

MESA TOWN CENTER
REDEVELOPMENT PLAN

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TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTION.....	4
I. DESCRIPTION OF REDEVELOPMENT PLAN AREA.....	5
Redevelopment Area Boundaries.....	5
Existing Land Use.....	5
Existing Building Conditions.....	5
II. PLAN OBJECTIVES.....	5
Development Objectives.....	5
Approach to Achieve.....	7
Redevelopment Program Activities.....	7
1. Parking.....	8
2. Transportation.....	8
3. Structural Renovation.....	9
4. Public Development Projects.....	10
5. Private Development.....	10
6. Business Assistance, Promotions, Maintenance.....	11
7. Residential Conservation.....	12
8. Information, Communication, and Public Relations.....	13
III. SPECIFIC TECHNIQUES TO ACHIEVE OBJECTIVES.....	13
Rehabilitation.....	13
Acquisition and Clearance.....	14
Spot Clearance.....	15
General Future Land Use.....	15

Planning Criteria and Standards.....16

Other Provisions Necessary to Meet Requirements
of State and Local Laws.....16

Land Disposition18

IV. PROCEDURES FOR AMENDING OR SUPPLEMENTING
THE MESA TOWN CENTER REDEVELOPMENT PLAN.....20

EXHIBITS

- A. Map of Boundaries of Redevelopment Plan Area
- B. Map of Existing Land Use
- C. Map of Existing General Building Conditions
- D. Map of General Future Land Use

INTRODUCTION

Mesa Town Center is the historic center and heart of the city. Revitalizing the downtown area is important to the image of the city. Eliminating blight, deterioration, and obsolescence are necessary to improve the stability and vitality of this area. The City owns significant amounts of property in the downtown area, and the downtown area generates a significant amount of revenue to the City of Mesa. The community has recognized a need for vigorous, coordinated public-private action to make the Town Center a focus of community pride and achievement. A comprehensive program of development and revitalization has been initiated. This redevelopment plan, the Vision Plan for Downtown Mesa, and the Connections: Restoring Town Center's Place reports are all an essential part.

The major emphasis of Mesa's redevelopment program is to attract people generating uses that will stimulate growth and provide an identity in the Town Center area. These uses include mid-rise offices, residential developments, hotels, specialty shops, and entertainment. Continued improvements along Main Street, including parking facilities, will be a major focus area. Along with the continuing development in downtown Mesa, ways must be found to connect all of the activity centers so they create an identifiable area known as "downtown Mesa."

It is the City's intent to continue redevelopment program efforts involving a variety of public and private actions that will maintain the redevelopment area as the economic, governmental, and social center of the community that will offer quality shopping, entertainment, housing, and job opportunities. For Town Center to realize its highest and best uses and to maximize its retail potential, the City has recognized a need for vigorous, coordinated public/private action to help this area reach its economic potential.

Through a redevelopment plan, reinvestment can be encouraged in Mesa Town Center. This reinvestment will help maximize the economic potential of properties, rehabilitate substandard buildings, eliminate blighting influences, improve parking, beautify streetscapes, and allow the assembly of land for new construction. As new construction and rehabilitation activities occur, they will serve as a catalyst for the improvement of other properties. Together, this will help to attract more businesses and customers, thereby increasing the economic vitality of the area.

This redevelopment plan is a first and important step in the improvement and revitalization process. Prepared to meet the requirements of Arizona Revised Statutes §36-1471 and §36-1479, the plan provides the basis for initiation and coordination of a variety of public and private actions that will lead to substantial property and economic improvements and produce an attractive, vital Town Center area.

I. DESCRIPTION OF REDEVELOPMENT PLAN AREA

Redevelopment Area Boundaries

The redevelopment area boundaries are generally described as the area between Sixth Street alignment on the north, including all of the Evergreen Historic District, Hobson Street alignment on the east, Crescent Avenue alignment on the south, and primarily the Vineyard Street alignment on the west, including the shopping center at the southwest corner of Broadway Road and Country Club Drive and the Extension Road alignment between First Avenue and Pepper Place. (See Exhibit A).

Existing Land Use

Existing land use in the redevelopment area is shown on Exhibit B.

Existing Building Conditions

The general conditions of existing structures in the redevelopment area are shown on Exhibit C.

II. PLAN OBJECTIVES

Development Objectives

The following objectives are established for further development and improvement of the Town Center area, and they should be pursued through a variety of public and private actions:

1. Provide for the orderly, physical and economic development of the redevelopment area. Create linkages for pedestrians, bicyclists and transit riders between the many existing and proposed, public and private developments.
2. Foster an environment which will contribute to the health, safety, and general welfare of the City and preserve the value of properties within and adjacent to the redevelopment area.
3. Promote a cohesive relationship among the various land uses and promote concentration and consolidation among compatible land uses.
4. Unify and coordinate existing uses and architectural differences to increase functional and visual consistency. Also, allow for the rehabilitation of older buildings that are structurally sound.

5. Eliminate unsightly, sub-standard and obsolescent uses and remove buildings and structures which cannot be rehabilitated and which detract from the aesthetic appearance and economic welfare of the area.
6. Encourage and assist in the provision of an increased supply of diverse housing, for example: market rate, affordable, high-end, and historic, in a suitable living environment.
7. Maintain the social stability of the residential community by preserving the existing neighborhood unity to the maximum extent possible.
8. Create a circulation pattern which will move people more efficiently through and within the area while providing convenient access to and from the new intensified land uses located in the area, which will minimize conflicts between pedestrians, automobiles, transit, bicycles and service vehicles. Design for and the use of alternative modes of transportation should be encouraged whenever possible.
9. Provide adequate parking to meet the demands of existing and new development. Parking areas should be conveniently located, landscaped, and lighted.
10. Assemble land into functionally compatible parcels with respect to shape and size for disposition and redevelopment in accordance with contemporary development needs and standards.
11. Assure the provision of public services and facilities adequate to meet the needs of area residents and coordinate with the programs provided by the City of Mesa and Mesa Town Center Corporation.
12. Make efficient use of existing and future public investments, institutional facilities, and services. Develop and redevelop public improvements that will stimulate private investment and new developments in the area.
13. Provide a hospitable and secure environment for private investment by pursuing, encouraging, and establishing substantial outside investment and development.
14. Maximize opportunities to create a safe environment.
15. Recognize that historic buildings and structures can be assets to redevelopment activities. Efforts should be made to identify, and preserve where possible, historic properties and resources within the redevelopment area. These historical and cultural resources of the community should be considered to be preserved to continue to help build an understanding of the past so that future generations will have the opportunity to appreciate, educate, and understand the heritage of the City.

16. Develop appropriate cultural, open space, and recreational activities as part of redevelopment projects.
17. Encourage residential conservation of existing and well-established neighborhoods within the area.
18. Develop a market niche, by encouraging a wide range of entertainment uses within the downtown area, including, but not limited to, family oriented type activities.
19. Encourage the development of government and professional office centers.
20. Develop a cultural district by expanding the existing Museum for Youth and Southwest Museum and promoting and encouraging additional cultural activities and uses.
21. Locate and encourage one-of-a-kind facilities and uses.

Approach to Achieve Objectives

A comprehensive and cooperative approach to redevelopment is necessary to have a successful program. A comprehensive mix of program efforts designed to address all of the factors influencing change in the redevelopment area and a cooperative partnership between the public, private, and non-private participants with interest in the area is necessary.

The City of Mesa will work to ensure that public decisions and investments are made with an awareness of the potential effects on the redevelopment area. The City will work to ensure that objectives of this redevelopment plan are pursued and result in a beneficial outcome for the area. The City will also work closely with the Downtown Development Committee, Mesa Town Center Corporation, financial institutions, developers, homeowners, realtors, homebuilders, business people, property owners, and investors to identify and take advantage of opportunities for expansion and new development in appropriate locations.

Redevelopment Program Activities

The City shall take necessary actions, including utilizing the Connections report, to achieve the objectives of this redevelopment plan. The following program activities will be used:

1. Parking

Parking availability and accessibility are major influences in the future development of the area. The following specific activities can be undertaken utilizing creative financing techniques, inter-governmental grants-in-aid, business and city cooperation, public and private investment where necessary, and public education as primary tools.

- a. Acquire and develop additional land for either surface or structured shared parking in concert with the needs of existing uses and new development.
- b. Publicize the availability of and access to public parking through improved street signage, publication of a parking guide brochure, promotions using downtown merchants, and improved vehicular and pedestrian access.
- c. Increase the attractiveness of existing parking lots and areas by improving landscaping, increasing lighting, restriping pavement, and continuing with maintenance program.
- d. Develop a shared parking program that will maximize the use of downtown parking areas.

2. Transportation

Access to and circulation within Town Center is critical to redevelopment. The following activities can be undertaken and will be dependent upon the cooperation of the City of Mesa, Mesa Town Center Corporation, private developers, and businesses. The planning process, private development funds and inter-governmental grants-in-aid are the primary tools.

- a. Continue to include the Town Center as a location for fixed transit routes. As the area develops, incorporate a transfer center as part of the downtown circulation system. Additionally, a “rubber tire” trolley system, or some other type of transportation system to circulate pedestrians throughout the downtown area, should be implemented linking all of the major destination areas within Town Center, including the Arizona Temple of the Church of Jesus Christ of Latter Day Saints, museums, retail areas, and public gathering places.

- b. Develop streetscape designs that will minimize the impact of vehicles on the pedestrian areas.
- c. Utilize the *Connections: Restoring Town Center's Place report and the Vision Plan for Downtown Mesa* to develop recommendations to improve the existing traffic circulation in the downtown.
- d. Continue to work with Valley Connections to identify a proposed alignment for Light Rail Transit in the downtown area. Local and regional agencies have undertaken transportation studies to address the transit needs of the region's highest travel demand corridors. The primary focus of these efforts is the Central Phoenix/East Valley Corridor, which includes downtown Mesa. One form of improving mobility is Light Rail Transit, known as LRT. LRT is a rail-based modern urban transit system with a high capacity for carrying passengers, up to 10,000 to 20,000 each way during the most heavily traveled hour of the day. The present corridor recommendations include a twenty-two mile section that connects North Central Avenue to downtown Mesa.

Routes that should be considered for the downtown area are First Avenue, First Street, Main Street and the existing Union Pacific Railroad right-of-way. These options should be studied to determine the most effective route for the LRT alignment in the downtown area.

3. Structural Renovation

The Town Center Redevelopment Area is the oldest section of the City. While some commercial and residential structures in the area are in disrepair and are in suitable locations for new development, many represent past investments that still yield an acceptable return. These structures represent the evolution of the City and should be evaluated further to determine if they should be conserved and enhanced through appropriate renovation. Renovation of existing structures will improve the appearance and activity in businesses in the redevelopment area.

The following activities could be undertaken and will involve individual property owners, business tenants, financial institutions, the City, and design professionals. Business and financial institution cooperation, property owner and tenant commitment, voluntary participation, private sectors funding, and intergovernmental grants-in-aid are the primary tools available.

- a. Expand and enhance the existing loan program for storefront remodeling. Also, consider establishing a revolving loan program for business expansion.

- b. Develop a city program that acquires buildings in need of repair and those that are underutilized and sell them to the private sector at a price that will allow their renovation. These buildings should be sold to the private sector only if the buildings will be used for businesses that are compatible with businesses in the area and meet code and zoning requirements.
- c. Develop and implement a design assistance program for renovation and redevelopment.
- d. Encourage private purchase and rehabilitation of existing buildings.

4. Public Development Projects

Efforts should be made to encourage public sector construction of appropriate capital projects in the Town Center Redevelopment Area. The following activities may be pursued and will involve property owners, each level of government located in Mesa, and Mesa Town Center Corporation. The planning process, persuasion, and public financing mechanisms will be among the primary tools.

- a. Work with the Federal, State and County Governments to ensure that locations are considered for service facilities in the Town Center Redevelopment Area.
- b. Continue to locate city owned facilities in the Town Center Redevelopment Area, and construct an arts and entertainment facility, downtown aquatics center and additional city office space.
- c. Continue the improvement of storm drainage and lighting in a manner that is both effective and consistent for the area.
- d. Continue with the development and implementation of the streetscape improvement program for the redevelopment area.
- e. Pursue the relocation and undergrounding of utilities. Also, enhance the appearance of the alleys and continue with a maintenance program.

5. Private Development

New high intensity, quality developments of private housing, office, retail, hotel, and financial institutional structures are necessary to revitalize the redevelopment area and prevent economic decline. The following activities will be undertaken and will involve private developers, investors, financial institutions, the City,

Mesa Town Center Corporation, Chamber of Commerce, and property owners. Private financing, industrial and municipal bond financing, city financial programs, intergovernmental grants-in-aid, and cooperation among developers, property owners, financial institutions, and the City could be among the primary tools.

- a. Assist interested developers and investors in the acquisition of property, development planning, securing of financing, and obtaining necessary permits for new developments that will include family oriented activities in the Town Center Redevelopment Area.
- b. Assist interested developers of office buildings, commercial and retail space, and housing in identifying projects, analyzing economic feasibility, acquiring property, planning, financing, and obtaining necessary permits for development projects in appropriate locations.
- c. Assist targeted uses desiring to locate, relocate, or expand existing locations in the Town Center Redevelopment Area in the acquisition of property, development planning, and obtaining necessary permits.
- d. Identify, attract, and assist needed appropriate businesses to locate in the redevelopment area by identifying appropriate locations for sale or lease.
- e. Assist and encourage property owners to identify appropriate uses for their property, find buyers where desired, renovate existing structures, undertake new developments when appropriate, and identify various tax advantages for improving property.
- f. Offer air space of existing parking lots for lease or for sale for the purpose of constructing new office, commercial, retail, and housing developments above the parking lots. Consider doing the same for any new parking structures or parking lots.

6. Business Assistance, Promotions, and Maintenance

Existing businesses represent one of the greatest assets in Town Center. Improvement in operations and profits of businesses will improve the redevelopment area. Efforts will be made to help businesses in attracting customers by offering assistance to improve services. The following activities will be pursued in conjunction with the Mesa Town Center Corporation, Chamber of Commerce, individual businesses, financial institutions, appropriate State agencies, and educational agencies. Formal training, technical assistance, business cooperation, and commercial loans could be the primary tools.

- a. Design and implement a program to create small business opportunities on publicly owned property.
- b. Continue to develop an annual program of promotions and special events. Promotions and special events will be designed to increase the “people presence” and business activity in the redevelopment area and will be evaluated for effectiveness. A full-time promotions/special events person should be hired by either the City or Mesa Town Center Corporation.

7. Residential Conservation

Attractive and healthy residential neighborhoods are an important component of any redevelopment program. Stable residential neighborhoods provide for a sense of place and assure both a service labor force and customers to businesses in and adjoining the redevelopment area. These areas are identified in the generalized map as Residential Conservation Areas (see Exhibit #D). Efforts should be made to preserve and enhance the residential neighborhoods in the redevelopment area. The following activities will be pursued and will involve the City, State, State Historic Preservation Office, neighborhood residents, neighborhood associations, private lenders, private developers, and potential homeowners. Grants-in-aid, private financing, and cooperation among property owners, financial institutions, and the City will be the primary tools.

- a. Continue the City’s policy of preserving the residential character of neighborhoods through the use of historic district designations and other means.
- b. Assist interested neighborhood residents in the rehabilitation of residential property by providing technical assistance, securing financing, and providing assistance in rehabilitation contract management.
- c. Encourage infill construction compatible with surrounding residential uses on vacant parcels.
- d. Work with neighborhood groups to foster neighborhood pride through neighborhood clean-up campaigns and other neighborhood projects.
- e. Provide for voluntary clearance assistance within residential neighborhoods.

8. Information, Communication, and Public Relations

Maintaining effective communications and providing up-to-date accurate information to the public, government, private sector decision-makers, business people, potential investors, and developers is critical to a comprehensive redevelopment program. Efforts should be made to keep all interested individuals and organizations apprised to trends, developments, and activities related to the redevelopment area in order to raise pertinent issues, develop consensus, and maintain progress. The following activities should be pursued and will involve the City, business people, financial institutions, the Mesa Town Center Corporation, the Chamber of Commerce, Visitor's Bureau, property owners, private developers, and potential investors. The planning process, local news media, and publications will be used as the primary tools.

- a. Include articles about the city's redevelopment program in the Downtown Focus published by the Mesa Town Center Corporation.
- b. Publish and distribute yearly results of the Mesa Town Center Redevelopment Plan.
- c. Periodically update the specific information developed in the Mesa Town Center Redevelopment Plan as necessary to monitor changes.
- d. Maintain a continuing dialogue with federal, state, and local government decision-makers, private developers and investors, potential providers of resources for redevelopment activities, downtown businesses, service organizations, property owners, and residents to articulate and develop an understanding of the needs, assets, and opportunities in downtown Mesa.

III. SPECIFIC TECHNIQUES TO ACHIEVE OBJECTIVES

The major actions recommended for the Town Center Redevelopment Area are rehabilitation, acquisition and clearance, spot clearance, and acquisition without clearance.

Rehabilitation

In areas designated for rehabilitation, property owners will be encouraged to undertake rehabilitation of those structures which are structurally capable of being brought up to rehabilitation standards, including applicable local codes and ordinances, and which are compatible with the redevelopment plan. The economic feasibility of such rehabilitation will be carefully evaluated.

All properties designated for rehabilitation will be upgraded in accordance with applicable codes and ordinances of the City Mesa. The Uniform Code for Building Conservation should be referenced for historic properties. The City may reduce standards for an individual existing structure or use if it finds and determines that:

1. The structure or use cannot feasibly be made to comply because of existing site, use, or other physical limitations.
2. The reduction of such standards will not have an adverse effect on the area.
3. The remaining economic life of such structures shall not be less than twenty (20) years.
4. The reduction of such standards will not otherwise affect the health, safety, or welfare of other occupants of the structure or of the area.

All nonresidential structures to be repaired, altered, or reconstructed shall have sufficient lateral and vertical resistance to sustain all design loads specified in the Uniform Building Code in accordance with sound engineering practices.

The adequacy of existing structures and proposed alterations shall be determined by an engineering review by a qualified engineer including sufficient tests to determine the stress limitations of existing materials and approved by the Building Inspection Division.

Acquisition and Clearance

The redevelopment program is oriented toward rehabilitation of existing structures; however, properties may be designated for acquisition and clearance when conditions exist as outlined below:

1. Remove Substandard Conditions

Properties that cannot be rehabilitated because of basic structural conditions are eligible for acquisition and clearance.

2. Remove Blighting Influences

Properties, which either by their physical condition for their use creates blighting influences on the surrounding area, shall be eligible for acquisition and clearance.

3. Provide for Redevelopment and Other Plan Objectives

Properties, which prohibit land assembly to meet the objectives of the Mesa Town Center Redevelopment Plan, are considered an impediment to land disposition and shall be eligible for acquisition and clearance. Such properties may also include vacant land, which is needed for reuse parcels, project improvements, or supporting facilities.

Spot Clearance

Spot clearance activities may be undertaken to:

1. Remove Substandard Conditions

Properties, which cannot be rehabilitated because of basic structural conditions, shall be eligible for acquisition and clearance.

2. Remove Blighting Influences

Properties because of their physical condition or their use create a blighting influence on the surrounding area shall be eligible for acquisition and clearance.

3. Provide Land for Public Improvements or Facilities

Properties, which are located so as to interfere with the installation of public improvements and facilities required to meet the objectives of this redevelopment plan, shall be eligible for acquisition and clearance.

4. Undertake Historical and Architectural Preservation

Properties which are historical or of architectural significance may be acquired and relocated to other sites.

General Future Land Use

Predominant future land uses are shown on the General Future Land Use Map (Exhibit D). This map should be considered as a flexible guide to direct future growth and development in the redevelopment area. Areas identified for the various uses and the separation lines between identified land uses do not necessarily follow specific lot or street lines. The separation lines between uses are considered flexible and may be altered if land use arrangements, development conditions, market trends, traffic patterns, or other considerations indicate that the boundaries should be re-evaluated. The land use map and

land use patterns serve as a graphic framework for the Mesa Town Center Redevelopment Plan by which future public and private land use decisions can be made and coordinated.

The combination of medium-high density and high-density residential areas along with the commercial areas provides for multiple residences, professional offices, and commercial uses that provide additional employment and residential opportunities. The highest intensity of land uses is encouraged in the Town Center core. Residential conservation districts should be established and maintained to insure a mix of uses in the area. In this area, mixed-use developments are encouraged to help develop the downtown into a vibrant area. Areas shown for general industrial uses provide for intensive commercial, light manufacturing, and related uses that may require arterial street or railway access.

Since Town Center is a special area in the City, some unique land uses may choose to locate in the area. Due to their unique features, the location of these special uses will be determined as part of the redevelopment process, and are, therefore, not shown on the land use map.

Planning Criteria and Standards

The criteria and standards for the development of individual parcels shall be in accordance with the existing codes and ordinances of the City and in accordance with this plan. These codes and ordinances shall be used to provide guidance with respect to densities, site coverage, setbacks, building height, landscaping, parking, and other aspects of development in order to achieve the objectives of this plan. Efforts shall be made to update the City's codes and ordinances as quickly as possible so that they will provide a firm framework for new development in accordance with this plan.

Other Provisions Necessary to Meet Requirements of State and Local Laws

In accordance with Arizona Revised Statutes §36-1479, the Mesa Town Center Redevelopment Plan includes:

1. Land Use Plan
Exhibit D
2. Statement of Boundaries of Project
Exhibit A
3. Map of Existing Uses/Conditions of Property
Exhibits B & C

4. Standards of Population Densities, Land Coverage, and Building Intensities

Standards pertaining to population densities, land coverage, and building intensities are located in published statistical data, the Zoning Ordinance, and the Mesa General Plan available in the Planning Department.

5. A Statement of the Proposed Changes, if any, in Zoning Ordinances or Maps, Street Layouts, Street Levels or Grades, Building Codes, and Ordinances

Since the scope of this redevelopment plan is very large and implementation must happen over a long time period, it is unreasonable at this time to project a comprehensive list of changes that will be needed to implement this plan. Instead, the implementation of this plan shall be incremental, and changes to the plan shall be made if necessary during its administration and implementation. The public will be involved in decisions regarding proposed changes of the plan area.

To determine if changes are required, the City will review and prepare necessary revisions of codes and ordinances applicable to the plan area to bring them into compliance with plan objectives. Additional possible changes to codes include revised rehabilitation standards for structures within the plan area. Amendments to the Zoning Ordinance will be necessary to implement this plan.

The circulation system may need changes as the planning area develops. These changes include clarifying the function of local streets to reduce traffic in residential areas, closure of streets to assemble reasonably sized parcels of land for development, realignment of streets for similar purposes, and beautification of streets.

6. Kind and Number of Site Improvements and Public Utilities Required to Support New Land Uses

Required site improvement and public utilities to support new land uses will be installed, as needed, and after appropriate City of Mesa approval.

7. Method, Cost of Acquisition and Preparation for Redevelopment and Disposition Value for Reuse of Land

One or more acquisition appraisals by independent fee appraisers will be made of all properties to be acquired. Based upon the appraisal, an offer reflecting fair market value will be made to reach an acceptable price, but

if an agreement cannot be reached, condemnation suits will be initiated with the fair market value to be established by the court.

8. Method of Financing Redevelopment Projects

Funding is through the use of City funding sources, as they become available, as well as funds provided by developers involved in redevelopment projects. Additionally, the Community Development Block Grant (CDBG) program established by the Community Development Housing Act of 1974 may provide funds. The CDBG funding received is allocated by the City Council in accordance with the national objectives of eliminating slums and blight and benefiting low-and moderate-income people.

9. Method of Relocating Displaced Persons, and Businesses

Relocation benefits will be provided in accordance with one of the following as appropriate:

- A. The Federal Uniform Relocation Assistance and Real Property Acquisition Act (with amendments).
- B. The State relocation assistance and real property acquisition standards as set forth in ARS 11-961 to 11-974.
- C. The City of Mesa relocation assistance and property acquisition standards.

The City's representatives will also provide assistance to help displaced persons and businesses relocate to new quarters by:

- A. Helping find new facilities in which to relocate.
- B. Providing information on moving, storage, filing claims, etc.

Land Disposition

Land Use Provisions and Building Requirements to be Imposed on Property Acquired by the City

The provisions and regulations governing the use and development of land are limited to the Town Center Redevelopment Area. The conditions, restrictions, and limitations imposed by the Mesa Town Center Redevelopment Plan are in addition to any conditions, limitations, or restrictions contained in the Zoning Ordinance of the City of Mesa and any

other applicable laws regulating use and development in the City. Where conflicts occur, the more restrictive regulations shall apply.

Land Uses and Additional Regulations, Controls, and Restrictions

Controls and restrictions on parcels for redevelopment are based upon the requirements of the Zoning Ordinance and the General Plan of the City of Mesa.

1. Setback Requirements

Setback requirements are required as stated in the City's Zoning Ordinance. However, it is recommended, where feasible, that design consideration be given to permit variety in design and allowance for landscaping treatment of the development site.

2. Maximum Building Heights

Building heights shall be as required in the Zoning Ordinance and the General Plan.

3. Pedestrian Orientations

New or redeveloped projects shall include "people places" and when possible, provide access to other pedestrian-oriented developments in the downtown area.

4. Off-Street Parking Requirements

Off-street parking spaces shall be provided and maintained for each use permitted under this plan in accordance with the off-street parking requirements in the City's Zoning Ordinance and city policy. Shared parking should be encouraged whenever possible.

5. Roof Structures

Mechanical equipment and exposed ductwork on buildings whose roof area is visible from existing or proposed surrounding buildings, streets, or pedestrian areas shall be screened from direct view. Roof design and surfacing materials shall be considered during the City's plan review process.

6. Signs

New signs shall be designed and constructed to be complementary elements of the project. Signs shall be in accordance with the City's Sign Ordinance and subject to the City's plan review process.

7. Landscaping

Portions of sites not containing structures, including at-grade parking lots, shall be appropriately landscaped. Design for landscape features, including plantings and other materials shall be subject to the City's plan review process. Existing trees may only be removed upon authorization of the City of Mesa.

8. Nondiscrimination

The property within the plan area shall not be restricted as to the sale, lease, use, or occupancy upon the basis of race, sex, religion, color, or national origin.

9. Zoning

New developments shall be designed and constructed to be in accordance with the City's Zoning Ordinance and subject to the City's design review process.

Strict code enforcement for existing buildings that do not comply with the City of Mesa's Zoning Ordinance.

IV. PROCEDURES FOR AMENDING OR SUPPLEMENTING THE MESA TOWN CENTER REDEVELOPMENT PLAN

The Mesa Town Center Redevelopment Plan may be amended upon compliance with the requirements of the law. If amendments are proposed to the plan after the lease or sale of property in the plan area, the amendment shall be consented to in writing by the redeveloper of such property if the interests of redeveloper are materially affected by the amendment.

Redexpan\redevpln approved

EXHIBITS



Town Center Redevelopment Plan

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May 1, 1999