

MESA INVESTMENT BLOCK REDEVELOPMENT

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.

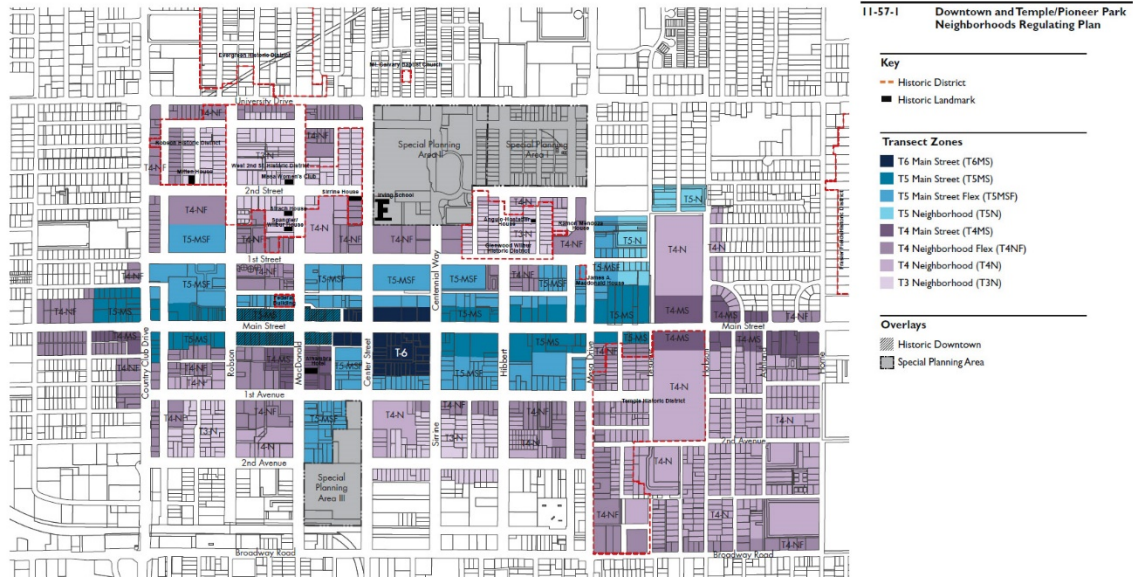


Purpose for Request

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.

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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.



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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 its 100th 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

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Buildings

Proposed buildings will be either 2-story, 3-story, or 4-story in 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 is 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.