

SWC Main Street and Pomeroy Rezoning Project Narrative

Project Summary and Request

This project narrative describes the City of Mesa initiate rezoning request for APN 138-65-006E, an approximately 33,000 SF City-owned parcel located on the southwest corner of Main Street and Pomeroy (the **Property**). The proposed rezoning would apply to the June 2012 Council adopted Form-Based Code transects, which are “floating” in parallel to the existing, base Downtown Core (DC) zoning. The proposed rezoning does not modify the current DC zoning, and will only become effective at such time that the City, or the then Property owner, “opts-in” to the Form-Based Code.

Should the City “opt-in” to the Form-Based Code, the proposed rezoning would adjust the division between the T5 Main Street (T5MS) and T5 Main Street Flex (T5MSF) Transects on the Property. As shown in the attached **Exhibit A** the entire Property is currently zoned T5MS, and is coterminous to the south with parcels identified as T5MSF. The proposed rezoning modifications would result in the front 60’ adjacent to Main Street maintaining the T5MS Transect and the remainder of the Property rezoned to the T5MSF Transect.

On May 22, 2017, the City Council approved a Memorandum of Understanding with 3W Management (**Exhibit B**), that provides the framework for the development of a seven-story, mixed-use building; five, three-story, for-sale rowhomes; and a three-level parking structure and the subject Property. In addition, the proposed development includes four-stories of market-rate apartments above the existing Pomeroy parking garage and an additional 10, three-story rowhomes. In total the proposed development includes 270 market-rate apartments, 15 for-sale rowhomes, and approximately 20,000 SF commercial/retail space. The proposed development, which will require review and approval of a Zoning Clearance consistent with the adopted Form-Based Code regulations, is shown for reference in **Exhibit C**.

If approved, the rezoning would provide the additional land use flexibility necessary to allow residential as a ground-floor use along Pomeroy, while continuing to support a development character consistent with the adopted Central Main Plan. Approval of the proposed development is separate from the proposed rezoning, and further refinement of the plans is anticipated.

Site Description

This 33,084 SF site is currently a surface parking lot owned by the City and leased to Benedictine University. Consistent with the proposed rezoning and future development Benedictine University has provided a Letter of Intent to 3W Management that provides the opportunity to partner on student housing, as well as Benedictine University support for a lease amendment that allows the development. The City and Benedictine University are currently renegotiating this lease agreement.

Comparison Between T5MS and T5MSF Transects

The table below compares the T5MS and T5MSF development standards. While the proposed rezoning provides additional land use options within the T5MSF Transect, certain bulk standards, such as building height maximums, are reduced. However, even with the proposed rezoning, a development consistent with the adopted Central Main Plan can be accommodated. The proposed rezoning preserves a retail first-floor requirement along Main Street while reflecting the market viability of requiring active first-floor retail uses along Pomeroy. Further, the T5MSF Transect allows the transition of uses over time. Should the market change, the T5MSF Transect allows residential use in the present, while allowing commercial use in the future, should there be market demand.

Primary Development Standard	T5 Main Street Flex	T5 Main Street
Build-to Lines Front Side Street	0' min.; 10' max 0' min.; 10' max	0' 0'
BTL Defined by a Building Front Side Street	75% min. 60% min.	100% 60% min.
Setbacks Side Rear	0' 0'	0' 0'
Height Main Building Ground Floor Finish Level Residential Commercial Ground Floor Ceiling Residential Commercial Upper Floor Ceilings	2 Stories min.; 55' max. ¹ 24" min. 6" max. 10' min. clear 14' min. clear 9' min. clear	3 Stories min.; 85' max. ² N/A 6" max. N/A 14' min. clear 9' min. clear
Depth of Ground Floor Space Residential Commercial	20' min. 30' min.	Front 50' min.; Side 30' min.
Distance Between Entries To Ground Floor To Upper Floor(s)	50' max. 100' max.	50' max. 100' max.
Allowed Encroachments Front Side Street Rear	14' max. 14' max. 5' max.	14' max. 14' max. N/A
Parking Residential Uses Retail and Service Uses	No min.; 1/unit max 2/1,000SF min.	No min.; 1/unit max 2/1,000SF min.
Land Use (differences related to size, time of operation, or approval level not shown)	T5 Main Street Flex	T5 Main Street
School, public or private	Accessory Use Permit	Upper floors or behind active 1 st floor use
Studio, art, dance, martial arts, music, etc	Permitted	Upper floors or behind active 1 st floor use
Multi-Unit Residence	Permitted	Upper floors or behind active 1 st floor use
Day Care Center	Permitted	Upper floors or behind active 1 st floor use
Lodging	Permitted	Upper floors or behind active 1 st floor use
Medical Services	Permitted/AUP/CUP	Upper floors or behind active 1 st floor use
Office	Permitted	Upper floors or behind active 1 st floor use

¹65' max. permitted for buildings with more than 25% affordable or senior housing; 85' max. for LEED (or equivalent)

²105' max. permitted for buildings with more than 20% affordable or senior housing; 135' max for LEED (or equivalent)

Impact on Surrounding Properties

Compared to existing zoning, the requested zoning change will have no, to a reduced, potential impact on surrounding properties. Further, the redevelopment of an underutilized surface parking lot with a seven-story, transit-oriented, mixed-use project will provide benefits to Benedictine University and surrounding commercial/retail establishments. The proposed rezoning and design concept are being coordinated with the City, Benedictine University, and Mesa Municipal Courts.

Conformance with General Plan and Central Main Plan

The proposed rezoning is consistent with the Downtown character type in the City of Mesa 2040 General Plan. As described in the General Plan, the Downtown character type “focuses on the creation of a pedestrian-oriented, transit rich environment with a lot of activity. As compared to other urban environments that might occur, as the downtown core neighborhood, this area will continue to be recognized as the governmental, cultural, financial, and entertainment center of the community. The goal for this area is to make it a people-friendly area that is alive with options for housing, employment, shopping, entertainment, and events. In the Modern Downtown area redevelopment is expected to see a significant increase in the height of buildings.” The T5MSF and T5MS Transects are listed as consistent Transects and residential, commercial, and office are listed as consistent land uses.

The June 2012 City Council adopted Central Main Plan, further refines the General Plan. As described in the Central Main Plan, the Urban Gateway character type is focused around the gateway light rail stations at Country Club and Mesa Drives. “The intent of this area is to provide the most intensive development areas outside of the downtown core in vertically mixed-use, mid-rise buildings.”

The Central Main Plan further refines the Urban Gateway character, as it relates to the Temple/Pioneer Neighborhood. Within the Temple/Pioneer Neighborhood, the Urban Gateway area “will develop in a manner that creates an urban center that announces entrance into Downtown and takes a distinctive identity from Pioneer Park, Mesa Arizona Temple, and Gateway Park. This identity will be strengthened with urban plazas incorporated into redevelopments at the intersection of Main Street and Mesa Drive. Redevelopment of the blocks at this intersection will focus on non-residential uses while also incorporating ground floor retail and upper floor residential uses. The existing Wells Fargo and City Courts building located on the southwest corner of the Main Street and Mesa Drive intersection form the foundation for additional professional and corporate office developments and have a development pattern of parking and building placement that can be replicated on surrounding blocks. Ground floor non-residential and upper floor non-residential or residential uses will be the focus of development at the northeast and southeast corners of the Main Street and Mesa Drive intersection. Redevelopment of the blocks adjacent to 1st Street will focus on residential uses. Typical building heights will generally be four- to five-story with reductions in building height to address transition to the Temple Historic District.” The proposed rezoning is consistent with

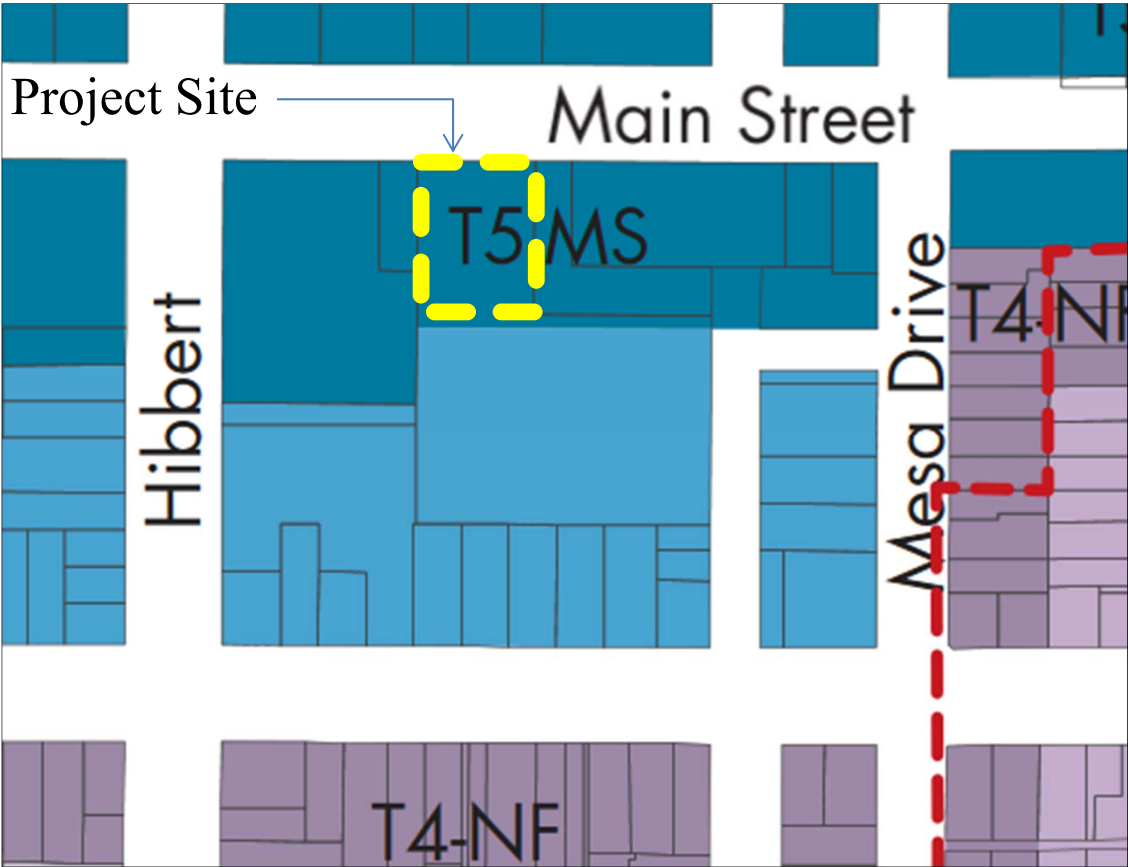
the Central Main Plan Urban Gateway character type and Temple/Pioneer Neighborhood specific recommendations.

Summary

The proposed rezoning will adjust the division between T5MS and T5MSF Transects on the Property and is consistent with the vision and policy direction included in the adopted 2040 General Plan and Central Main Plan. If approved, the proposed rezoning will allow a mixed-use, transit-oriented development consistent with the 2040 General Plan and Central Main Plan.

Exhibit A

City Of Mesa Proposed Zoning Modification



Existing Zoning



Proposed Zoning

Exhibit B

MEMORANDUM OF UNDERSTANDING
City of Mesa, Arizona | 3W Management
_____, 2017

1. **Parties to Memorandum.** The Parties to this Memorandum of Understanding (“Memorandum”) are the City of Mesa, Arizona, an Arizona municipal corporation (“City”) and 3W Management, an Arizona limited liability company (“3W”).

2. **Background.** 3W desires to develop and redevelop certain improved and unimproved property generally located near the intersection of Mesa Drive and Main Street, which is depicted in the attached Exhibit “A.” The development includes City-owned real property and improvements, including the Pomeroy Parking Garage and surface parking lot east of Benedictine University, which is APN 138-65-006E (the “Surface Parking Lot”). The Surface Parking Lot is currently leased with an option to purchase to Benedictine University. 3W is currently negotiating with Benedictine regarding the use of the Surface Parking Lot, and any such use must be agreed to by Benedictine and City. The development is intended to include commercial/retail space, student housing, market rate/luxury apartments, row homes, parking garage expansion, and other public improvements (the Project).

3. **Memorandum of Understanding.** The Parties acknowledge that this document is a “Memorandum of Understanding,” and is neither an agreement or contract between them, nor an offer from the City that invites acceptance by 3W. It is intended to be an outline of certain terms on which the Parties have found preliminary agreement and which form the basis for further discussions and negotiations, with the Parties understanding that (a) such terms are not complete and require further detail and explication, and (b) there are material terms that are essential to any agreement between the Parties that have not been included in this Memorandum. This Memorandum is not binding upon the Parties or legally enforceable, imposes no enforceable obligations upon the Parties, and does not grant any rights to or in favor of any Party as against the other. Each Party waives any and all rights that it may have to attempt to enforce the terms of this Memorandum as an agreement or a contract against the other Party. In addition to the foregoing, 3W acknowledges that any ultimate agreement with the City requires the approval of the City Council in the form of a resolution or ordinance, which approval may be granted or withheld in the Council’s sole discretion notwithstanding any prior Council approval of this Memorandum and approval of subsequent negotiations. The approval of this Memorandum by the City Council shall not be, or be deemed to be, an approval of an agreement between the City and 3W, and does not allow 3W the right to use any of the City property including, but not limited to, the Pomeroy Garage and the Surface Parking Lot.

4. **Outline of Certain Material Terms.** Subject to the foregoing and additional terms and conditions precedent described below, the Parties provide the following outline of certain terms to be included in an agreement between them:

A. **3W’s Preliminary Obligations.** In conjunction with the Parties negotiating an agreement for the proposed Project, 3W will perform, obtain, and/or provide the following at 3W’s sole cost and expense:

1) **Structural Engineering Analysis.** 3W will retain a structural engineering firm that will provide a detailed structural engineering analysis and report of the Pomeroy Garage as to

what improvements to the garage would be necessary to construct the Minimum Improvements (as defined below) above and around the garage. The report will include cost estimates for the improvements.

- 2) **Business Plan.** The business plan shall include the Project's budget and pro-forma; it will describe and demonstrate the Project's viability, including details for the operation and management of the project after completion of construction. The plan will include a third-party market analysis of the development. The plan will also:
 - a. Provide research/market demand data.
 - b. Provide details on how 3W intends to utilize the Project site and in what form of control of the site, or portion thereof, the Project requires.
 - c. Demonstrate anticipated tenants/buyers/operators for the completed Project.
 - d. Provide the Project's development costs in detail and itemized, including all site acquisition, construction costs, soft costs, and contingencies.
 - e. Provide the Project's operating pro forma in detail, including all revenues, expenses, debt service, taxes, and other assessments for the same number of years for which City assistance is requested.
 - f. Provide projected commercial lease rates, apartment rental rates, and for sale prices and the basis for such rates and prices.
 - g. Provide reasonable assumptions for all costs and revenues.
 - h. If 3W intends to seek TIFIA approval (or any other financing mechanism that requires any City involvement), describe the City's proposed role, if any, in the TIFIA (or other financing) for the Project and define how the inclusion or exclusion of TIFIA (or other financing) impacts the Project's pro-forma. The City will not finance any private improvements through TIFIA or other financing mechanism.
- 3) **Financial Ability.** 3W will provide information to the City's City Manager to demonstrate 3W's financial capacity to execute and complete the Project successfully, including:
 - a. Describe a clear strategy to fund all Project costs.
 - b. Specify and describe funding sources for the Project (e.g., equity, financing, grants).
 - c. Meeting with the City Manager to establish that there are lenders/investors that will fund the Project.
- 4) **LOI with Benedictine.** 3W will provide City with an executed Letter of Intent from Benedictine University that details the obligations of 3W and Benedictine for the development of the Project. Details of the LOI need to include: programming and building area commitments for commercial lease space, student housing bed count, operation and management responsibilities, and agreed upon material lease terms.

B. 3W's Project Requirements.

- 1) **Minimum Improvements.** 3W will design, obtain permits for, and construct the following minimum Project improvement (the Minimum Improvements): at 3W's sole cost and expense:
 - a. A minimum of 18,000 sq. feet of commercial and/or retail space on or along Main Street.
 - b. A minimum of 80 student housing beds.
 - c. A minimum of 190 market rate/luxury apartments.
 - d. A minimum of 14 row homes for sale.

- e. Additional parking to the Pomeroy parking garage, and residential, commercial, or retail improvements added to the garage, all as to be agreed upon.
 - f. Improvements to Gateway Park and Gateway Park Road, as to be agreed upon.
- 2) Pomeroy Garage Repair and Maintenance. 3W will be solely responsible for all structural repairs and structurally related maintenance costs for the Pomeroy Garage (the existing garage and any improvements thereto), and all repairs and maintenance costs for improvements to the existing Pomeroy Garage. The routine maintenance and repair costs to the existing Pomeroy Garage will be equitably allocated based on use. 3W will insure, indemnify, and defend the City against claims relating to the design or construction of the Pomeroy Garage or improvements thereto, including but not limited to claims relating to the structural engineering of the garage and improvements thereto. 3W will fund a capital fund to pay for future major maintenance, repair, and replacement costs.
 - 3) Permit Requirement. The Lease entered into with the City will give Developer control of the site on the effective date but will include deadlines requiring Developer to obtain all approvals and permits, commence construction, and complete construction for the Minimum Improvements; City will be able to terminate the Lease if Developer defaults on a deadline.
 - 4) Lease and Option Terms. 3W will pay a reasonable rental amount for any property or air rights leased to 3W, and the rental amount may have a lower initial rental amount during the initial construction and lease out period and escalate up thereafter. The lease of the surface parking lot will include an option to purchase subject to terms and limitations including the completion of the Minimum Improvements by a certain date in order to be able to exercise the option and a market rate purchase price.
 - 5) Title 34. 3W will comply with Title 34 when applicable, including public improvements to the existing Pomeroy Parking Garage, street improvements, improvements to Gateway Park, and public improvements that 3W may be entitled to seek reimbursement from the City as may be agreed to in the development agreement.

C. City's Project Requirements.

- 1) City will obtain an ALTA survey and Phase 1 Environmental review for the City-owned property.
- 2) Subject to 3W completing the preliminary obligations (Section 4(A) above) and other conditions precedent as described above:
 - a. For the development of the Surface Parking Lot, the City will negotiate in good faith with Benedictine to amend the existing Lease Agreement with Option to Purchase between the City and Benedictine to allow 3W's Project development on the Surface Parking Lot, and to allow the City to enter into a lease with an option to purchase with 3W for the Surface Parking Lot.
 - b. For the development of and above Pomeroy Parking Garage, the City will lease to 3W, with an option to purchase, the air rights above the Pomeroy Parking Garage and lease property adjacent to the garage necessary for the Project and Minimum Improvements. Purchase price will be based on fair market value as determined by appraisal.
 - c. All options to purchase will be subject to compliance with the terms of a development agreement including but not limited to completion of the Minimum Improvements.

- d. As part of the redevelopment along, and possible realignment of, South Pomeroy Road adjacent to the Project, if City approves 3W's street cross section and streetscape design for this portion of South Pomeroy Road, City may abandon a portion of the South Pomeroy Road alignment to accommodate the development and sale of townhome units. The purchase price for this property will be based on fair market value, as determined by an appraisal. The City's transfer of this property to 3W will be subject to conditions precedent and remedies to insure the completion of construction of the townhouses.
 - e. For parking of Project tenants, residents, and visitors, there will be a long-term parking license agreement for the use of approximately 300-375 parking spaces within the Pomeroy Parking Garage, but the use of the garage (or portions of the garage) will remain open for public use and licensed parking spaces may be provided on a non-exclusive basis, as to be agreed upon.
 - f. The Development Agreement may include provisions that provide that the City will reimburse 3W for the construction of certain public infrastructure improvements, which may be subject to a cap and other restrictions, and must comply with Title 34 and A.R.S. § 42-6010, to the extent applicable.
 - g. City and Developer may elect to enter into a lease that may qualify for tax abatement under A.R.S. § 42-6209. If the Parties so elect, City, at its expense, will engage an independent third party to perform an economic analysis as required by A.R.S. § 42-6209(C)(2).
- 3) **Parking Structure Redevelopment.** As the demand for parking decreases, subject to compliance with applicable codes (e.g., building codes) and payment of applicable fees, Developer may be provided rights to redevelop the parking structure (above the ground level) for residential/commercial uses so long as parking garage provides the minimum number of spaces required by the City for the project.
- D. **Use Restrictions.** The Property's use will be restricted to uses consistent with the intent of the Project and uses the Parties agree that may have a deleterious impact on the Project will be prohibited.
- E. **GPLET.** The Project may involve a lease of property and improvements that would be subject to the State GPLET Statutes, A.R.S. § 42-6201 *et seq*, which are subject to pending legislation and may be amended from time to time by the State Legislature. Any lease will be subject to the terms and limitations of the GPLET statutes, as they may be amended. 3W will be responsible for ensuring that GPLET taxes are paid, if and as applicable.
- F. **Remedies.** In addition to other remedies, the agreement will provide that if 3W fails to timely construct the Minimum Improvements, the City would be able to terminate the agreements and receive back any property transferred to 3W free and clear of any liens.
- G. **Use of Parking in Pomeroy Garage.** The existing three levels of parking in the Pomeroy Garage will continue to be subject to the exclusive control of the City, except as otherwise agreed to under the license agreement (Section 4(C)(2)(e) above), and City will retain all revenue generated from the use of such space. The parking expansion of the Pomeroy Garage by 3W will be subject to the exclusive control of 3W, and 3W will retain all revenue generate from the use of such space.
- H. **Utilities.** The Project will use City of Mesa utilities (water, sewer, electric, solid waste), and 3W will be responsible for all utility costs for all the Project Improvements and the Pomeroy Garage improvements.

- I. **Signs.** All signage for the Project must comply with the City of Mesa sign code and Zoning Code. Signage on the Pomeroy Garage or other city-owned property leased or licensed to 3W will be allowed subject to terms to be agreed upon in a development agreement and compliance with the City of Mesa sign code and Zoning Code.

5. **Further Negotiations.** By their execution of this Memorandum, the Parties confirm that this is not an agreement between them, but are authorizing their attorneys and representatives to pursue further negotiations regarding the subject matter of this Memorandum, in accordance with the terms and conditions set forth in this Memorandum, in order to produce a binding agreement subject to approval by the City Council.

6. **Sunset.** This Memorandum shall be deemed automatically terminated, and without further act or notice required, on the earlier of (a) the City Council's approval of an Agreement previously executed and delivered by 3W, or (b) December 31, 2017.

3W Management, an Arizona
limited liability company

By: _____
Its: _____

The City of Mesa, Arizona, an Arizona municipal
corporation

By: _____
Its: _____

Exhibit C

A0-0	Cover	Signage:	
A0-1	Occupancy / Construction Type	GS1.05	MONUMENT SIGNAGE DETAIL
Civil:			
C1-1	PRELIMINARY PLAT		
C1-2	PRELIMINARY PLAT		
C2-1	PRELIMINARY GRADING AND DRAINAGE		
C2-2	PRELIMINARY GRADING AND DRAINAGE		
Architectural:			
A1	SITE PLAN - EXISTING CONDITIONS		
A2	CONCEPTUAL SITE PLAN		
A3	OVERALL BUILDING PLAN - LEVEL 1		
A4	OVERALL BUILDING PLAN - LEVEL 2		
A5	OVERALL BUILDING PLAN - LEVEL 3		
A6	OVERALL BUILDING PLAN - LEVEL 4		
A7	OVERALL BUILDING PLAN - LEVEL 5 - 7		
A8	BUILDING ELEVATIONS		
A9	BUILDING ELEVATIONS		
A10	BUILDING ELEVATIONS		
A11	UNIT PLANS - TYPE MARKET RATE & MICRO		
A12	UNIT PLANS - ROWHOMES		
A13	ENLARGED FLOOR PLAN - LEVEL 1		
A14	ENLARGED FLOOR PLAN - LEVEL 2,5		
A15	ENLARGED FLOOR PLANS - LEVEL 5 - 7		
A16	ENLARGED FLOOR PLAN - LEVEL 1 TOWER		
A17	ENLARGED FLOOR PLAN - LEVELS 2 - 8 TOWER		
A18	LANDSCAPE SITE PLAN		
A19	LANDSCAPE PLAN - LEVEL 4		

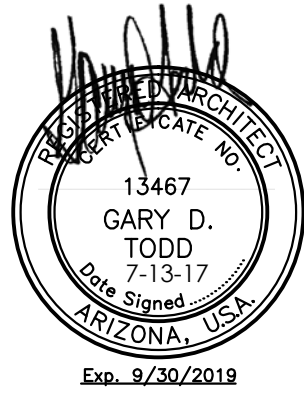
THE GRID

Mesa, Arizona

Project No. 17-2016-00
Project Log No.

Date 07/13/17

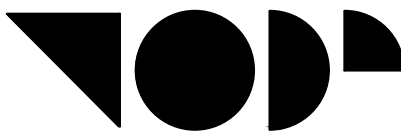
Rezoning Submittal



SCHEMATIC NOT
FOR CONSTRUCTION
OR RECORDING

Client:
3W Management

Scottsdale, AZ
(480) 235-7921



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Critical Thinking • Creative Design

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480-481-9100

Trevor Barger

REVISIONS

Rev.	Date:	Description:
△		
△		
△		
△		
△		

VICINITY MAP



PROJECT ADDRESS:
PROJECT LOCATED NEAR THE SOUTHWEST CORNER OF MAIN STREET & MESA DRIVE, MESA, AZ

PARCEL NUMBER:
APN: 138-65-006 & 138-65-006

PROJECT DESCRIPTION:
THE PROJECT IS A MIXED-USE DEVELOPMENT WHICH CONSIST OF COMMERCIAL (2-STORIES) ALONG MAIN STREET; 4-STORY RESIDENTIAL (MICRO & MULT-FAMILY UNITS) ABOVE THE EXISTING & NEW PARKING STRUCTURE WITH FOR-SALE ROW HOUSING (3-STORIES) IN FRONT OF THE PARKING STRUCTURES.

GENERAL ZONING ANALYSIS:

SITE AREA
NET AREA: ±3.33 ACRES

ZONING:
EXISTING: TRANSECT 5 MAIN STREET FLEX (T5MSF) & TRANSECT 5 MAIN STREET (T5MS)
PROPOSED: TRANSECT 5 MAIN STREET FLEX (T5MSF) & TRANSECT 5 MAIN STREET (T5MS)

DENSITY:
ALLOWED: NO REQUIREMENT
PROVIDED: ±85.88 D.U./NET ACRE

UNIT TYPES	T5 MSF	T5 MS
MICRO UNITS:		
MICRO UNITS	75 D.U. ±100%	---
TOTAL MICRO UNITS	75 D.U. ±100%	---

MARKET-RATE:			
1 BEDROOM	---	125 D.U.	±64%
2 BEDROOM	---	55 D.U.	±28%
3 BEDROOM	---	16 D.U.	±8%
TOTAL UNITS	---	196 D.U.	±100%

FOR-SALE ROW HOUSING:			
3-STORY CONDOMINIUM	---	15 D.U.	±64%
TOTAL UNITS	---	15 D.U.	±100%

TOTAL UNITS	75 D.U.	211 D.U.	286 D.U.
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GROSS BUILDING AREA:

BUILDING TYPE	LEVELS	TOTAL NET LIVABLE S.F.	TOTAL GROSS LIVEABLE S.F.
COMMERCIAL BUILDING	2 *	19,137 S.F.	19,138 S.F.
MICRO BUILDING	4	28,950 S.F.	36,924 S.F.
MARKET RATE APT. BLDG.	4	163,934 S.F.	175,221 S.F. **
FITNESS BLDG. @ PODIUM LEVEL	1	1,586 S.F.	1,586 S.F.
MAIN TOWER BUILDING	8	5,922 S.F.	8,721 S.F. ***
NEW PARKING GARAGE	3	60,756 S.F.	60,756 S.F.
ROWHOMES (3-STORY UNITS)	3	31,785 S.F.	37,785 S.F. ****
TOTAL		312,070 S.F.	340,131 S.F.

NOTE:
GROSS BUILDING AREA IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL PERIMETER. BALCONIES AND STORAGE ARE NOT INCLUDED IN BUILDING GROSS AREA. SHAFTS AND CIRCULATION SUCH AS STAIRS AND ELEVATORS ARE CALCULATED ONLY AT GRADE LEVEL AND ARE NOT INCLUDED IN UPPER LEVELS.

* **COMMERCIAL BUILDING LEVELS ARE 1.5 STORY AT EACH LEVEL (2 LEVELS)**
** **GROSS LIVABLE AT MARKET RATE APARTMENT BUILDING INCLUDES BALCONY AND STORAGE S.F.**
*** **GROSS LIVABLE AT MAIN TOWER BUILDING INCLUDES BALCONY AND ROOF DECK S.F.**
**** **GROSS LIVABLE AT ROW HOMES INCLUDES PATIO / BALCONY AND CORRIDOR S.F.**

BUILDING HEIGHT:	T5 MSF	T5 MS
RESIDENTIAL BUILDING 4-STORIES RESIDENTIAL ON TOP OF COMMERCIAL OR 3 LEVELS OF PARKING STRUCTURE	±84'-6"	±79'-0"
BUILDING HEIGHT IS DEFINED AS VERTICAL DISTANCE FROM THE NATURAL MEAN ELEVATION OF THE LOT TO THE TOP OF THE PARAPET OF A FLAT ROOF OR THE MEAN HEIGHT BETWEEN THE PLATE LINE AND THE RIDGE OF MANSARD, GABLE, HIP, SHED OR SIMILAR ROOF, EXCLUDING EMBELLISHMENT.		

FRONTAGE
ALLOWED FRONTAGE: STOOP, FORECOURT, DOORYARD, SHOPFRONT, TERRACE, GALLERY AND ARCADE
PROVIDED FRONTAGE: DOORYARD, STOOP, SHOPFRONT AND ARCADE

REQUIRED PARKING	T5 MSF	T5 MS	TOTAL
RESIDENTIAL BUILDING	NO MINIMUM/ 1 P.S./ UNIT 75 P.S.	NO MINIMUM/ 1 P.S./ UNIT 211 P.S.	286 P.S.
COMMERCIAL RESTAURANT/OFFICE	2 /1,000 SF MINIMUM 18,776 SF/100 SF X 2 = 38 P.S.	NONE	38 P.S.
TOTAL REQUIRED PARKING	113 P.S.	211 P.S.	324 P.S.

PROVIDED PARKING	MULTI-FAMILY	COMMERCIAL	TOTAL
EXISTING PARKING STRUCTURE*	286 P.S.	64 P.S.	350 P.S.
NEW PARKING STRUCTURE	---	145 P.S.	145 P.S.
ON-STREET PARKING	---	14 P.S.	14 P.S.
TOTAL PROVIDED PARKING	286 P.S.	223 P.S.	509 P.S.

* NOT INCLUDING BASEMENT LEVEL OF THE EXISTING PARKING STRUCTURE

EXISTING GARAGE PARKING COUNT:

LEVEL	EXISTING GARAGE	MODIFIED GARAGE	PARKING SPACE LOST
BASEMENT LEVEL	218 P.S.	188 P.S.	30 P.S.
GROUND LEVEL	212 P.S.	167 P.S.	45 P.S.
SECOND LEVEL	221 P.S.	181 P.S.	40 P.S.
THIRD LEVEL	171 P.S.	143 P.S.	28 P.S.
TOTAL GARAGE	822 P.S.	679 P.S.	143 P.S.

* BASEMENT LEVEL IS NOT PART OF PROJECT

OPEN SPACE
REQUIRED: 2,000 SF POCKET PARK
PROVIDED: CIVIC OPEN SPACE 2,475 S.F.
PODIUM COURTYARD 1 (POOL AREA) 9,379 S.F.
PODIUM COURTYARD 2 13,183 S.F.
PODIUM COURTYARD 3 10,295 S.F.

TOTAL 35,332 S.F.

GENERAL PARKING DIMENSIONS:
PARKING SPACE: 9' X 18'
PARALLEL PARKING: 7' X 22'
POMEROY ROADWAY: 20' WIDE
PARALLEL PARKING AND 6' SIDEWALK WILL BE IN TRACT.

GENERAL CODE ANALYSIS:

CODES / AUTHORITIES HAVING JURISDICTION & ASSOCIATIONS, CODE AND REGULATIONS:
2015 IBC INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2015 IFC INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2015 IMC INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
2015 IPC INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
2014 NEC NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS
ICC/ANSI A117.1-2009 ACCESSIBLE & USABLE BUILDING & FACILITIES

PROPOSED USE: MULTI-FAMILY, COMMERCIAL, OFFICE AND PARKING

OCCUPANCIES: R2, A2 , B AND M OCCUPANCIES

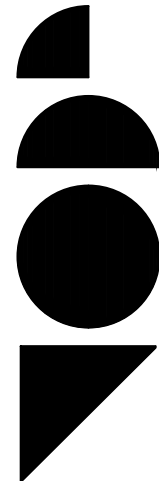
CONSTRUCTION TYPE:
RESIDENTIAL MARKET RATE & MICRO: TYPE III-A
RESIDENTIAL ROW HOUSING: TYPE V-B
COMMERCIAL/OFFICE: TYPE I-A
TOWER LOBBY: TYPE I-B
EXISTING PARKING STRUCTURE: TYPE I-A
(CONCRETE CONSTRUCTION WITH MODIFICATIONS TO SUPPORT THE RESIDENTIAL ON TOP)
NEW PARKING STRUCTURE: TYPE I-A
(CONCRETE CONSTRUCTION)

FIRE SPRINKLER SYSTEM: NFPA 13

NOTES

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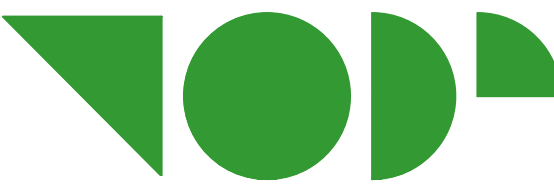


THE GRID

30 S POMEROY
MESA, AZ 85201

CLIENT
3W MANAGEMENT

Scottsdale, AZ
(480) 235-7921



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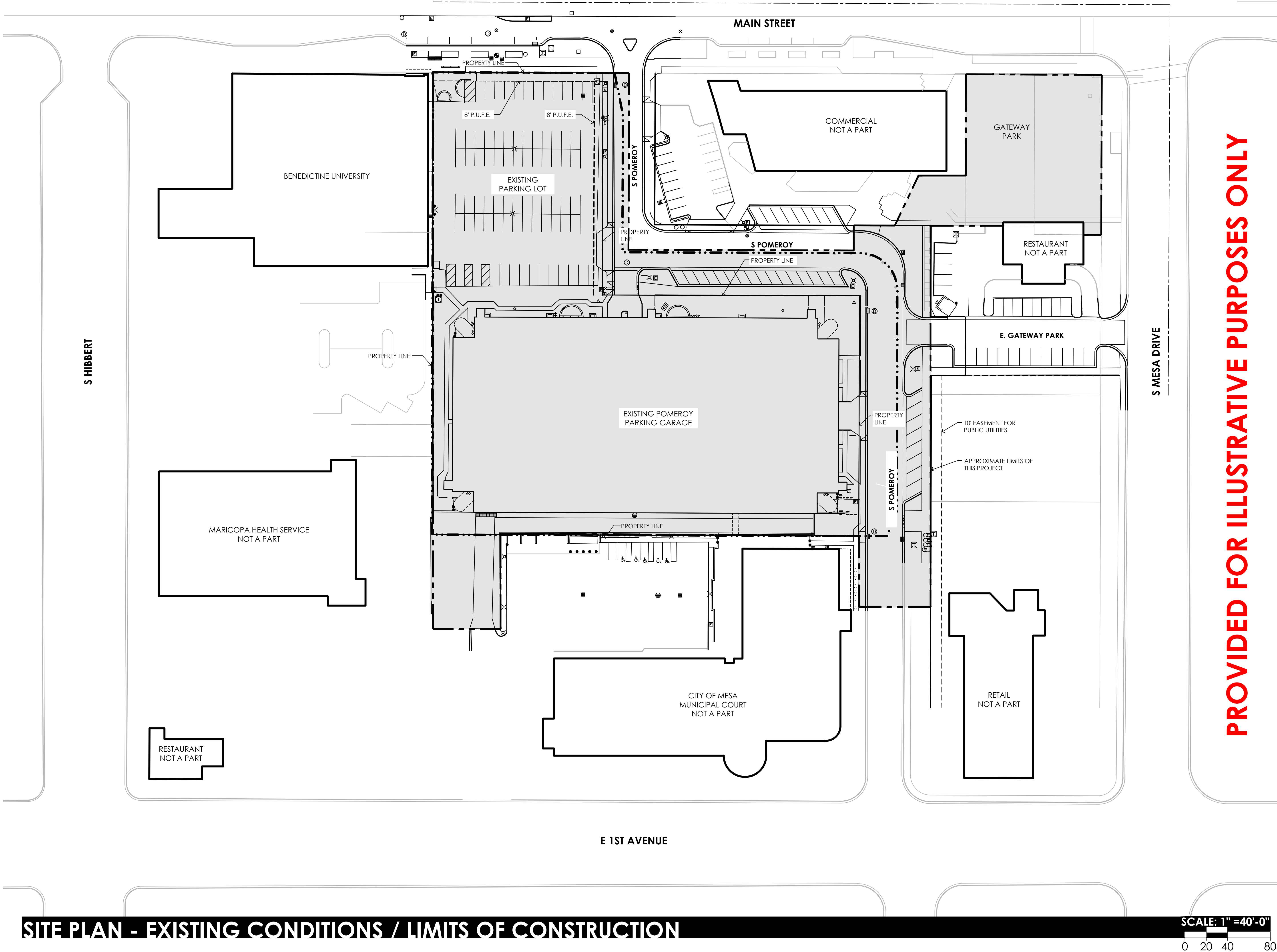
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SITE PLAN
**EXISTING CONDITIONS /
LIMITS OF CONSTRUCTION**

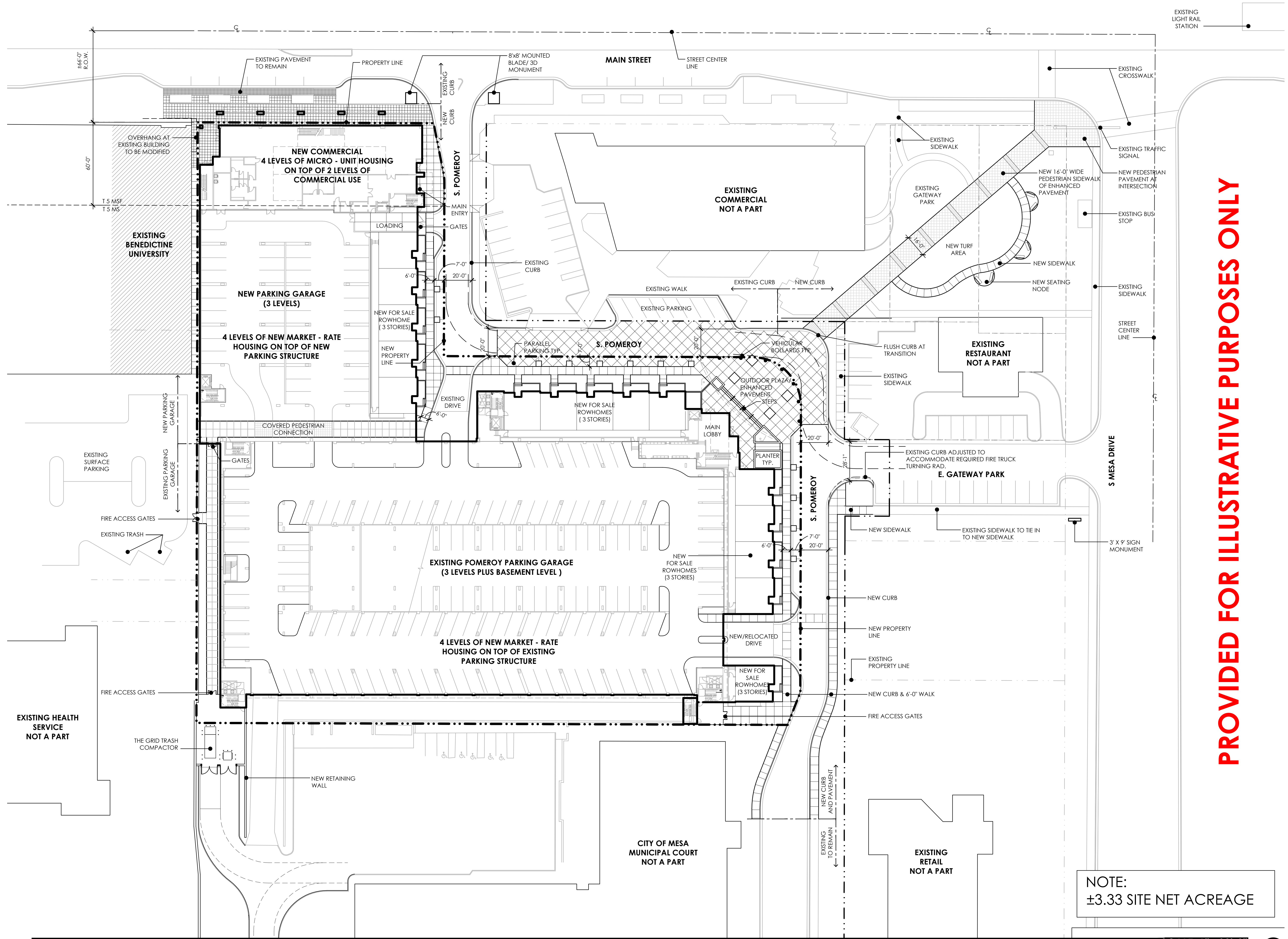
A1

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SITE PLAN - EXISTING CONDITIONS / LIMITS OF CONSTRUCTION

SCALE: 1" = 40'-0"



CONCEPTUAL SITE PLAN

NOTE:
±3.33 SITE NET ACREAGE

SCALE: 1" = 30'-0"
0 15 30 60



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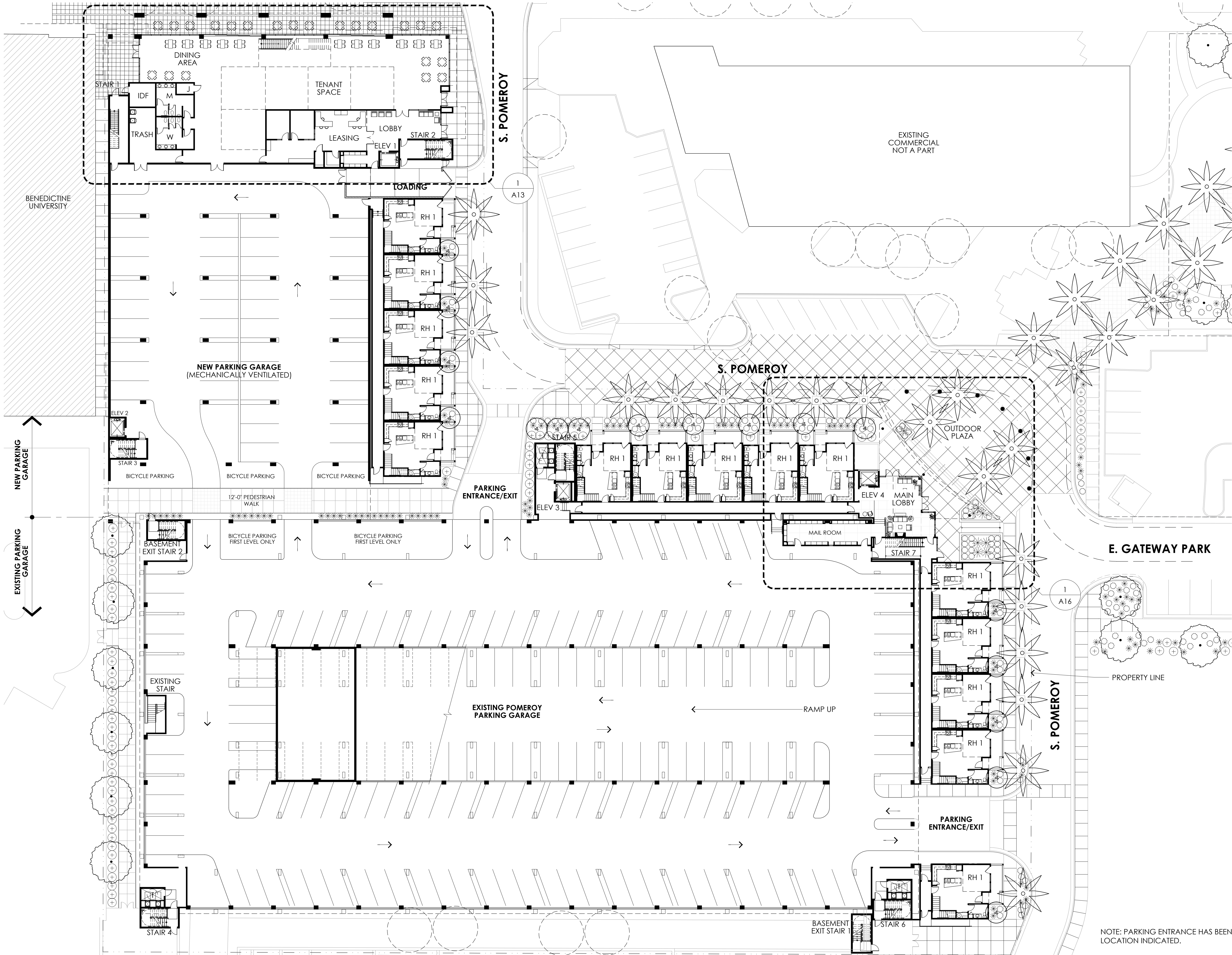
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CONCEPTUAL
SITE PLAN

A2

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OVERALL BUILDING PLAN - LEVEL 1

SCALE: 1" = 20'-0"



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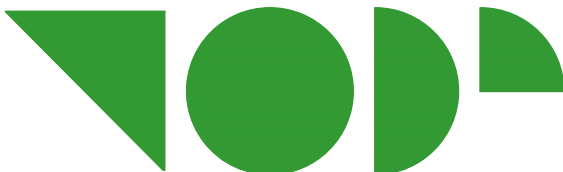
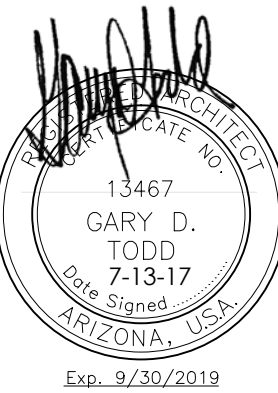
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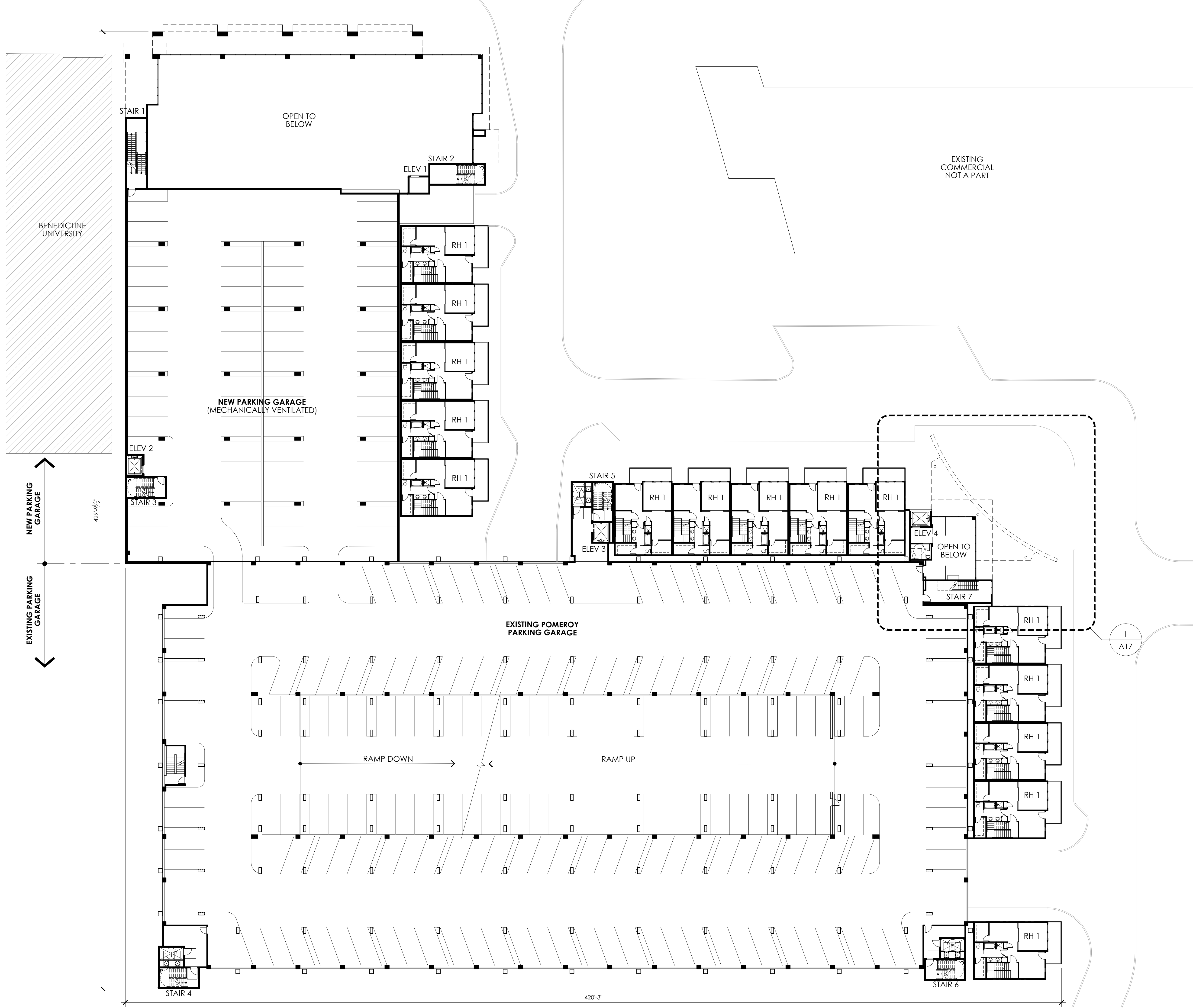
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BUILDING PLAN
LEVEL 1

A3



OVERALL BUILDING PLAN - LEVEL 2

SCALE: 1" = 20'-0"



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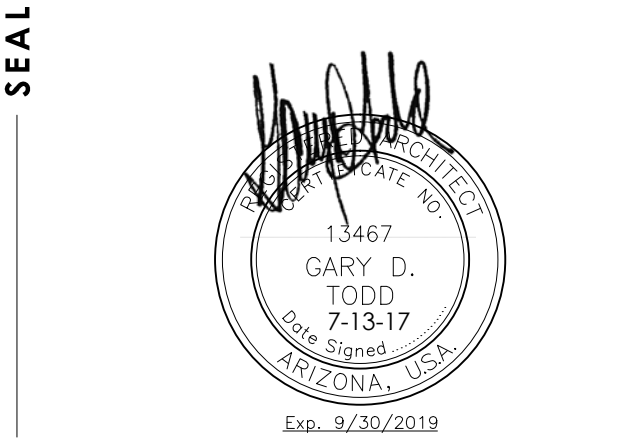
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**BUILDING PLAN
LEVEL 2**

A4



OVERALL BUILDING PLAN - LEVEL 3

SCALE: 1" = 20'-0"



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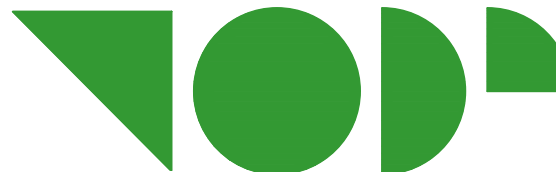
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**BUILDING PLAN
LEVEL 3**

A5



OVERALL BUILDING PLAN - LEVEL 4

NOTE: REFER TO SHEET AXXX FOR COURTYARD LAYOUTS.

SCALE: 1" = 20'-0"

0 10 20 40



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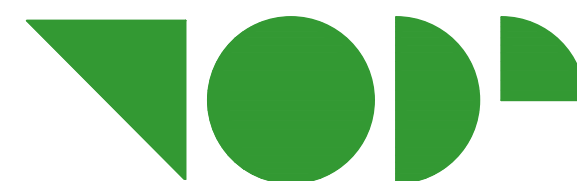
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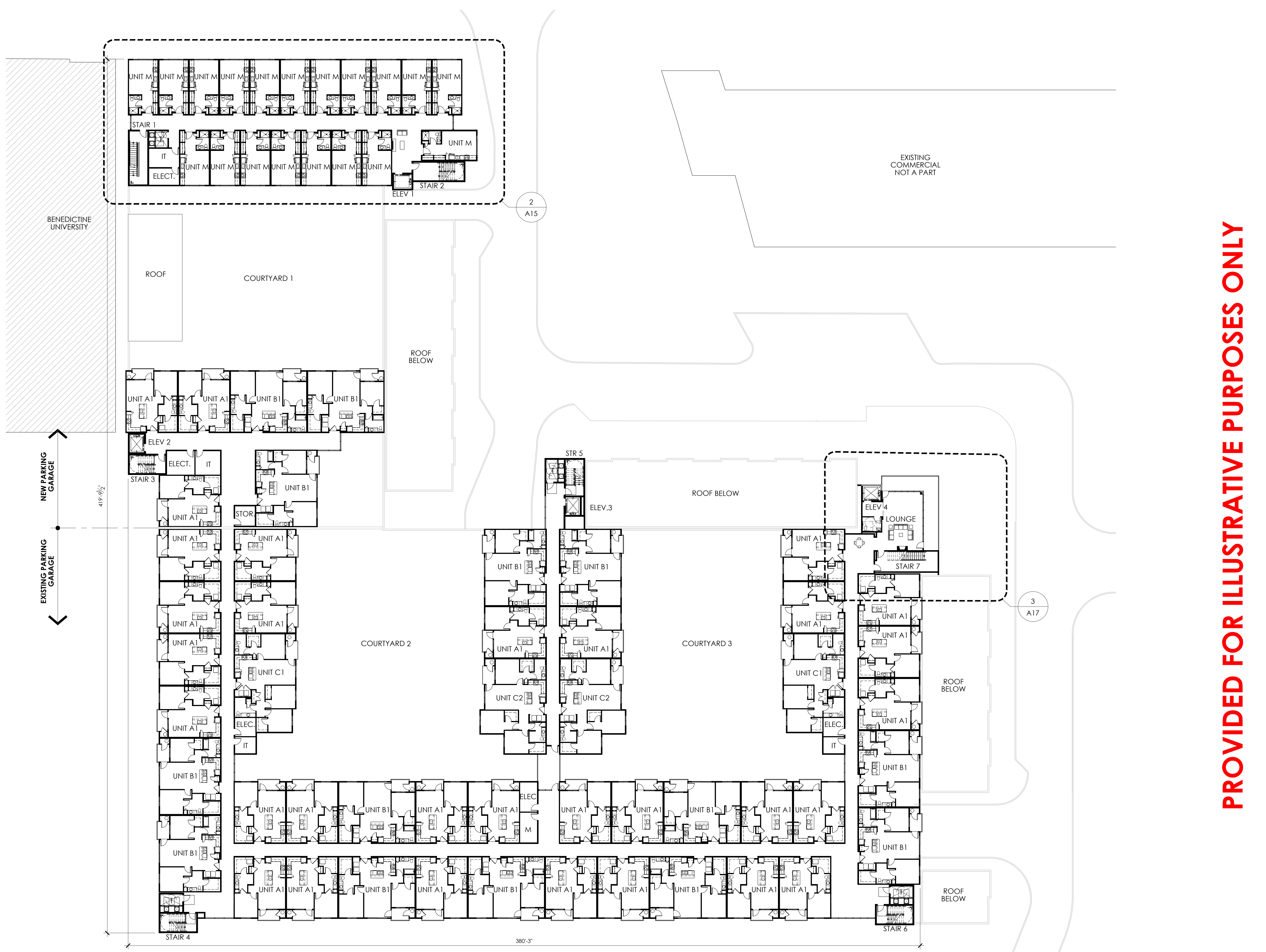
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BUILDING PLAN
LEVEL 4

A6

OVERALL BUILDING PLAN - LEVEL 5-7



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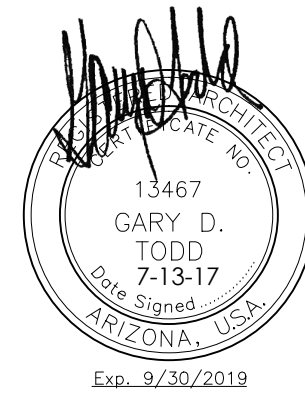
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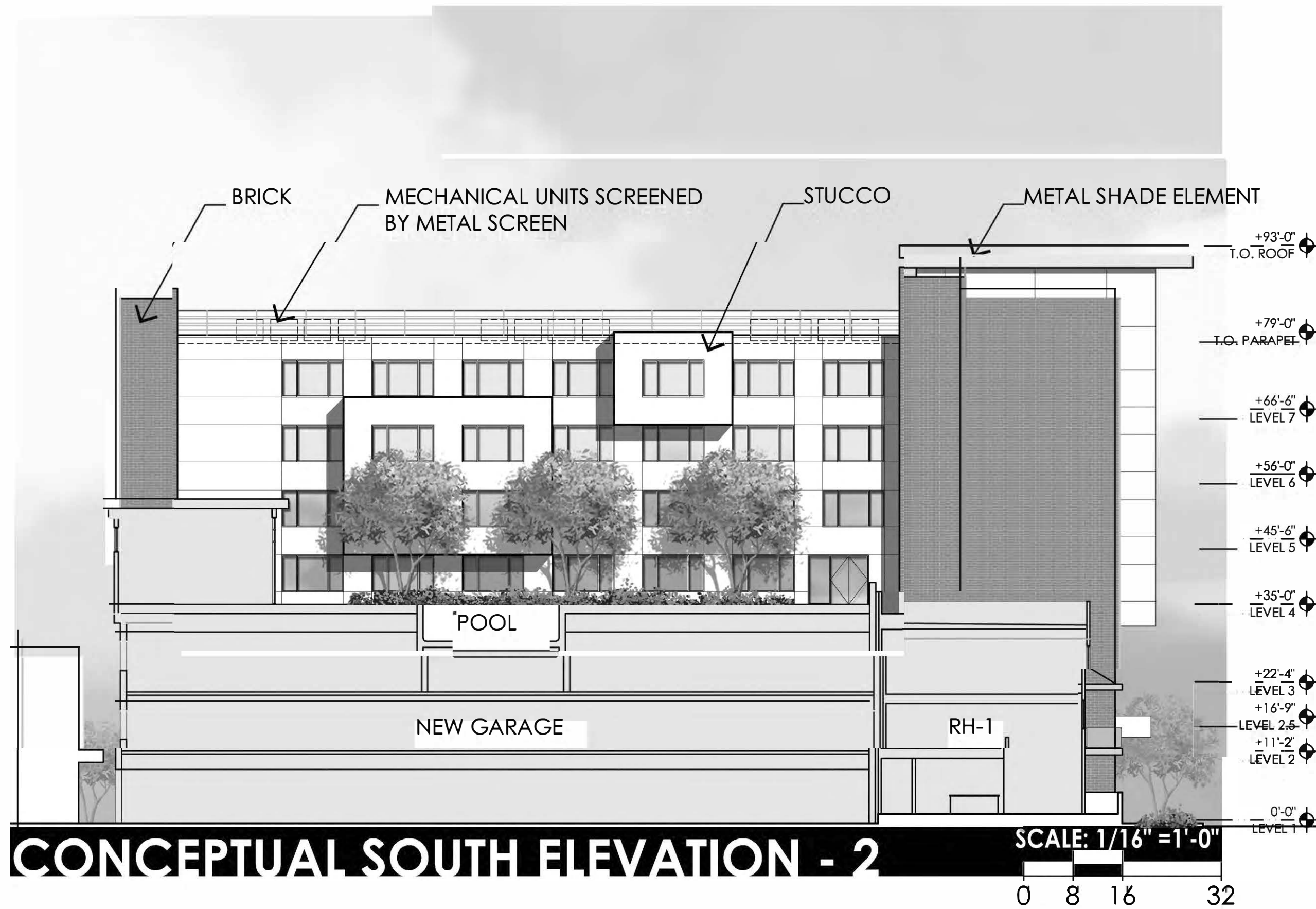
**BUILDING PLAN
LEVEL 5-7**

A7

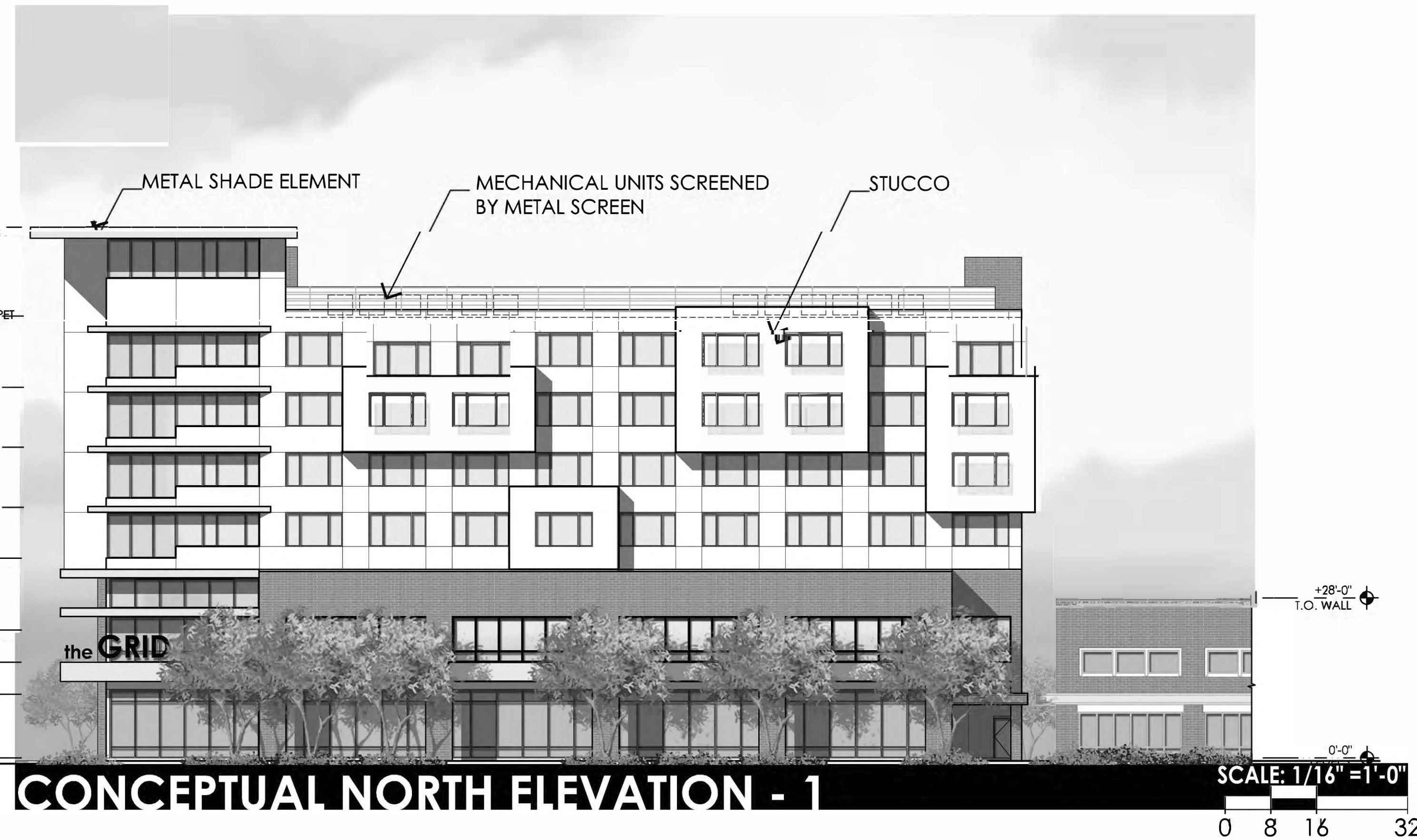
SCALE: 1" = 20'-0"

0 10 20 40

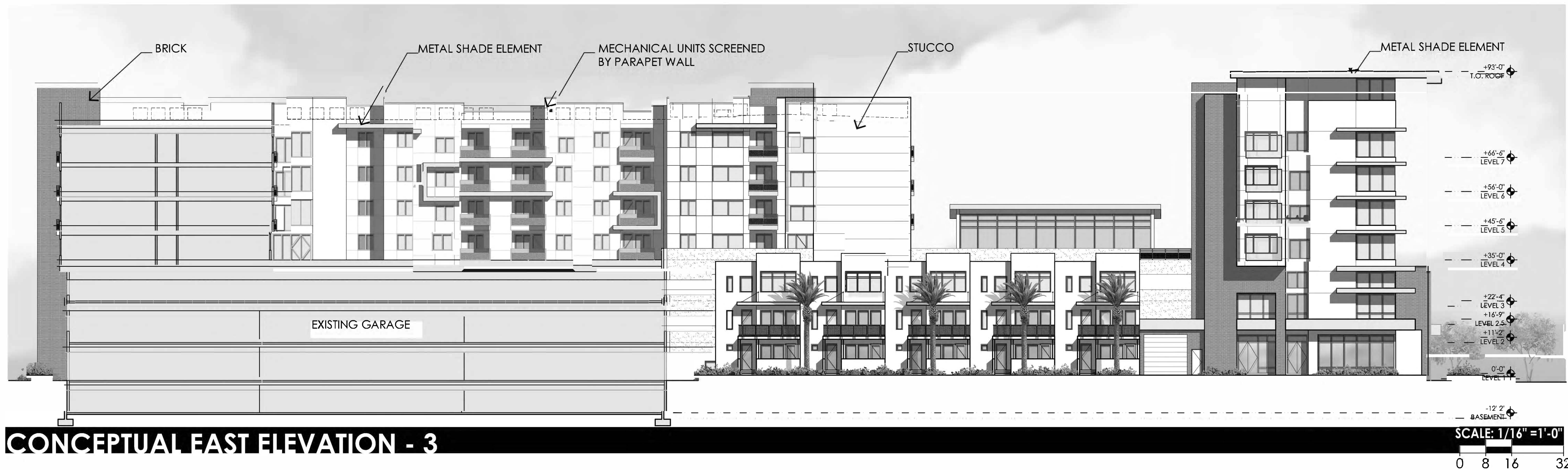




CONCEPTUAL SOUTH ELEVATION - 2



CONCEPTUAL NORTH ELEVATION - 1



CONCEPTUAL EAST ELEVATION - 3

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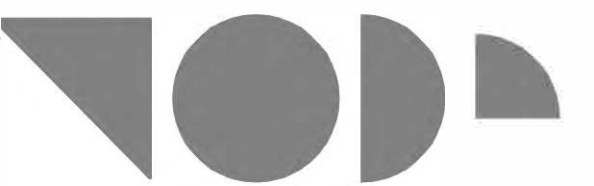
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BUILDING ELEVATION

A8

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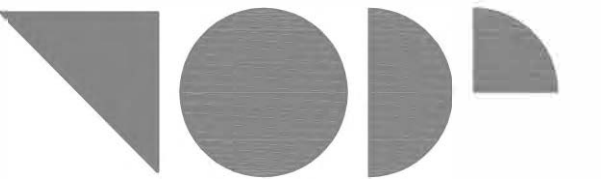
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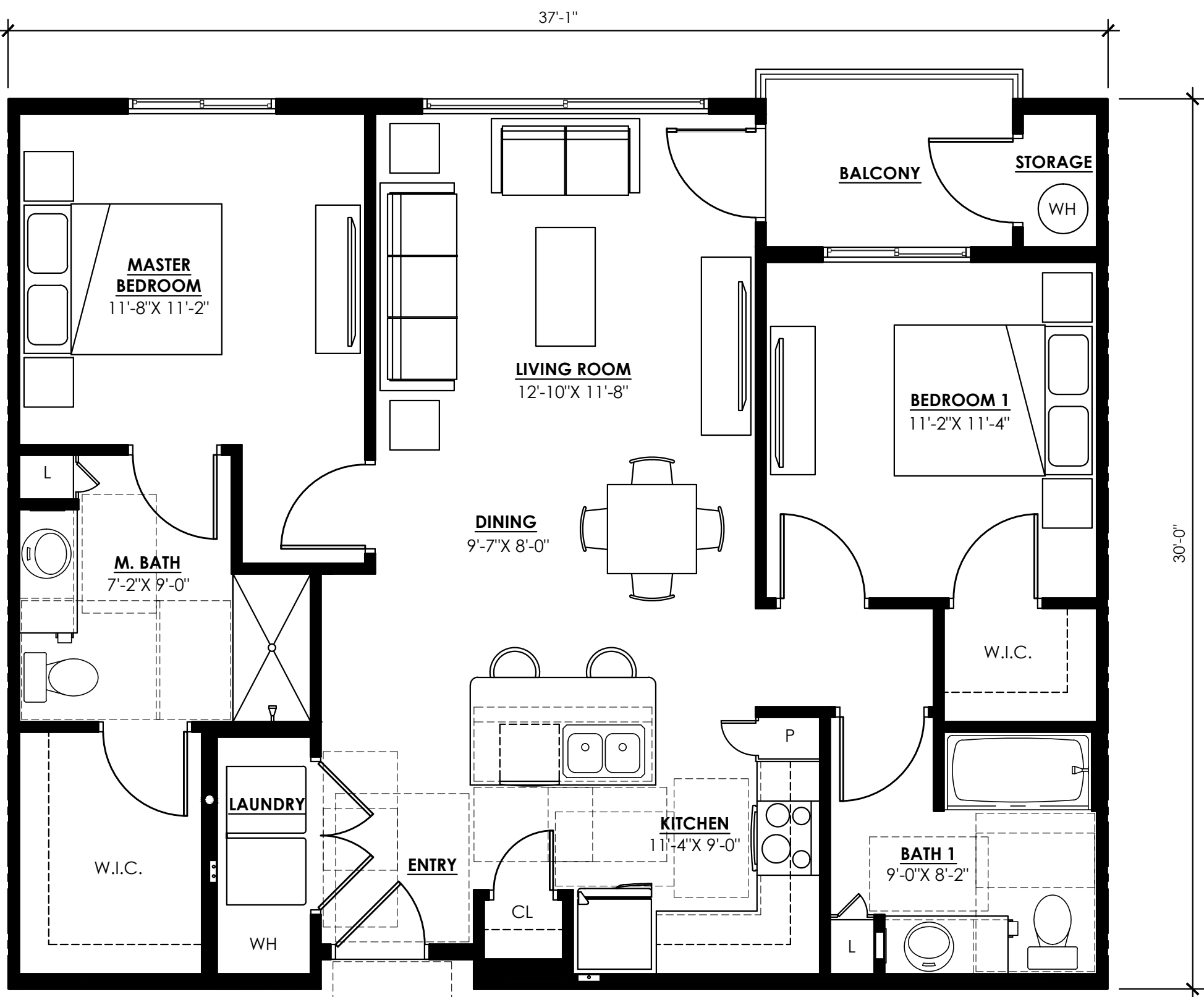
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BUILDING ELEVATION

A10



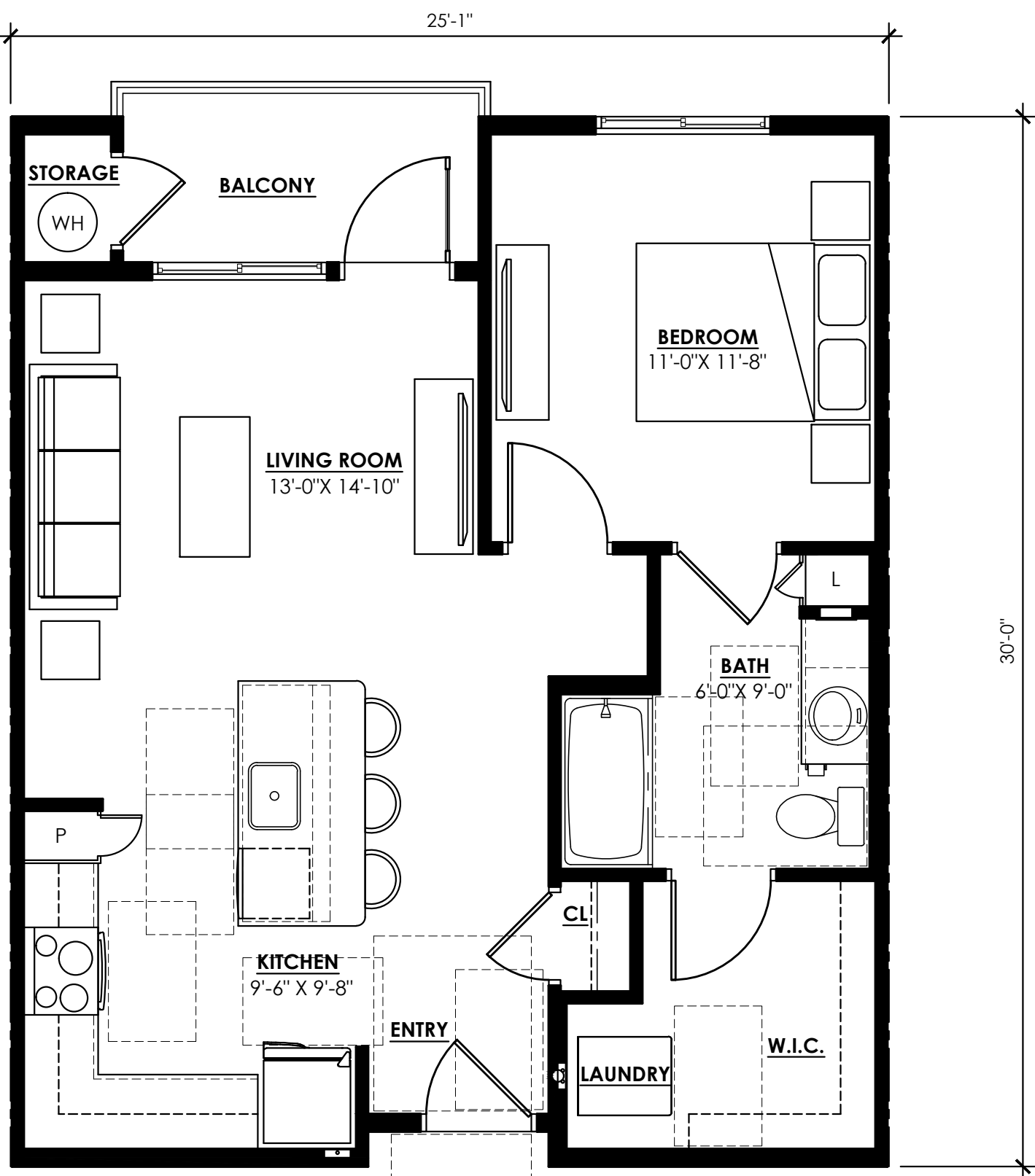
TYPE B1 (2 BEDROOM / 2 BATH)

AT PODIUM LEVELS SCALE: 1/4" = 1'-0"

ACCESSIBILITY SCOPING:
FHAA: COVERED DWELLING UNIT, SPECIFICATION B BATHROOM
IBC: TYPE B DWELLING UNIT, OPTION B BATHROOM

CONDITIONED SPACE	1,047
UN-CONDITIONED SPACE	13
BALCONY	44
UNIT B1 TOTAL	1,104

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



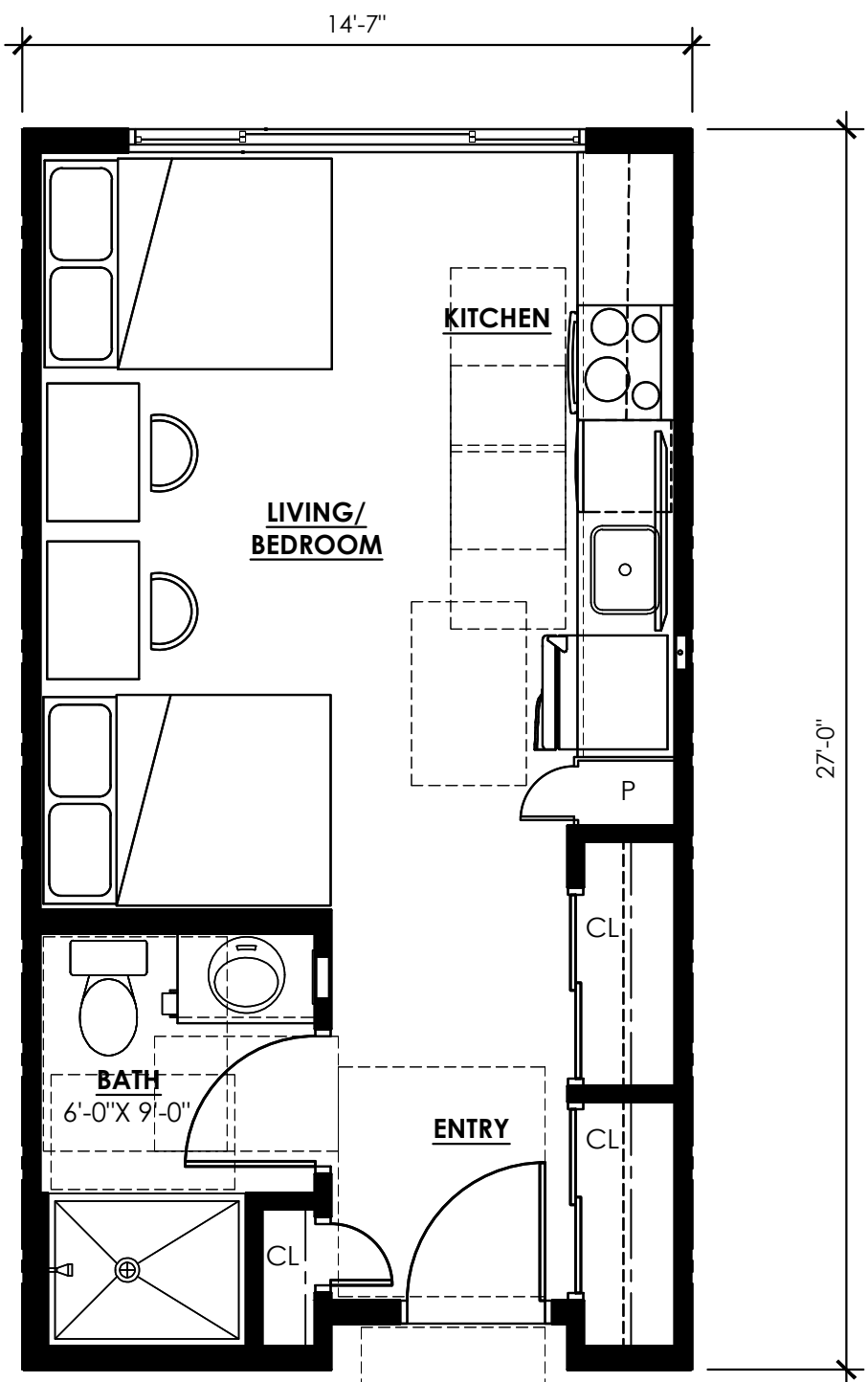
TYPE A1 (1 BEDROOM / 1 BATH)

AT PODIUM LEVELS SCALE: 1/4" = 1'-0"

ACCESSIBILITY SCOPING:
FHAA: COVERED DWELLING UNIT, SPECIFICATION B BATHROOM
IBC: TYPE B DWELLING UNIT, OPTION B BATHROOM

CONDITIONED SPACE	689
UN-CONDITIONED SPACE	13
BALCONY	43
UNIT A1 TOTAL	745

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



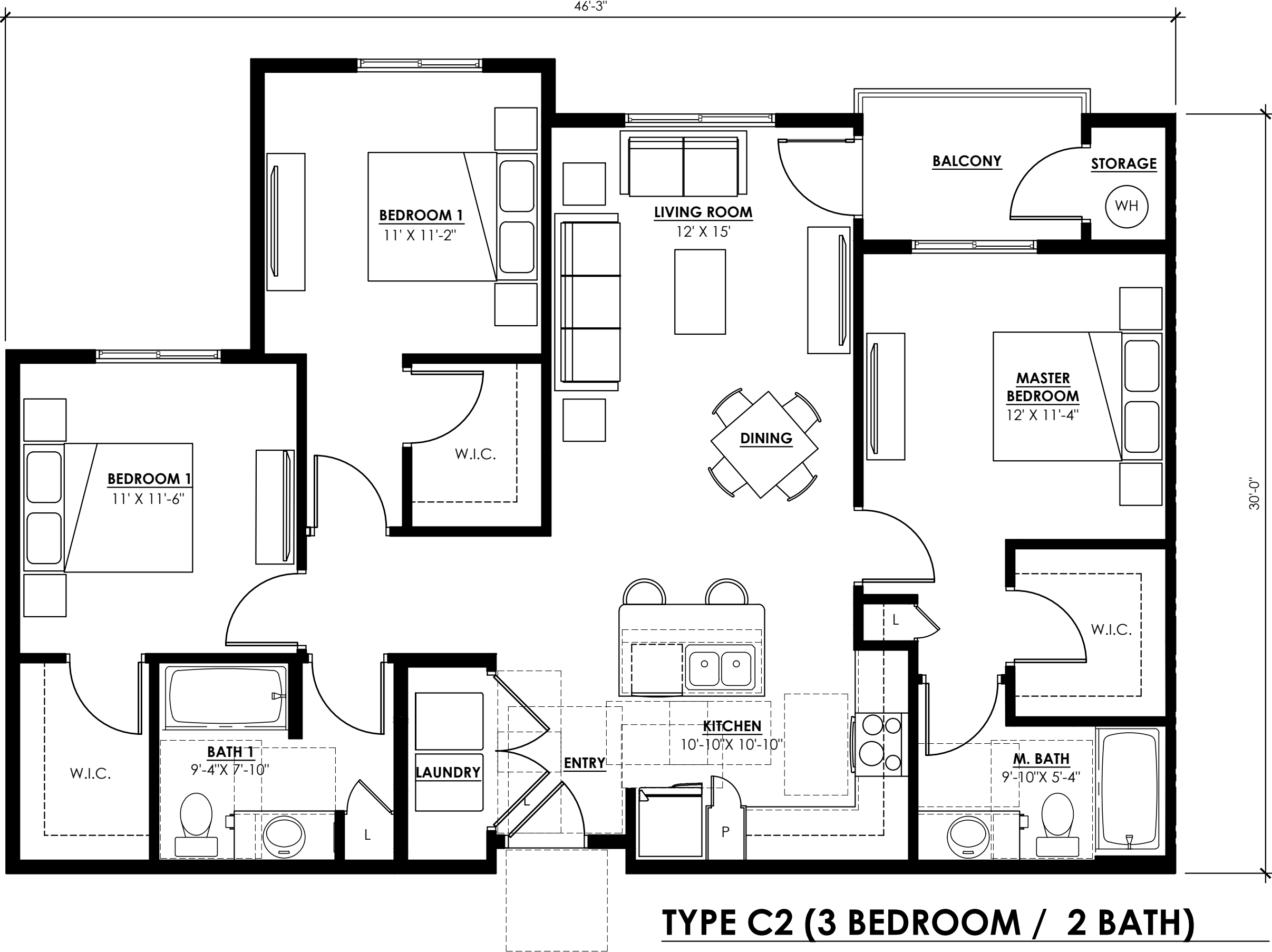
TYPE M (MICRO-UNITS)

AT PODIUM LEVELS SCALE: 1/4" = 1'-0"

ACCESSIBILITY SCOPING:
FHAA: COVERED DWELLING UNIT, SPECIFICATION B BATHROOM
IBC: TYPE B DWELLING UNIT, OPTION B BATHROOM

CONDITIONED SPACE	386
UN-CONDITIONED SPACE	--
BALCONY	--
UNIT M TOTAL	386

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



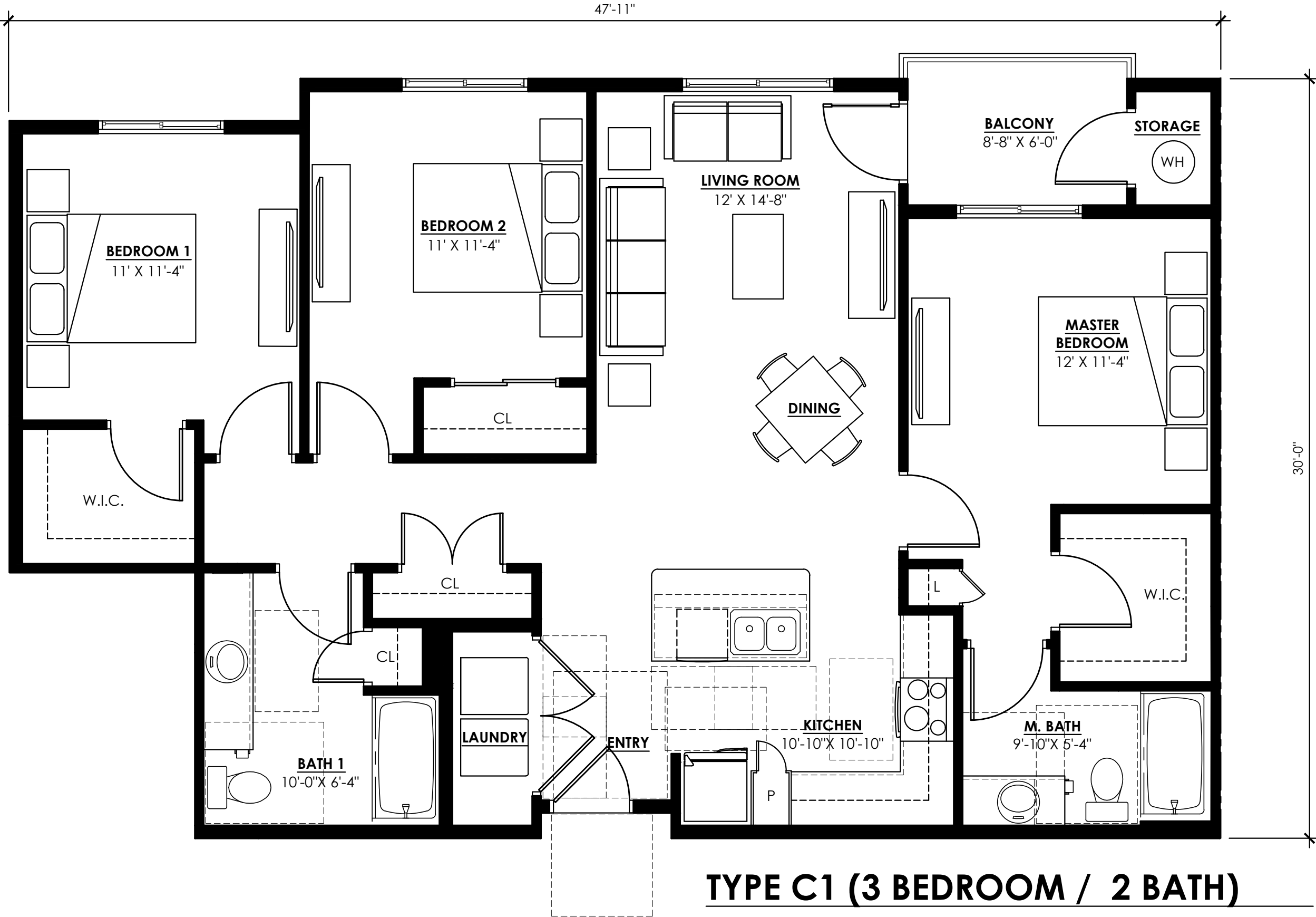
TYPE C2 (3 BEDROOM / 2 BATH)

AT PODIUM LEVELS SCALE: 1/4" = 1'-0"

ACCESSIBILITY SCOPING:
FHAA: COVERED DWELLING UNIT, SPECIFICATION B BATHROOM
IBC: TYPE B DWELLING UNIT, OPTION B BATHROOM

CONDITIONED SPACE	1,255
UN-CONDITIONED SPACE	19
BALCONY	53
UNIT C2 TOTAL	1,327

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



TYPE C1 (3 BEDROOM / 2 BATH)

AT PODIUM LEVELS SCALE: 1/4" = 1'-0"

ACCESSIBILITY SCOPING:
FHAA: COVERED DWELLING UNIT, SPECIFICATION B BATHROOM
IBC: TYPE B DWELLING UNIT, OPTION B BATHROOM

CONDITIONED SPACE	1,273
UN-CONDITIONED SPACE	19
BALCONY	53
UNIT C1 TOTAL	1,345

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.

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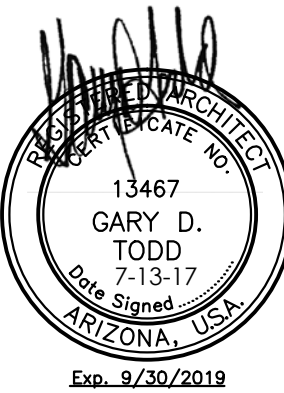
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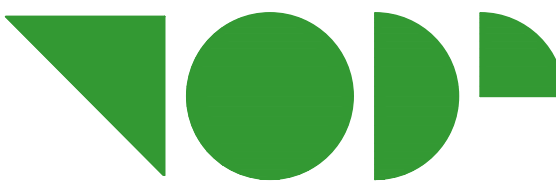
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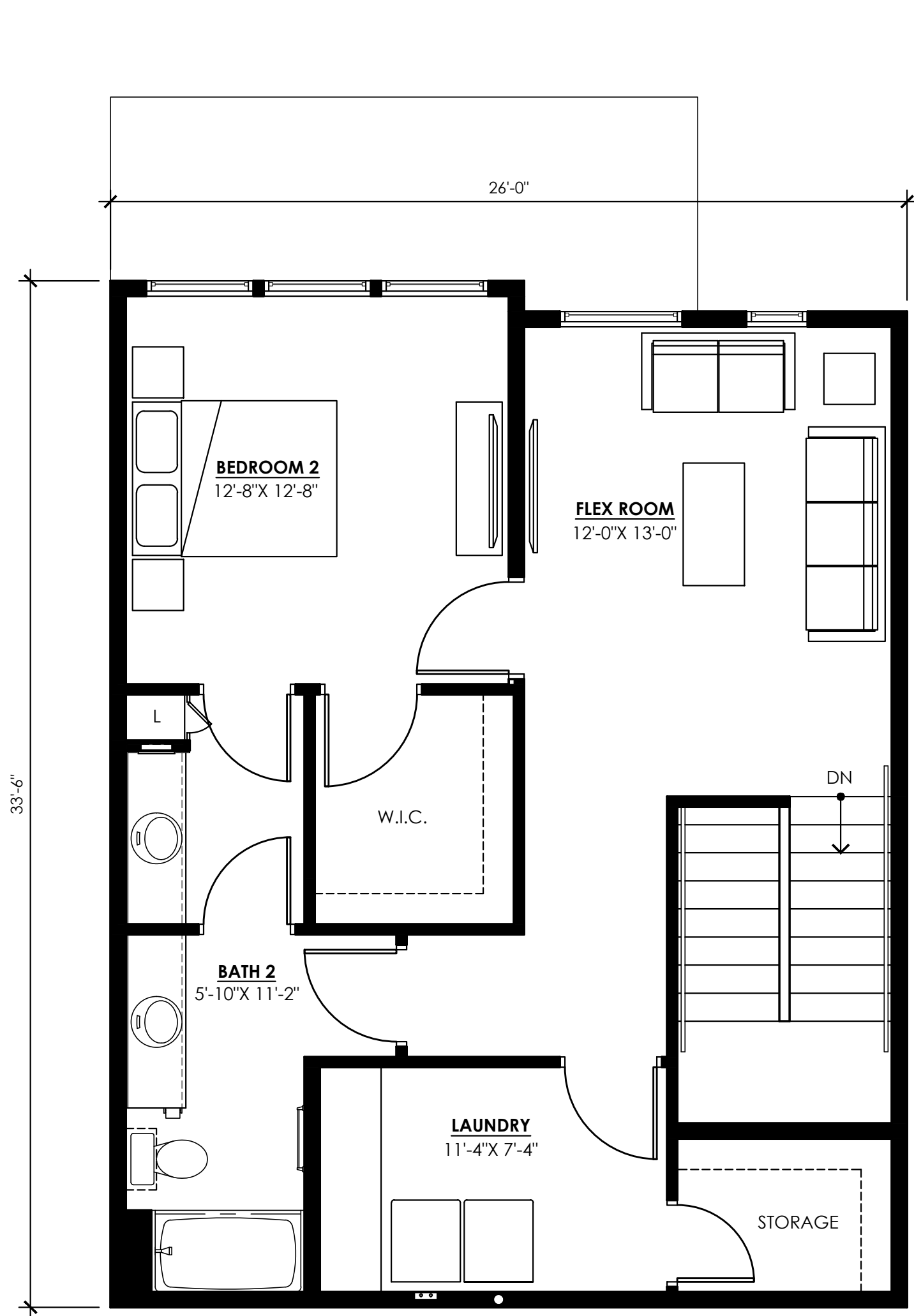
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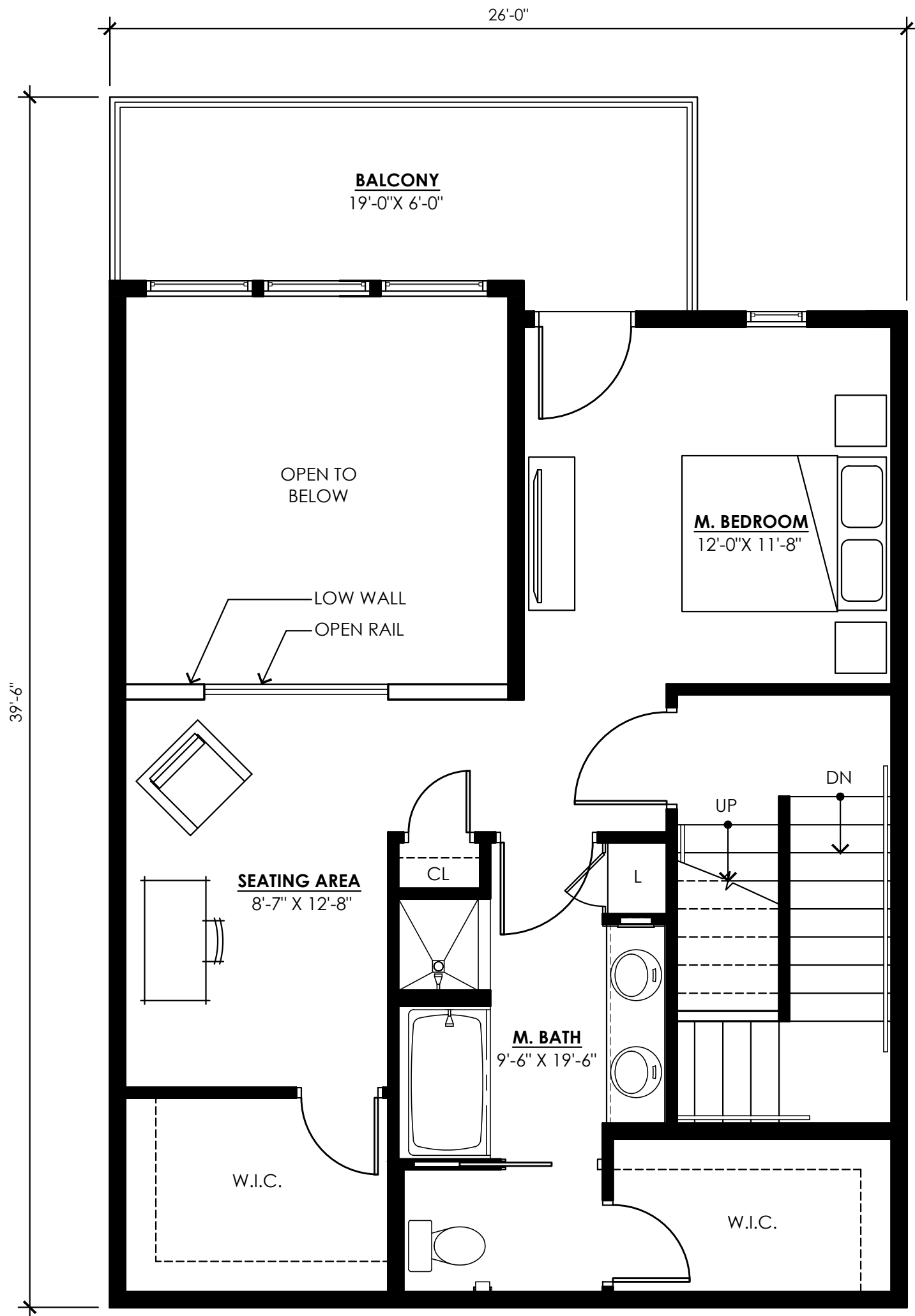
UNIT PLANS -
MARKET RATE & MICRO

A11



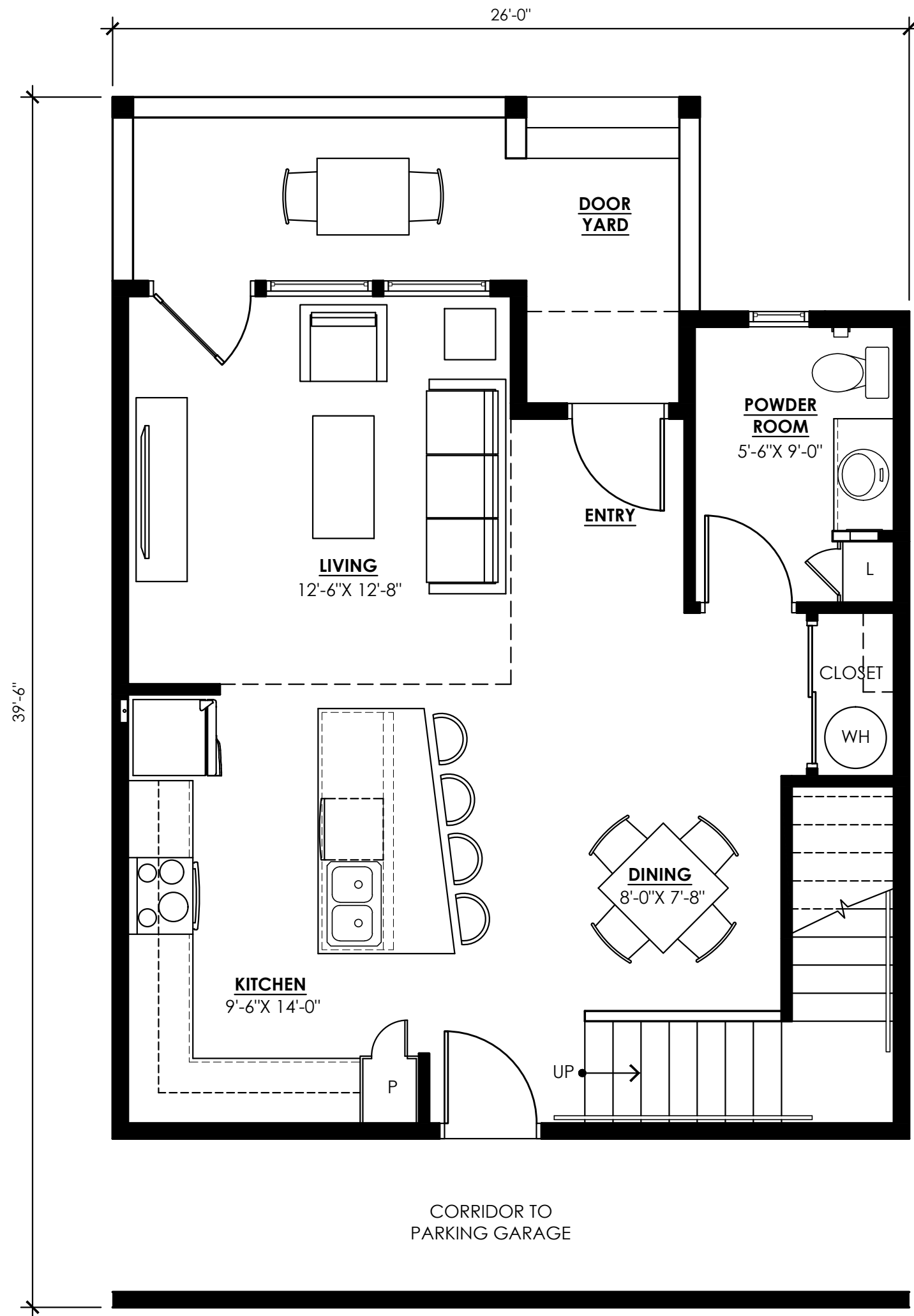
THIRD FLOOR

SCALE: 1/4" = 1'-0"



SECOND FLOOR

SCALE: 1/4" = 1'-0"



TYPE RH1 (2 BEDROOM / 2 BATH PLUS FLEX ROOM)
FIRST FLOOR

SCALE: 1/4" = 1'-0"

FIRST FLOOR	694
SECOND FLOOR	634
THIRD FLOOR	791
PATIO / BALCONY	147
UNIT TH1 TOTAL	2,266

NOTE: GROSS AREA IS CALCULATED FROM CENTERLINE OF DOUBLE STUD AIR SPACE TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.

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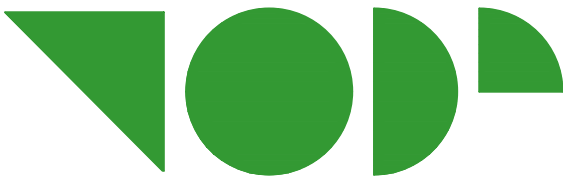
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UNIT PLANS -
ROWHOMES

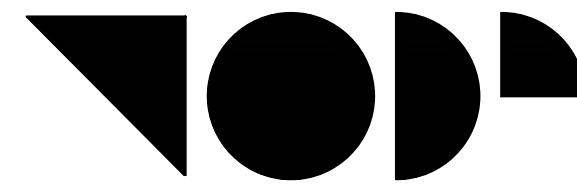
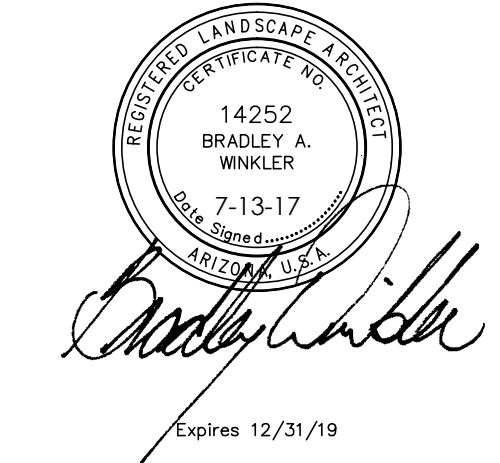
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LANDSCAPE
SITE PLAN

A18



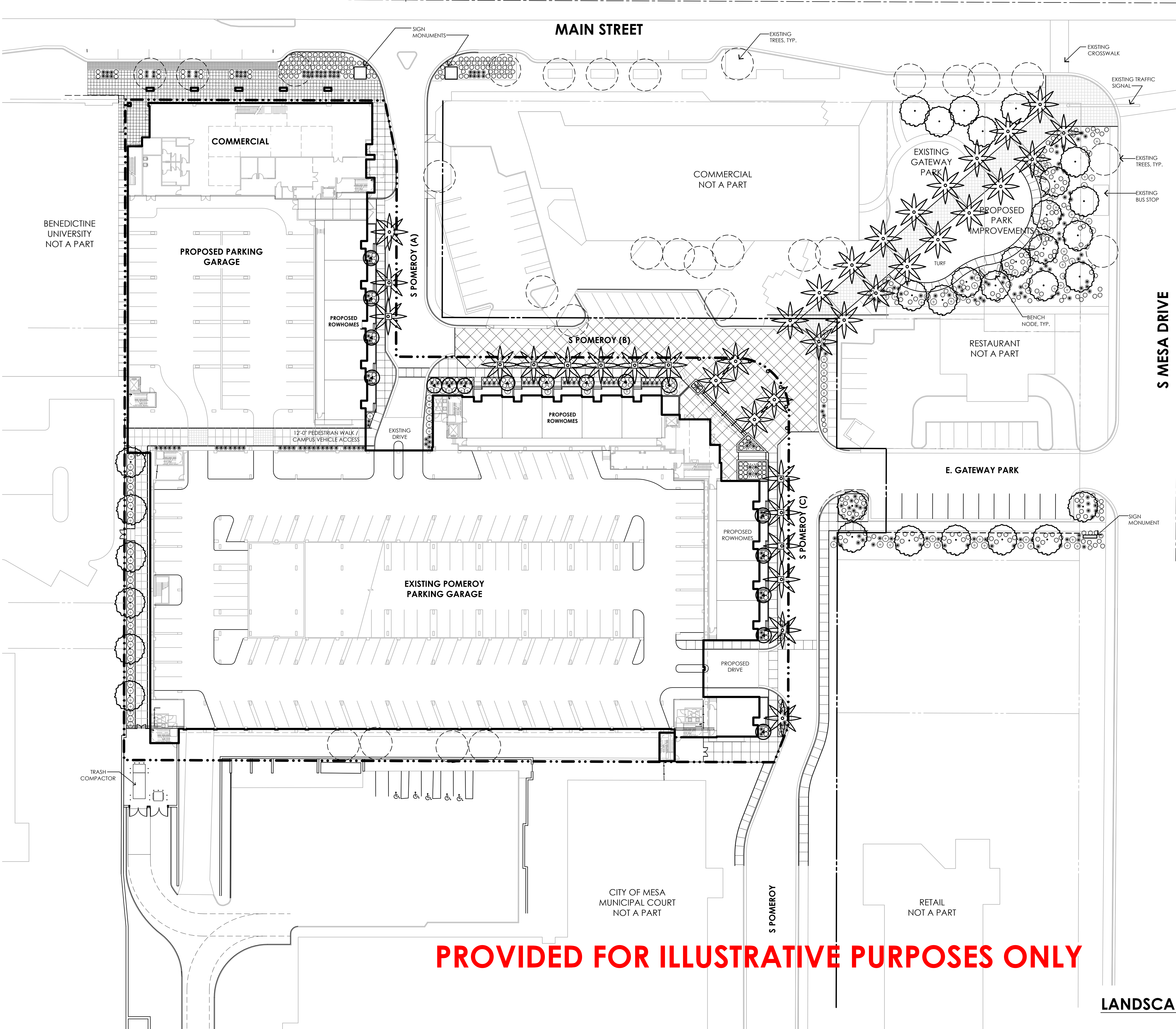
1" = 30'-0"

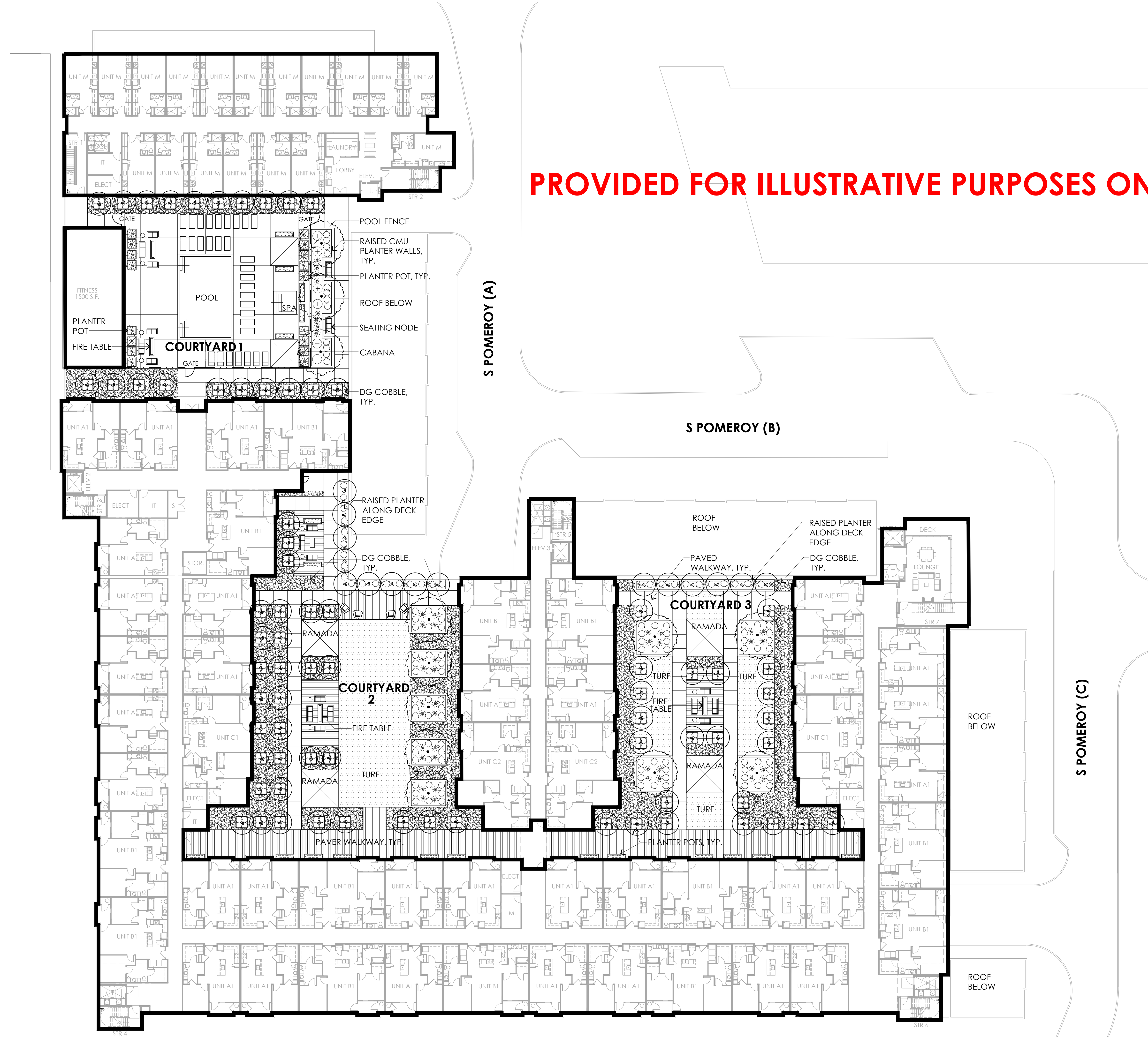
PLANT LEGEND

SYMBOL	BOTANICAL NAME	SIZE
TREES		
	ACACIA SALICINA 'DORIS D' / WILLOW ACACIA	36" BOX
	FRAXINUS UHDEI / SHAMEL ASH	36" BOX
	PARKINSONIA SPP. / PALO VERDE	36" BOX
	CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE	24" BOX
	SOPHORA SECUNDIFLORA / MESCAL BEAN	36" BOX
	TABEBUIA SPP. / TABEBUIA	36" BOX
PALMS		
	PHOENIX DACTYLIFERA / DATE PALM	24 TF
SHRUBS		
	BOUGAINVILLEA SPP. / BOUGAINVILLEA	5 GAL.
	CARISSA MACROCARPA / NATAL PLUM	5 GAL.
	EREMOPHILA HYGROPHANA / BLUE BELLS	5 GAL.
	RUELLIA BRITTONIANA / BRITISH RUELLIA	5 GAL.
	RUELLIA PENINSULARIS / DESERT RUELLIA	5 GAL.
	TECOMA STANS / YELLOW BELLS 'SIERRA APRICOT'	5 GAL.
GROUNDCOVERS		
	LANTANA SPP. / RED LANTANA	5 GAL.
	LANTANA SPP. / YELLOW LANTANA	5 GAL.
	SPHAGNETICOLA TRILOBATA / WEDELIA	5 GAL.
ACCENTS		
	AGAVE SPP. / AGAVE	5 GAL.
	DASYLIRION WHEELERI / DESERT SPOON	5 GAL.
	MUHLENBERGIA CAPILLARIS / FOUNTAIN GRASS 'REGAL MIST'	5 GAL.
	PEDILANTHUS MACROCARPUS / LADY'S SLIPPER	5 GAL.
	PHOENIX ROEBELENI / PYGMY DATE PALM	24" BOX
INERTS		
	ALL NON-TURF LANDSCAPE	2" DEPTH OF 1/2" WASHED 'EXPRESS BROWN' DECOMPOSED GRANITE.
MISC.		
	SQUARE FIBERGLASS POT, TYP., SIZE VARIES	
	RECTANGULAR FIBERGLASS POT	

LANDSCAPE SITE PLAN

PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY





PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

PLANT LEGEND

SYMBOL	BOTANICAL NAME	SIZE
TREES		
	ACACIA SALICINA 'DORIS D'	36" BOX
	FRAXINUS UHDEI	36" BOX
	PARKINSONIA SPP./	36" BOX
	PALO VERDE	36" BOX
	CAESALPINIA MEXICANA/	24" BOX
	MEXICAN BIRD OF PARADISE	24" BOX
	SOPHORA SECUNDIFLORA/	36" BOX
	MESCAL BEAN	36" BOX
	TABEBUIA SPP./	36" BOX
	TABEBUIA	36" BOX
PALMS		
	PHOENIX DACTYLIFERA/	24 TF
	DATE PALM	24 TF
SHRUBS		
	BOUGAINVILLEA SPP./	5 GAL.
	BOUGAINVILLEA	5 GAL.
	CARISSA MACROCARPA/	5 GAL.
	NATAL PLUM	5 GAL.
	EREMOPHILA HYGROPHANA/	5 GAL.
	BLUE BELLS	5 GAL.
	RUELLIA BRITTONIANA/	5 GAL.
	BRITISH RUELLIA	5 GAL.
	RUELLIA PENINSULARIS/	5 GAL.
	DESERT RUELLIA	5 GAL.
	TECOMA STANS/	5 GAL.
	YELLOW BELLS 'SIERRA APRICOT'	5 GAL.
GROUNDCOVERS		
	LANTANA SPP/	5 GAL.
	RED LANTANA	5 GAL.
	LANTANA SPP/	5 GAL.
	YELLOW LANTANA	5 GAL.
	SPHAGNETICOLA TRILOBATA/	5 GAL.
	WEDELIA	5 GAL.
ACCENTS		
	AGAVE SPP./	5 GAL.
	AGAVE	5 GAL.
	DASYLIRION WHEELERI/	5 GAL.
	DESERT SPOON	5 GAL.
	MUHLENBERGIA CAPILLARIS/	5 GAL.
	FOUNTAIN GRASS 'REGAL MIST'	5 GAL.
	PEDILANTHUS MACROCARPUS/	5 GAL.
	LADY'S SLIPPER	5 GAL.
	PHOENIX ROEBELENI/	24" BOX
	PYGMY DATE PALM	24" BOX
INERTS		
	ALL NON-TURF LANDSCAPE	2" DEPTH OF 1/2" WASHED 'EXPRESS BROWN' DECOMPOSED GRANITE.
MISC.		
	SQUARE FIBERGLASS POT, TYP., SIZE VARIES	
	RECTANGULAR FIBERGLASS POT	

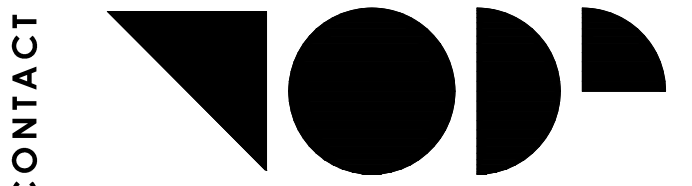
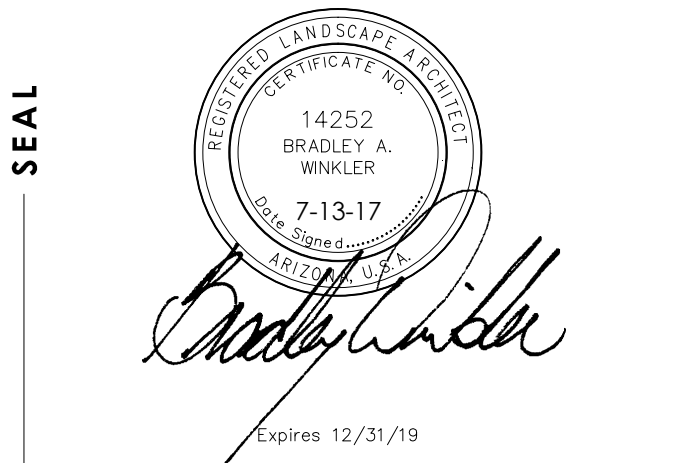
NO. 17-2016-00

THE GRID

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MESA, AZ 85201

3W
MANAGEMENT

Scottsdale, AZ
(480) 235-7921



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OR RECORDING

DATE
07-13-2017
Proj Mgr.
Dwn By: BW

REZONING SUBMITTAL

LANDSCAPE PLAN
LEVEL 4

A19

LANDSCAPE PLAN - LEVEL 4

1" = 20'-0"

