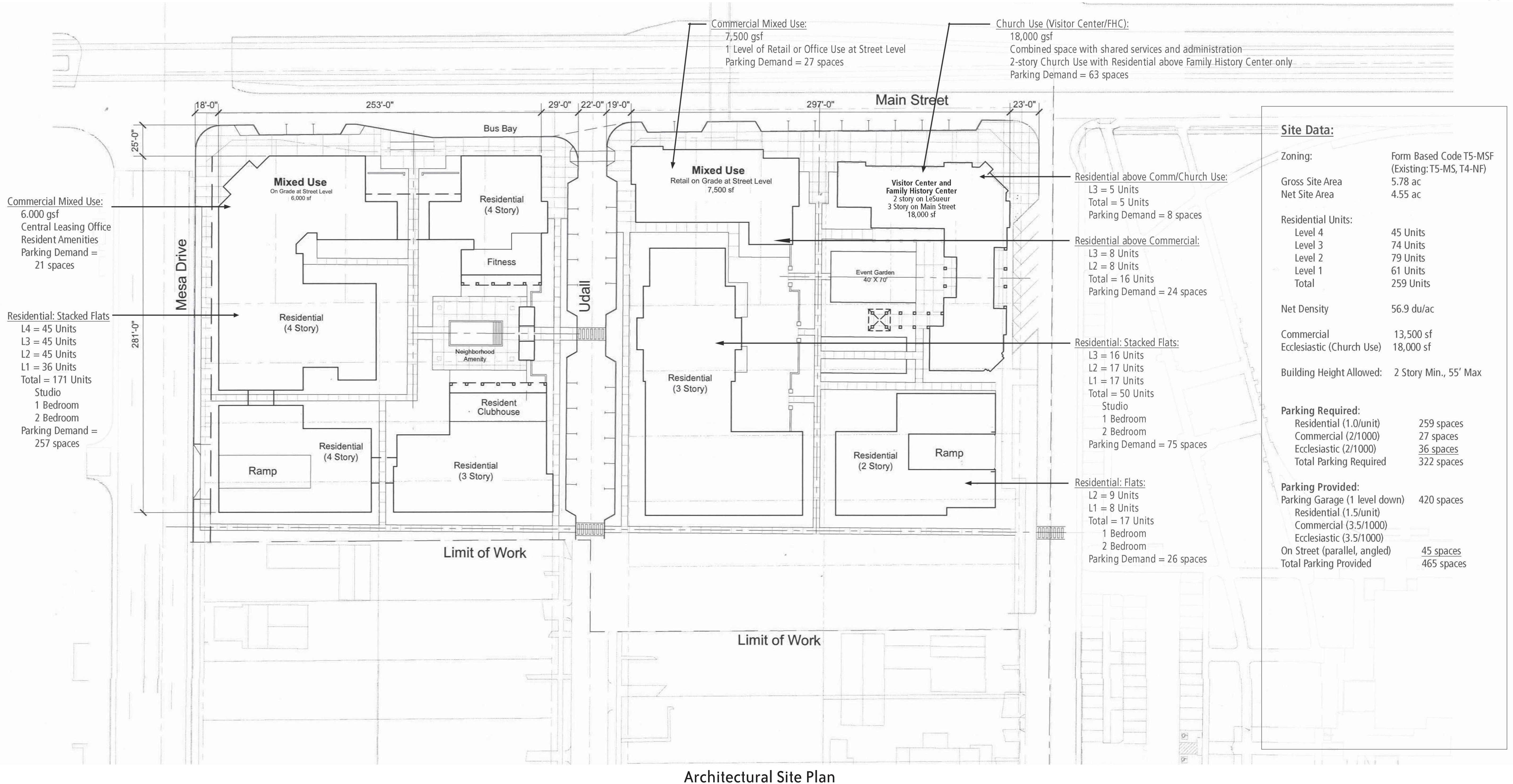








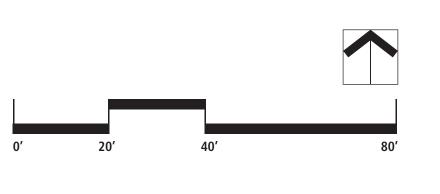


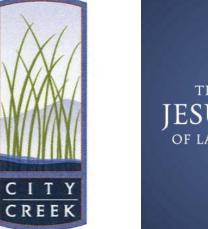


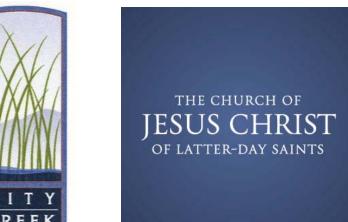


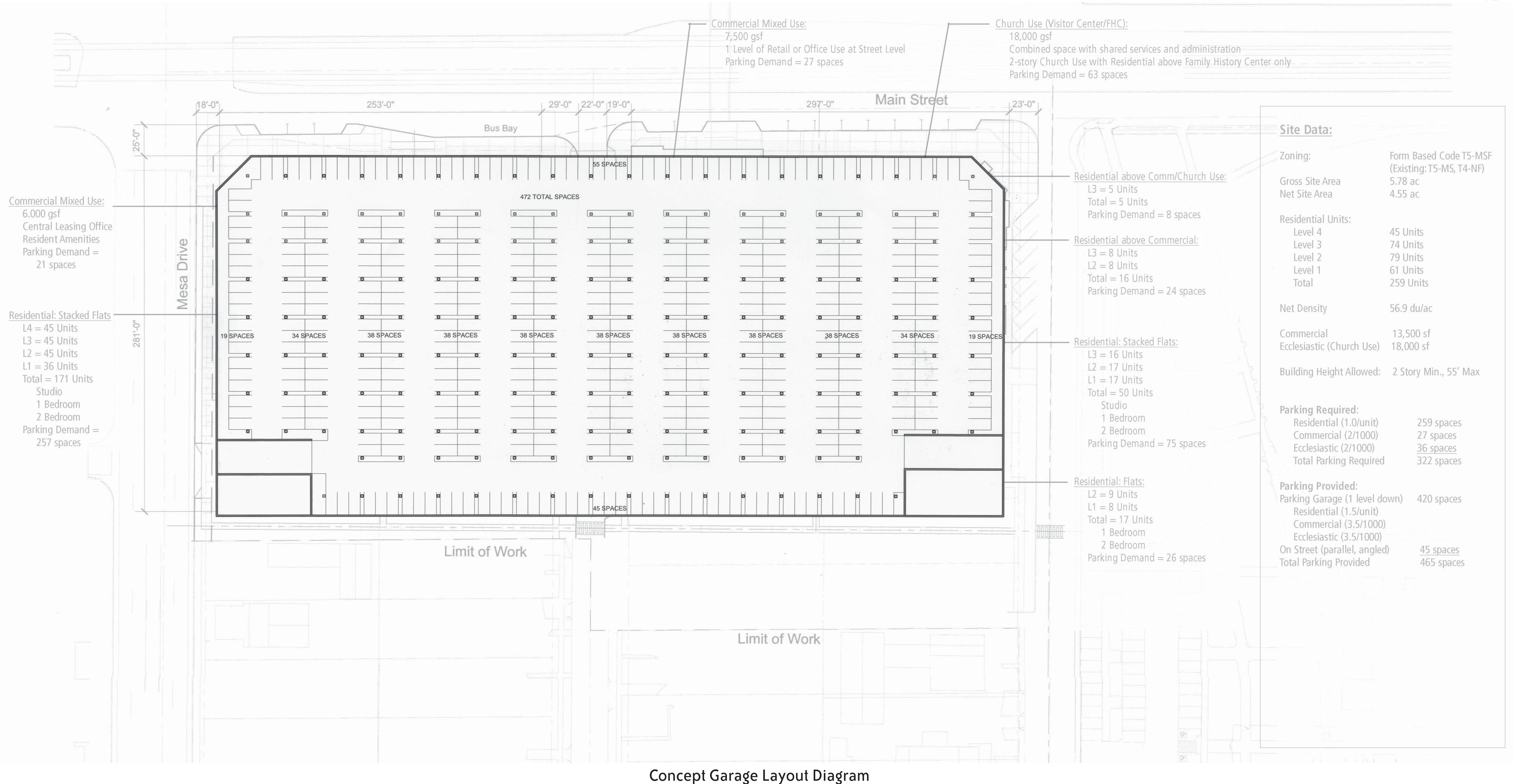








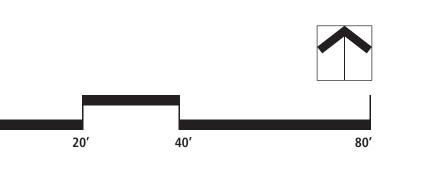


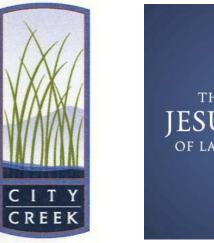












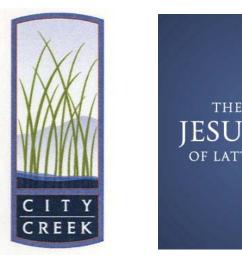




Concept Development Plan - 3D Model Views



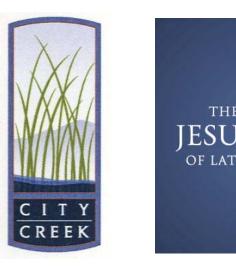


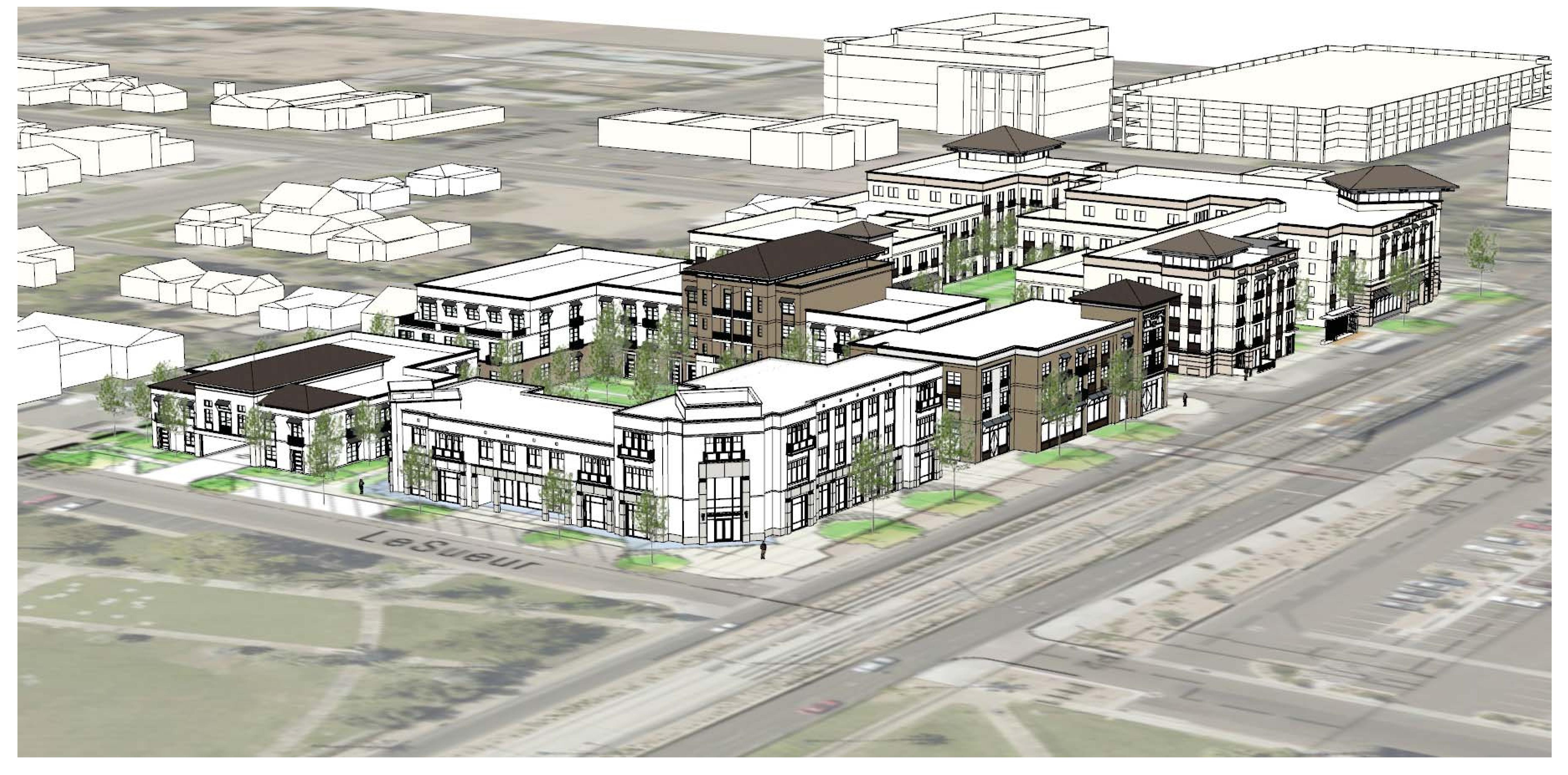






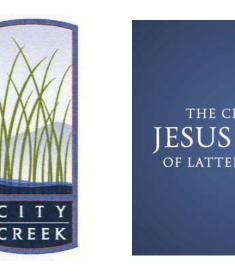








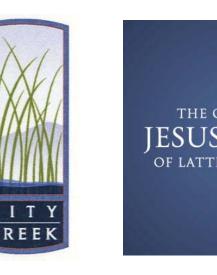








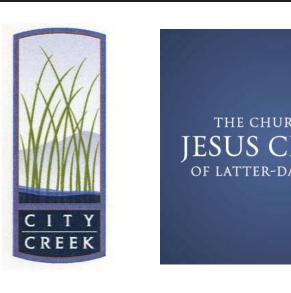










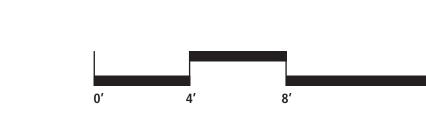




Architectural Character - Exterior Elevations

# Mesa Temple District May 03, 2018







Block A Main Street - East Elevation on LeSeuer Street









Block A Main Street - North Elevation







Block C Main Street - North Elevation







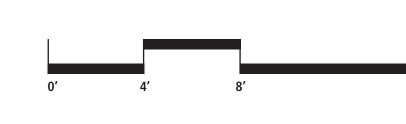


Block C Main Street - West Elevation





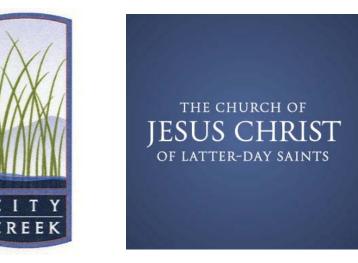












## Citizen Participation Plan

Mesa Investment Blocks
Mesa Arizona

Date Submitted: May 03, 2018

#### Owner Contact:

Mr. Carl Duke, Vice President, City Creek Reserve, Inc 15 W. South Temple, Suite 250, Salt Lake City, UT 84101 Phone: (801) 321-7510, Email: carlduke@citycreekslc.com

#### Pre-submittal Meeting:

A pre-application meeting was held on April 10, 2018 and April 17, 2018 with City staff, owner representatives, and owner consultants. During the pre-application meetings, City staff was presented with an overview of the redevelopment proposal which included design, phasing, and the desire to work with City boards and commissions, citizens living within and around the redevelopment area, and key stakeholders during the City review and approval phases the redevelopment process.

#### Citizen Participation Plan:

In addition to working with City staff, the following participation plan will be taken to inform citizens of the redevelopment activities and provide a forum to hear citizens questions and concerns. The participation plan will include:

- 1. A contact list will be created for use in communication via US Mail:
  - a. Registered neighborhood associations within a 1/2 mile of the project site
  - b. Homeowners Associations within 1/2 mile of the project site
  - c. Property owners within 500 feet of the project site
- 2. Those persons identified on the contact list will be sent a letter describing the project, the project schedule, and a black and white site plan with an invitation to attend a public meeting held in a facility near the project site. The public meeting will include the following:
  - a. A sign in form to collect participant name and contact information
  - b. A brief introduction of the project and owner representatives
  - c. Graphic display of project plan and development overview
  - d. Opportunity for citizens to ask questions of owner representatives and their design consultants
- 3. Citizens who are currently renting property from the Developer will be contacted directly and given the opportunity to discuss the project merits and schedule

#### Schedule:

Pre-application meet(s): April 10, 2018 and April 17, 2018

Application submittal: May 03, 2018

Meetings with residents living within the project site: May 09, 2018

Public meeting: May 30, 2018

Submittal of Citizen Participation Report and supporting materials: June 6, 2018

Planning and Zoning Board Hearing: June 20, 2018

#### Citizen Participation Report

Redevelopment of Blocks at Mesa and Main Mesa, Arizona

Date Submitted: June 7, 2018

#### Owner Contact:

Mr. Carl Duke, Vice President, City Creek Reserve, Inc 15 W. South Temple, Suite 250, Salt Lake City, UT 84101 Phone: (801) 321-7510, Email: carlduke@citycreekslc.com

#### Results of Public Participation and Community Outreach:

Over the course of the last 30 days, from May 09 to June 01, representatives for the Developer have initiated and participated in 16 meetings with the public including; local neighborhood groups, individual homeowners, rental tenants, and other stakeholders that requested a meeting. The list of meetings is provided in Appendix A.

On May 31, 2018, two public events were held. The first was a media briefing to introduce the redevelopment plans to print, television, and social media outlets. The second event was Public Meeting #1 held in a vacant retail building at the corner of 1st Avenue and Mesa Drive. On June 01, 2018, Public Meeting #2 was held at the same location.



The Public Meetings started at 6:00 pm and ran for 1 1/2 to 2 hours each night. Representatives of the development and design team were present and available to answer questions. Large format color site plans, renderings, and building elevations were set up in the meeting room on easels. Approximately 40-45 people attended Public Meeting #1, and 10-12 people attended Public Meeting #2. A copy of the sign in sheets is provided in Appendix B. Letter notifications were

sent to all land owners 1,000 feet from the subject property (double the required distance of 500'). A map of the notice limits is included in Appendix C.

After the media briefing, a sample of the news coverage included the following: <a href="http://www.azfamily.com/story/38322071/mormon-temple-unveils-redevelopment-plans-near-downtown-mesa">http://www.azfamily.com/story/38322071/mormon-temple-unveils-redevelopment-plans-near-downtown-mesa</a>

https://www.azcentral.com/story/news/local/mesa/2018/05/31/mormon-mesa-temple-redevelopment-plans-revealed/658151002/



A summary of the more common comments and questions raised by the public included:

- 1. How will parking for the additional residents and Visitor Center be addressed
- 2. Is there a plan being considered to save, save and relocate, or document the homes in the Historic District that are planned for demolition
- 3. Why can't the redevelopment plan work around the existing homes
- 4. How high are the buildings, and how high are they allowed with current zoning
- 5. Can the residents have full access to their properties with all of the project and city street improvement work being planned around the same time
- 6. How can we be sure to not interrupt utility services during construction
- 7. Can the mature trees be saved
- 8. Is the residential "for rent" or "for sale" apartments
- 9. What kind of retail is planned
- 10. Is the Via a public walkway
- 11. A petition was provided to the developer during Public Meeting #1. See Appendix D (Note: Citizens had a fair amount of questions about issues outside of the proposed redevelopment limits. Questions regarding proposed improvements to 1st Avenue, the Temple and Temple Grounds, and potential future changes to other neighborhoods adjacent to the Temple were discussed only in general terms for contextual purposes)

# Appendix A Citizen Participation Events

Group in Attendance	Purpose of Meeting	Date	Location
Downtown Mesa Marketing and Branding Group (approximately 14 community leaders)	Introduce project and determine how it may fit into branding of Downtown	May 21, 2018	3344 E Camelback Road, Phoenix, AZ
Temple Grove Neighborhood Association	Introduce Project	May 10, 2018	830 E 2nd Ave, Mesa, AZ 85204
Sunbelt Holdings	Discuss Project and any impacts on surrounding proposed developments	April 30, 2018	6720 North Scottsdale Road, Suite 250 Scottsdale, AZ 85253
Tony Wall	Discuss Project and any impacts on surrounding proposed developments	April 19, 2018	3344 E Camelback Road, Phoenix, AZ
Pete's Fish and Chips Owners (Pat Foster and Kathy Adams)	Introduce project and answer any questions or concerns	April 24, 3018	Telephone discussion with graphics
Dea Montegue and sons	Introduce project and answer any questions or concerns	April 24, 2018	At project site
Twila Eyring (adjoining property owner)	Introduce project, discuss impacts on any adjoining properties, answer questions	April 23, 2018	44 South LeSueur Mesa, AZ 85204
Hatch Family (adjoining property owner)	Introduce project, discuss impacts on any adjoining properties, answer questions	April 23, 2018	52 South LeSueur Mesa, AZ 85204
Vonkamper Family (adjoining property owner)	Introduce project, discuss impacts on any adjoining properties, answer questions	April 23, 2018	454 East First Avenue Mesa, AZ 85204
Foote Family (adjoining property owner)	Introduce project, discuss impacts on any adjoining properties, answer questions	April 23, 2018	58 South Udall Mesa, AZ 85204

Bergeson Family (adjoining property owner)	Introduce project, discuss impacts on any adjoining properties, answer questions	May 9, 2018	424 East First Avenue Mesa, AZ 85204
Rathjen Family (adjoining property owner)	Introduce project, discuss impacts on any adjoining properties, answer questions	May 10, 2018	54 South Udall Mesa, AZ 85204
Jewel – Owner of Norms Watch Repair (adjoining property owner)	Introduce project, discuss impacts on any adjoining properties, answer questions	May 10, 2018	35 South Mesa Drive Mesa, AZ 85204
Jen Duff	Introduce project, drive historic area, answer questions	May 10, 2018	At project site
Greg Marek	Introduce project, drive historic area, answer questions	May 9, 2018	At project site
Media Briefing	Introduce Project	May 31, 2018	At project site
Public Open House	Introduce Project, answer questions, respond to concerns	May 31, 2018	Near project site at 409 East 1 <sup>st</sup> Avenue Mesa, AZ 85204
Second Public Open House	Introduce Project, answer questions, respond to concerns	June 1, 2018	Near project site at 409 East 1 <sup>st</sup> Avenue Mesa, AZ 85204
Jake Brown	Introduce project, drive historic area, answer questions	April 24, 2018	Near Project Site

# Appendix B Public Meetings Sign in Sheets

# Sign-In Sheet

# Redevelopment at Mesa & Main

Name – Print	Address		
Charlotte Magan	115 S. Hobson Mesa 85204		
Jim & Vicki Hatch	52 S. Le Sueur Mesa, 85204		
Jen Duff	146 W 2nd St Mesa 8:5201		
Jeff Cox, Jerah Moss, Cox Printing	135 S. Mesq Dr. Mesa 85210		
John Klein	133 S. Hobson, Mesa 85204		
CARLA MILLSAPS	220 5 HOBGON MEST 65-204		
Allen Blan	745 E 2nd Ave Mesa 85204		
Shellee Mellor	650 E 184 Ave Mesa 85204		
Walt & Ginger von Kampen	454+A E 19 Ave Mesa 85Ze4		
Brenda Capizzi	28 S OKUE, MESA AZ 85204		
Onelsea & Andy Rice	102 5. olim "		
ROBERT SCHNTCEBURY	120 a. UNIVENSITE MISH AZ 85201		
Pepper & Lee Shumway	415 E 15 Ave #5 Mesa Az 85204		
Tale Rolmison	1075, Holzon St. May 85204		

Name – Print	Address		
Robert Payne + Lutin Payne	447 E FIRST Are Meda		
Chad Claff	943 E Zal Ane		
Ross Hoppler	110 S. Lasveur Mesa 85204		
Marie Dugger	601 E. Jud Sue Mesu		
Twila Eyring	44 South LeSueur Mesa 85204		
Dara Lammers & Greg Morris	134 S. Hibbert Mesa 850/6		
Dale + Martha Jane Foote	58 S. UDALL - MESA PURDOY		
Arlyce Reynolds	620 F. 1st Ave Mose 75204		
Glenda Roberts	Y618 1st AU Mag		
Susan Scholler	328 N. Fraser Dr. Mesa 85203		
Gary Schuller	328 N. Fraser Dr. Mesa85205		
Luxline Russell	540 & Broadlean 3-5204		
Jean Grimes	433 Elstave Mesa Az		
Reinhardy anny Gvon Kampen	454 E 1 St ave Mexa AZ.		

Priscilla Gosswhite Janie Gennevois 141 N. Wilbur, mesa 85201

# Sign-In Sheet

# Redevelopment at Mesa & Main

Name - Print	Address	
BILL + CLAUDIA REED	III J. HORSON MESA	
	*	
. 20 Saz		
	v	
,		

Name – Print	Address	
Adriana Risa	Mesz 85704	
Stophanie Wright	660 n. Date, 85201	
Hlinda Kremis	146 E McLellan Rd, Mesa AZ 85201	
DAVE MONK	19405 E VIA DEL ORD CREEK	
Barbara P. Harris	350 S. Hobson #5 85204	
Shelly holall	122 N. Macdoneld Hosa 8520	
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26 19		
	25	

# Appendix C Notification Limits



# Appendix D Citizen Petition

# TEMPLE HISTORIC DISTRICT PETITION

We the undersigned, citizens of Mesa, are signing this petition to protest the demolition of the "contributing" historic homes in this district.

GNATURE	NAME (please print)	ADDRESS	CONTACT PHONE NUMBER OR E-MAIL	DATE
by a N pul	Amy L. Manorey	136 N.8th Pl.	6026147785	5/30/10
Knyw ther	MARCGARET DA	DIS 144 W. SYPL	480-215-2682	5/30/1
0				