



## Purple Lot Parking Plan ECO MESA Development

The parking plan for the Purple Lot during construction of the ECO MESA development is the collaborative work of the City of Mesa office of Downtown Transformation Project Management and the Habitat Metro team. Please note upfront, this plan does not include the possible use of the Federal Building parking lot. The City is currently evaluating the Federal Building renovation schedule which may coincide with the development of ECO Mesa. If the construction timelines do not align, the City will consider allocating Purple parking spaces to the Federal Building parking lot.

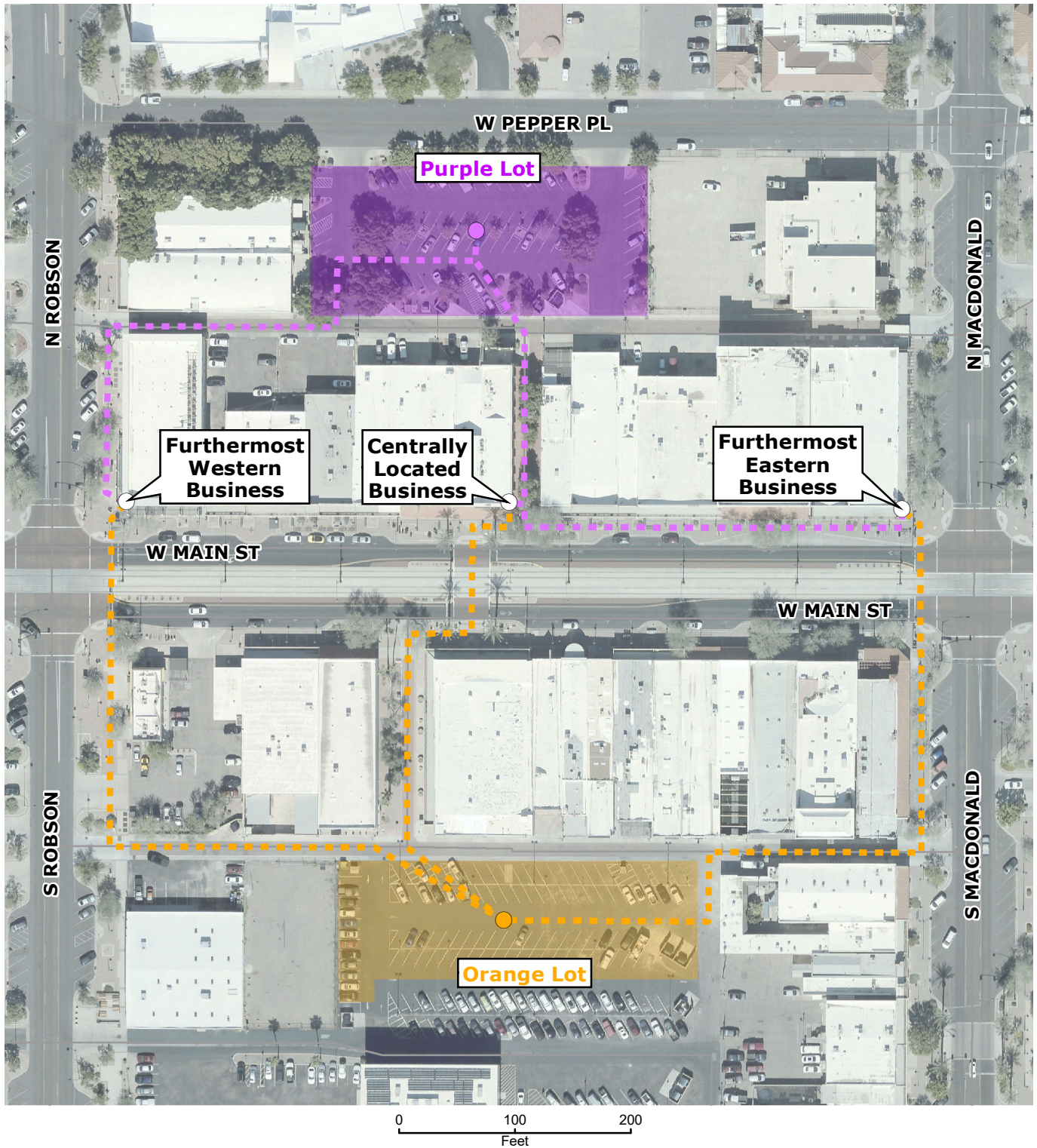
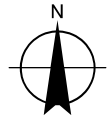
### The Plan.

- The Purple Lot contains 76 parking spaces of which 26 are permitted spaces. The 76 Purple Lot parking spaces will return to public use as covered parking in the same location under the ECO MESA structure after an estimated construction period of 20 months.
- The Orange parking lot currently has 199 spaces. 45 of these spaces are occupied by DES leaving a remaining 154 spaces for public parking—twice the capacity of the Purple Lot. There are currently no Orange Lot parking permits.
- The Plan proposes to relocate 64 Purple parking spaces to the Orange Lot.
- Additionally, 12 Purple spaces will relocate to on-street parking along Pepper Street at the northwest corner of Pepper and Macdonald between the Federal Building and the Natural History Museum research building. These 12 spaces would be either time restricted or permitted spaces depending on what Purple Lot stakeholders prefer.
- The remaining Purple Lot permits will relocate to the Orange Lot.

Please take a moment to review the analysis below for “walk times” to the Purple Lot and to the Orange Lot for businesses located on Main Street. As you can see, the walk times are quite similar. With proper wayfinding signage identifying businesses and appropriate parking access, the impact of the Purple Lot temporary closure will be limited. The location and identity language included on the signage will be formulated from neighborhood input. Business activity on the south side of Main between Robson and Macdonald is currently low. Three of the largest capacity buildings on this section of Main are vacant and as many as five of the Tre Bella reception hall suites have closed permanently due to impacts from COVID-19. Subway uses a private parking lot and Cider Corps visitors prefer Robson on-street parking and their building's private lot. Tacos Chiwas, a new restaurant, will drive some traffic to the Orange Lot. The Nile will attract primarily nighttime traffic once their concert hall reopens. The remaining tenants on the Orange Lot block are low-intensity office uses. The City is currently conducting a drone flight aerial survey over a two-week period to verify current activity in the Orange Lot.

Occupancy will change over the ECO construction period and the City and Habitat Metro will monitor parking capacity closely to adjust Purple Lot parking relocation as circumstances dictate.

Please contact Jeff Robbins with the City of Mesa (480-644-5249 | [Jeffrey.Robbins@mesaaz.gov](mailto:Jeffrey.Robbins@mesaaz.gov)) or Tim Sprague with Habitat Metro (Cell 602.377.6877 | [tsprague@habitatmetro.com](mailto:tsprague@habitatmetro.com)) with any questions.



	Distance in ft from Purple Lot	Walking Time from Purple Lot	Distance in ft from Orange Lot	Walking Time from Orange Lot	Additional Time from Orange Lot
Furthermost Western Business	± 562	± 2:02 minutes	± 660	± 2:23 minutes	± 98 ft/21 seconds
Centrally Located Business	± 262	± 0:57 minutes	± 487	± 1:46 minutes	± 225 ft/49 seconds
Furthermost Eastern Business	± 612	± 2:15 minutes	± 723	± 2:37 minutes	± 111 ft/22 seconds

Walking times are based on ± 4.6 feet per second and do not account for any time waiting at crosswalk.

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