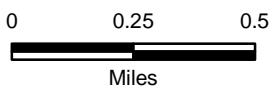


Downtown Development Summit Focus Sites

- | | |
|-------------------------------------|---|
| 1- Greenstein Property | 6- 51-55 East Main Street |
| 2- Adelante/EVIT | 7- Mesa Center for Higher Education (225 E Main St) |
| 3- 1305 West Main Street | 8- Temple Court |
| 4- Country Club Drive & Main Street | 9- Berge Property (Main St & Mesa Dr) |
| 5- South Center Campus | 10- Mesa Drive & University Drive |

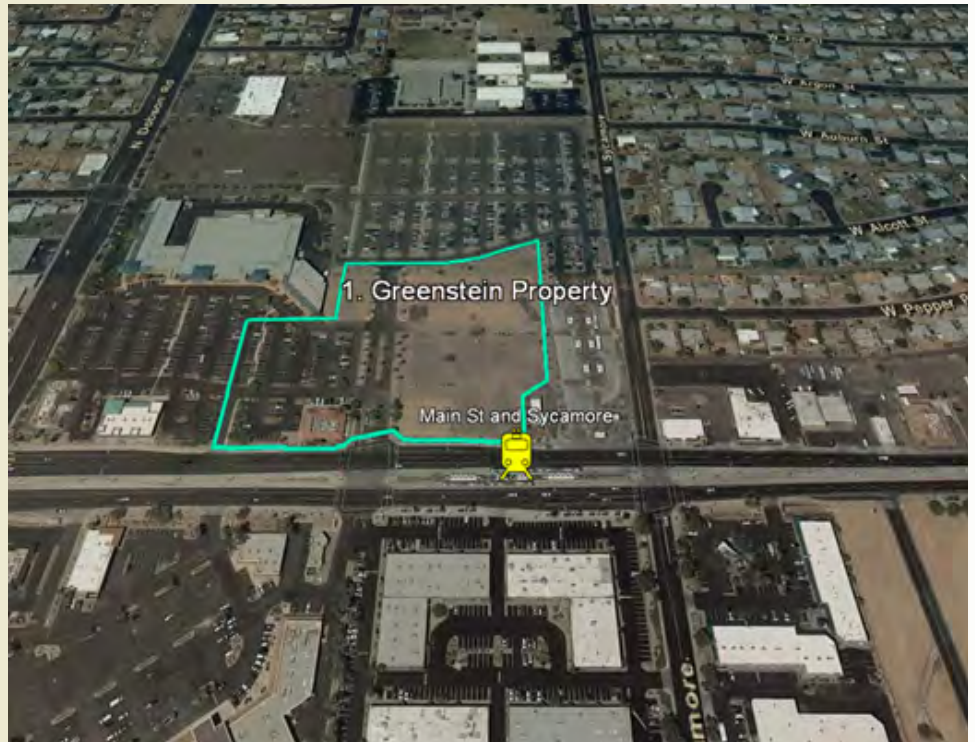


LEGEND

- Site Boundary
- Existing Light Rail Line
- Light Rail Line Extension

SITE 1

Greenstein Property



Major Intersection:	Main Street and Dobson Road		
Owner Information:	Islandia Mesa LLC		
Property Size:	6.8+/- acres		
Daily Traffic Count:	2010	1800 Block W. Main St.	17,345
	2010	200 Block N. Dobson Rd.	22,695
Existing Zoning:	GC – General Commercial		
Existing Utilities (3/2012):			
<i>Communications:</i>	Yes		
<i>Natural Gas Service:</i>	City of Mesa Gas- existing 2" gas main		
<i>Water Service:</i>	City of Mesa Water-existing 12" line		
<i>Waste Water Service:</i>	City of Mesa-existing 12" line		
<i>Electricity Service:</i>	Salt River Project		

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SITE 2

Adelante / EVIT



Major Intersection:	Main Street and Alma School Road
Owner Information:	East Valley Institute of Technology
Property Size:	6.2+/- acres
Daily Traffic Count:	2010 1800 Block W. Main St. 17,345
Existing Zoning:	PS – Public and Semi-Public District
Existing Utilities (3/2012):	
<i>Communications:</i>	Yes
<i>Natural Gas Service:</i>	City of Mesa Gas- existing 2" gas main
<i>Waste Water Service:</i>	City of Mesa-existing 12" line
<i>Water Service:</i>	City of Mesa Water-existing 12" line
<i>Electricity Service:</i>	Salt River Project

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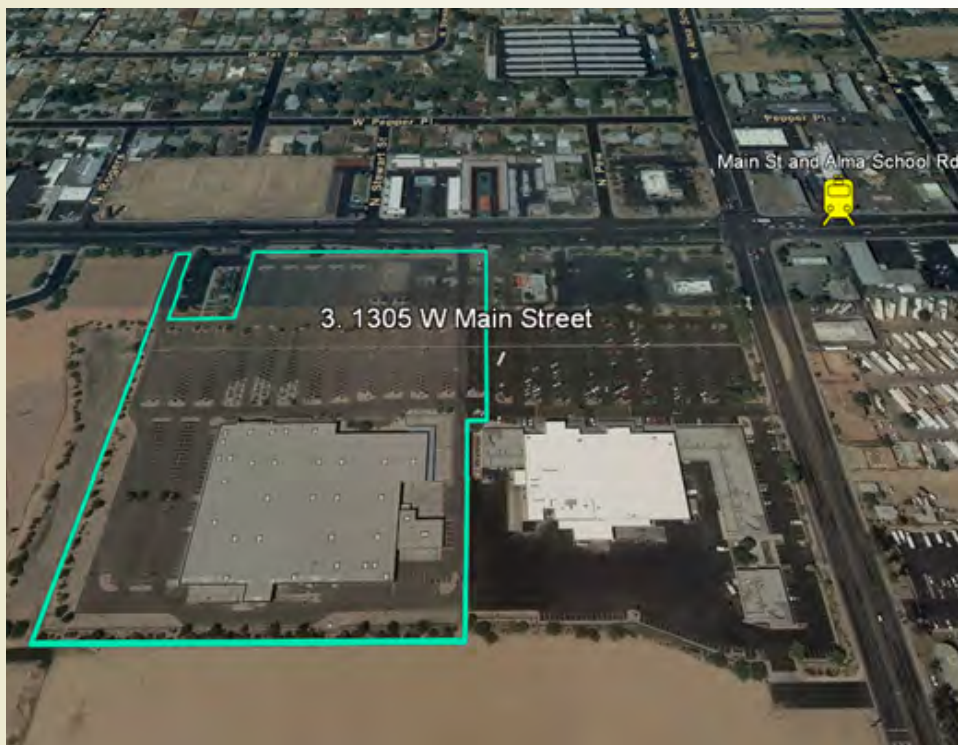
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SITE 3

1305 West Main Street



Major Intersection:	Main Street and Mesa Drive
Owner Information:	American Federal Corporation
Property Size:	14.5 +/- acres
Daily Traffic Count:	2011 200 Block N. Alma School 22,887
Existing Zoning:	LC – Limited Commercial
Existing Utilities (3/2012):	
<i>Communications:</i>	Yes - existing 2" Quadduct
<i>Natural Gas Service:</i>	City of Mesa Gas - existing 2" gas main
<i>Waste Water Service:</i>	City of Mesa-existing 12" line
<i>Water Service:</i>	City of Mesa Water-existing 12" line
<i>Electricity Service:</i>	Salt River Project

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SITE 4

Country Club Drive and Main Street



Major Intersection:	Main Street and Country Club Drive
Owner Information:	Redstone Investments, LLC Randall & Melissa Bailey City of Mesa
Property Size:	2.6+/- acres
Daily Traffic Count:	2010 200 Block N. Country Club 34,162 2010 800 Block W. Main 21,977
Existing Zoning:	DB-1 – Downtown Business District 1
Proposed Form Based Code	Transect Zoning:
	T5MS - Main Street
	T4NF - Neighborhood Flex
Existing Utilities (3/2012):	
<i>Communications:</i>	Yes - existing 2" Quadduct
<i>Natural Gas Service:</i>	City of Mesa Gas - existing 2" gas main
<i>Waste Water Service:</i>	City of Mesa-existing 8" line
<i>Water Service:</i>	City of Mesa Water-existing 8" line
<i>Electricity Service:</i>	City of Mesa Electric

Note: The following parcels owned by the City of Mesa will require commercial design accommodation until 1/2015, APN# 135-60-073C, APN# 135-60-080, APN# 135-60-079

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SITE 5

South Center Campus



Major Intersection:	Broadway Road and Country Club Drive		
Owner Information:	City of Mesa		
Property Size:	15+/-acres		
Daily Traffic Count:	2010	200 Block S. Center	5,578
	2009	200 Block W. Broadway	23,423
Existing Zoning:	DB-1 Downtown Business District DR-3 Downtown Residence District		
Proposed Form Based Code	Transect Zoning:	Special Planning Area III	
Existing Utilities (3/2012):			
<i>Communications:</i>	Yes - existing 6" Conduit		
<i>Natural Gas Service:</i>	City of Mesa Gas - existing 2" gas main		
<i>Waste Water Service:</i>	City of Mesa-existing 8" line		
<i>Water Service:</i>	City of Mesa Water-existing 12" line		
<i>Electricity Service:</i>	City of Mesa Electric		

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SITE 6

51-55 East Main Street



Major Intersection:	Main Street and Mesa Drive
Owner Information:	City of Mesa
Property Size:	15,406+/- square feet
Daily Traffic Count:	2010 200 Block East Main 18,946
Existing Zoning:	DC – Downtown Core District
Proposed Form Based Code	Transect Zoning:
	T6MS - Main Street
Existing Utilities (3/2012):	
<i>Communications:</i>	Yes - existing 2" Conduit
<i>Natural Gas Service:</i>	City of Mesa Gas - existing 4" gas main
<i>Waste Water Service:</i>	City of Mesa-existing 6" line
<i>Water Service:</i>	City of Mesa Water-existing 12" line
<i>Electricity Service:</i>	City of Mesa Electric

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SITE 7

Mesa Center for Higher Education



Major Intersection:	Main Street and Mesa Drive
Owner Information:	City of Mesa
Property Size:	79,879 +/-square feet
Daily Traffic Count:	2010 200 Block East Main Street 18,946 2010 200 Block East 1st Avenue 5,591
Existing Zoning:	DC – Downtown Core District
Proposed Form Based Code	Transect Zoning: T5MS - Main Street
Existing Utilities (3/2012):	
<i>Communications:</i>	Yes - existing 2” Conduit
<i>Natural Gas Service:</i>	City of Mesa Gas - existing 4” gas main
<i>Waste Water Service:</i>	City of Mesa-existing 8” line
<i>Water Service:</i>	City of Mesa Water-existing 12” line
<i>Electricity Service:</i>	City of Mesa Electric

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SITE 8

Temple Court



Major Intersection:	Main Street and Mesa Drive
Owner Information:	Mesa United Way City of Mesa
Property Size:	2.9+/-acres
Daily Traffic Count:	2010 200 Block E. 1st Avenue 5,591
Existing Zoning:	DR - 3 Downtown Residence District
Proposed Form Based Code	Transect Zoning:
	T4NF - Neighborhood Flex
	T4N - Neighborhood
Existing Utilities (3/2012):	
<i>Communications:</i>	Yes - existing 1.5" Conduit
<i>Natural Gas Service:</i>	City of Mesa Gas - existing 2" gas main
<i>Waste Water Service:</i>	City of Mesa-existing 6" line
<i>Water Service:</i>	City of Mesa Water-existing 12" line
<i>Electricity Service:</i>	City of Mesa Electric

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SITE 9

Berge Property



Major Intersection:	Main Street and Mesa Drive		
Owner Information:	Mesa Leasing Corporation		
Property Size:	42,038+/- square feet		
Daily Traffic Count:	2010	200 Block E. Main Street	18,946
	2011	200 Block N. Mesa Drive	20,896
Existing Zoning:	DC- Downtown Core District		
Proposed Form Based Code	Transect Zoning:		
	T5MS - Main Street		
	T5MSF - Main Street Flex		
Existing Utilities (3/2012):			
<i>Communications:</i>	Yes - existing 2" Conduit		
<i>Natural Gas Service:</i>	City of Mesa Gas - existing 4" gas main		
<i>Waste Water Service:</i>	City of Mesa-existing 8" line		
<i>Water Service:</i>	City of Mesa Water-existing 12" line		
<i>Electricity Service:</i>	City of Mesa Electric		

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SITE 10

Mesa Drive and University Drive



Major Intersection:	Mesa Drive and University Drive	
Owner Information:	City of Mesa	
Property Size:	20+/- acres	
Daily Traffic Count:	2011	200 Block N. Mesa Drive 20,896
	2011	200 Block E. University Drive 25,437
Existing Zoning:	DC- Downtown Core District	
Proposed Form Based Code	Transect Zoning:	
	Special Planning Areas I & II	
Existing Utilities (3/2012):		
<i>Communications:</i>	Yes - existing 2" Quadduct	
<i>Natural Gas Service:</i>	City of Mesa Gas - existing 4" gas main	
<i>Waste Water Service:</i>	City of Mesa-existing 36" line	
<i>Water Service:</i>	City of Mesa Water-existing 16" line	
<i>Electricity Service:</i>	City of Mesa Electric	

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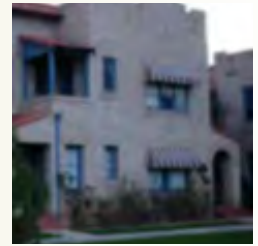
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Form-based Code Overview

T-4 Neighborhood (T4N):

- Used to create residential neighborhoods with a mix of single-residence, duplex, townhome, and mansion apartment building forms.
- Buildings have a strong relationship to the street to help create walkable neighborhoods in close proximity to transit facilities and commercial districts.
- Buildings have a setback of 10' or 15' along the front street and may be up to 3-stories tall.



T-4 Neighborhood Flex (T4NF):

- Used to create a flexible area that is transitioning between a medium intensity residential neighborhood and a commercial area.
- May include all residential structures, but allows ground floor non-residential uses.
- Buildings have a 0' to 15' setback along the front street and range in height from 20' to 3-stories tall.



T-4 Main Street (T4MS):

- Used to create a pedestrian-oriented, low rise, main-street environment for commercial and retail activities.
- Buildings in this zone are brought to the street, may cover 100% of the lot and range in height from 20' to 3-stories tall.
- Residential uses are permitted above the first floor.
- Parking is required to be located behind the front of the building.



T-5 Main Street Flex (T5MSF):

- Used to create a flexible area that is transitioning between a higher intensity residential neighborhood and a commercial area.
- May include all residential structures, but allows ground floor non-residential uses.
- Buildings have a 0' to 10' setback along the front street and range in height from 2-stories to 55' tall.
- There is no minimum requirement for residential parking; retail uses require 1 space/500 sq. ft. Parking must be located behind the building.



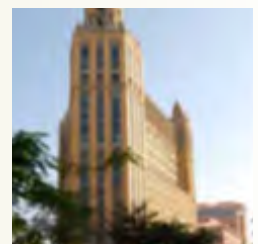
T-5 Main Street (T5MS):

- Used to create a pedestrian-oriented, low- to mid-rise, main-street environment for commercial and retail activities.
- Buildings in this zone are brought to the street, may cover 100% of the lot and range in height from 3-stories to 85' tall.
- Residential uses are permitted above the first floor.
- Parking is required to be located behind the front of the building.



T-6 Main Street (T6MS):

- Used to help transform Mesa's central core area into a higher intensity, mixed-use area that can support transit and provide a vibrant urban environment.
- Buildings in this zone are brought to the street and may cover 100% of the lot and range in height from 4-stories to 135'.
- Residential uses are permitted above the first floor.
- Parking is required to be located behind the front of the building.



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Form-based Code Overview

Special Planning Areas:

Special Planning Areas are designated catalyst sites within the downtown Mesa area that need to complete a detailed master plan before the Form-Based Zones can be applied to the sites.

The vision for the Special Planning Areas include:

Special Planning Area I

- Mesa and University Drive represents an excellent opportunity to develop an urban employment district that incorporates uses such as professional office, medical campus, or higher education planned in a coordinated manner and with an urban form. Supporting residential uses are encouraged, particularly at the southern portion of the property.

Special Planning Area II

- The Convention District has long-term potential for intensification through infill development. Multiple options exist for the type of infill development possible, which will result in a walkable urban framework that maximizes potential synergy with the conference center, hotel, amphitheater, and other destination uses.

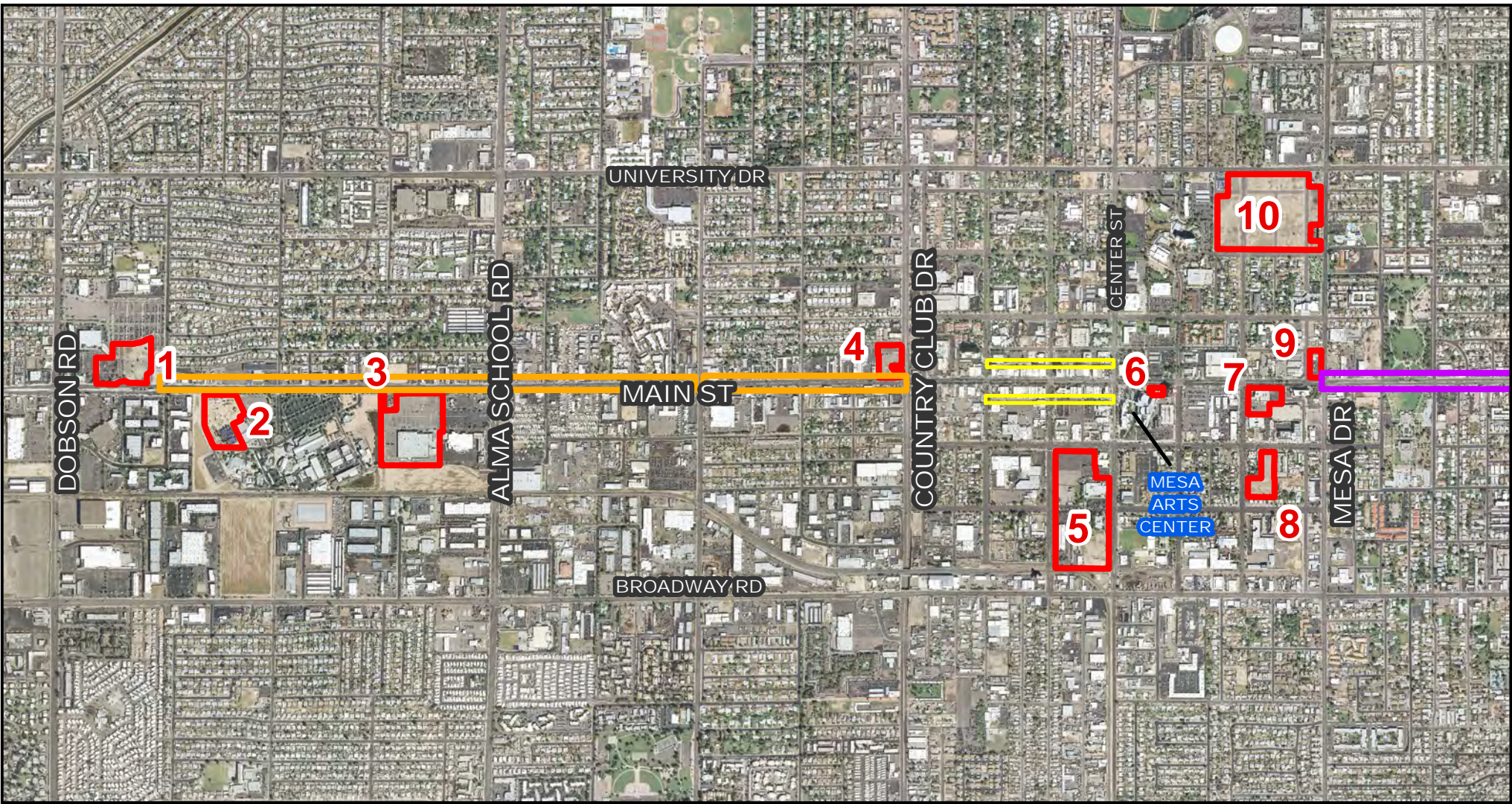
Special Planning Area III

- The South Center Campus can support redevelopment that includes a higher education institution in campus setting with sufficient land area available to also incorporate medium- to high-density residential with limited mixed-use that transitions to the higher-intensity uses to the north

FOR ADDITIONAL INFORMATION, VISIT:

<http://www.mesaaz.gov/bettermesa/downtownfocus/pdf/FBCPublicReview.pdf>



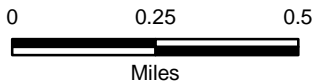


Downtown Development Summit - Infrastructure Improvements

LEGEND

- Sycamore to Country Club Dr
\$6 Million
Water & Gas Line Replacement
- Main Street Alleyways
\$2 Million
Water, Wastewater & Gas Line Replacement
- Main Street- Mesa Drive to Gilbert Road
\$12 Million
Water, Wastewater & Gas Line Replacement

- Site Boundary
- 1- Greenstein Property
- 2- Adelante/EVIT
- 3- 1305 West Main Street
- 4- Country Club Drive & Main Street
- 5- South Center Campus
- 6- 51-55 East Main Street
- 7- Mesa Center for Higher Education (225 E Main St)
- 8- Temple Court
- 9- Berge Property (Main St & Mesa Dr)
- 10- Mesa Drive & University Drive





Mayor Scott Smith's
**Downtown Development
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