

## Section 1 DU 6 north Development Unit Plan

In accordance with Section 5 of the Mesa Proving Grounds Community Plan (CP), this Development Unit Plan (DUP) is being submitted for a portion of Development Unit 6 (DU6), known as Development Unit 6 north (DU6n). DU6n is located within the approximately 3,200 acre Mesa Proving Grounds (MPG) community, as shown on **Exhibit 1.1 – Location Map**, “DU 6 north” and generally consists of approximately 279 acres in the northern portion of DU6 as shown on **Exhibit 1.2 – Development Unit Map** and **Exhibit 1.3 – Location of DU 6 north**. Given the demand for certain employment uses, the first phase of the Mesa Proving Grounds is proposed for development consistent with the vision as articulated in the CP.

### 1.1 Site and Context

Located in the northeast corner of the MPG Site, DU6n is accessed primarily from Elliot Road and Signal Butte Road. DU6n is bounded on the north by Elliot Road with undeveloped desert and City of Mesa retention basins north of Elliot Road. It is bounded, as shown on **Exhibit 1.4 - DU6n Existing Context**, on the east by Signal Butte Road and single-family housing neighborhoods (both developed and planned) east of Signal Butte Road including parks and schools. Within MPG, DU6n is entirely north of “Warner South” and bounded, as shown on **Exhibit 1.3 – Location of DU 6 north**, by the remainder of DU6 on the south, and DU5 on the west. The character of DU5 is described in the CP as a Resort Core and is anticipated to have resort hotel, entertainment, golf and other such uses. The character of the rest of DU6 is described in the CP as Enclaves and allows for residential, employment, commercial and other mixed uses. DU6n is entirely within the Gilbert Unified School District.





Exhibit 1.1 - Location Map

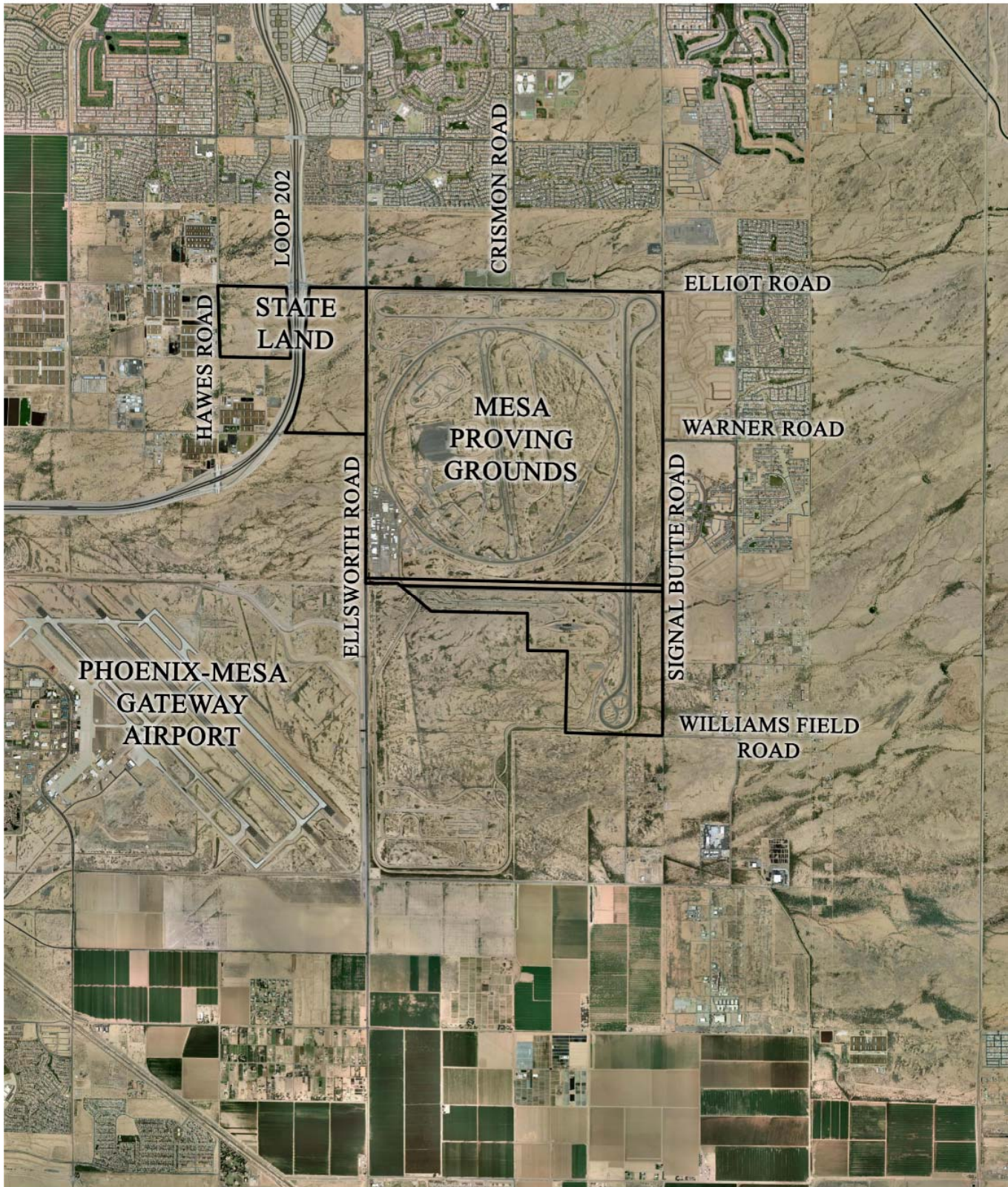




Exhibit 1.2 - Development Unit Map

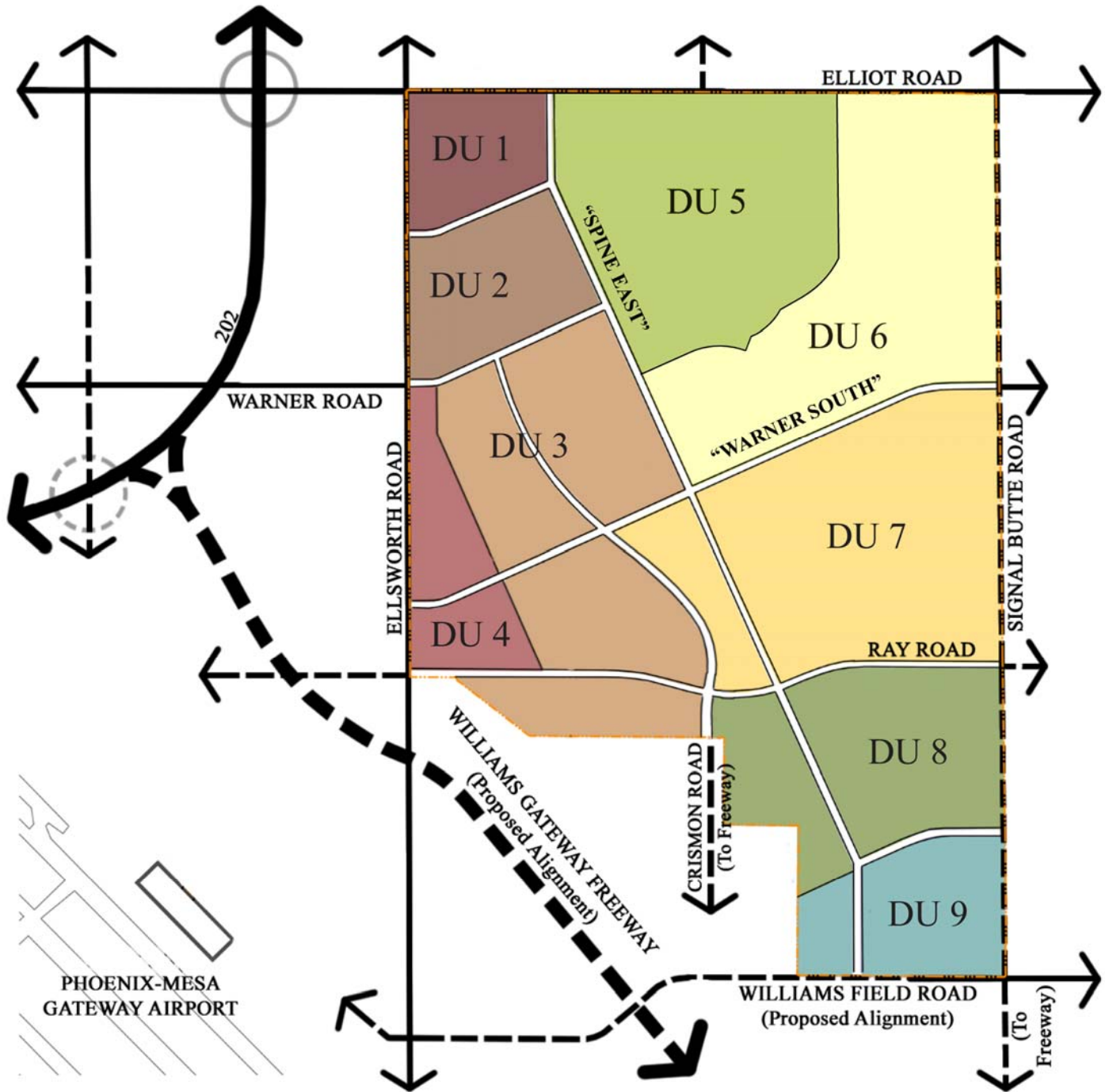


Exhibit 1.3 - Location of DU 6 north ("DU6n")

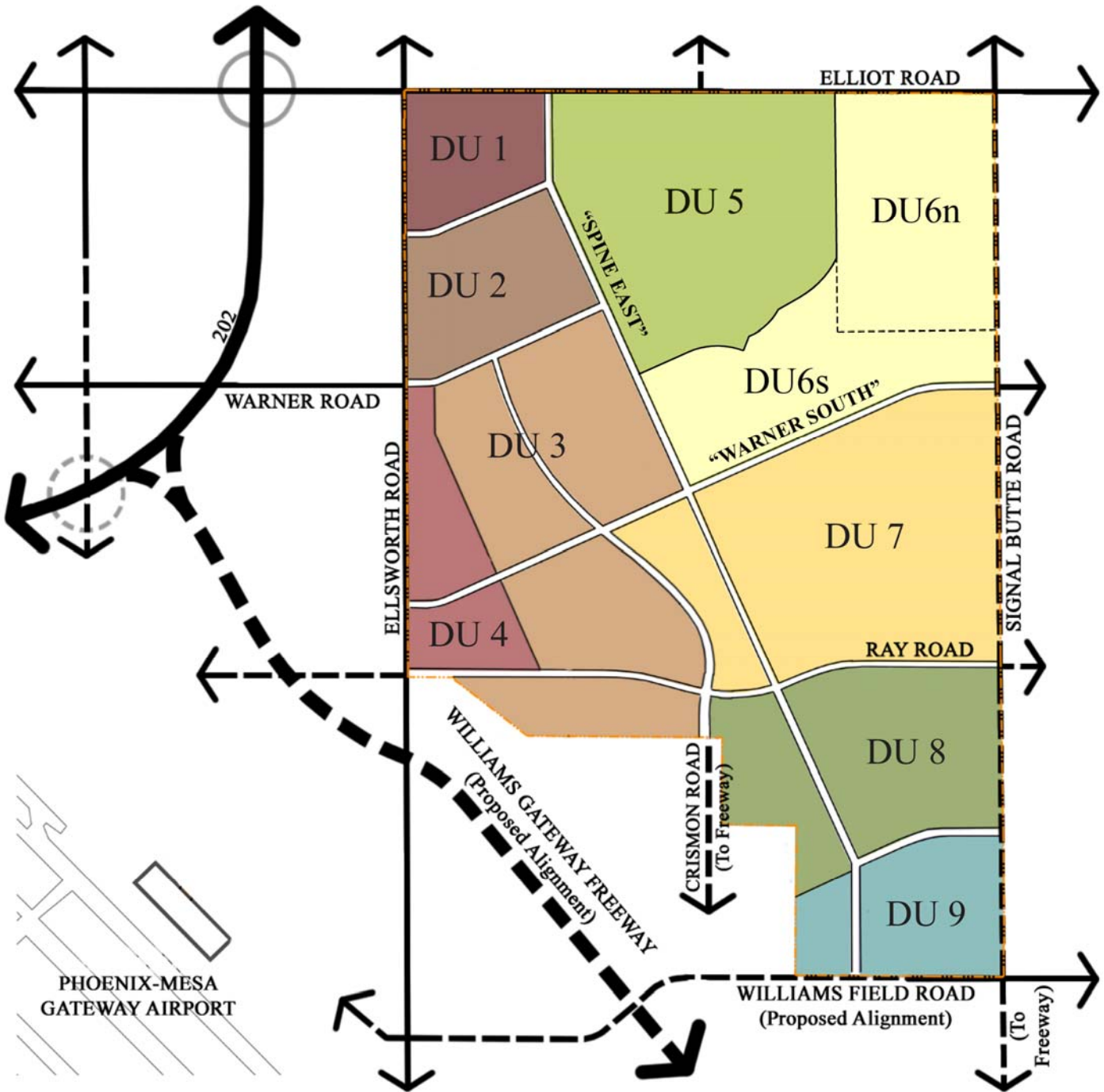
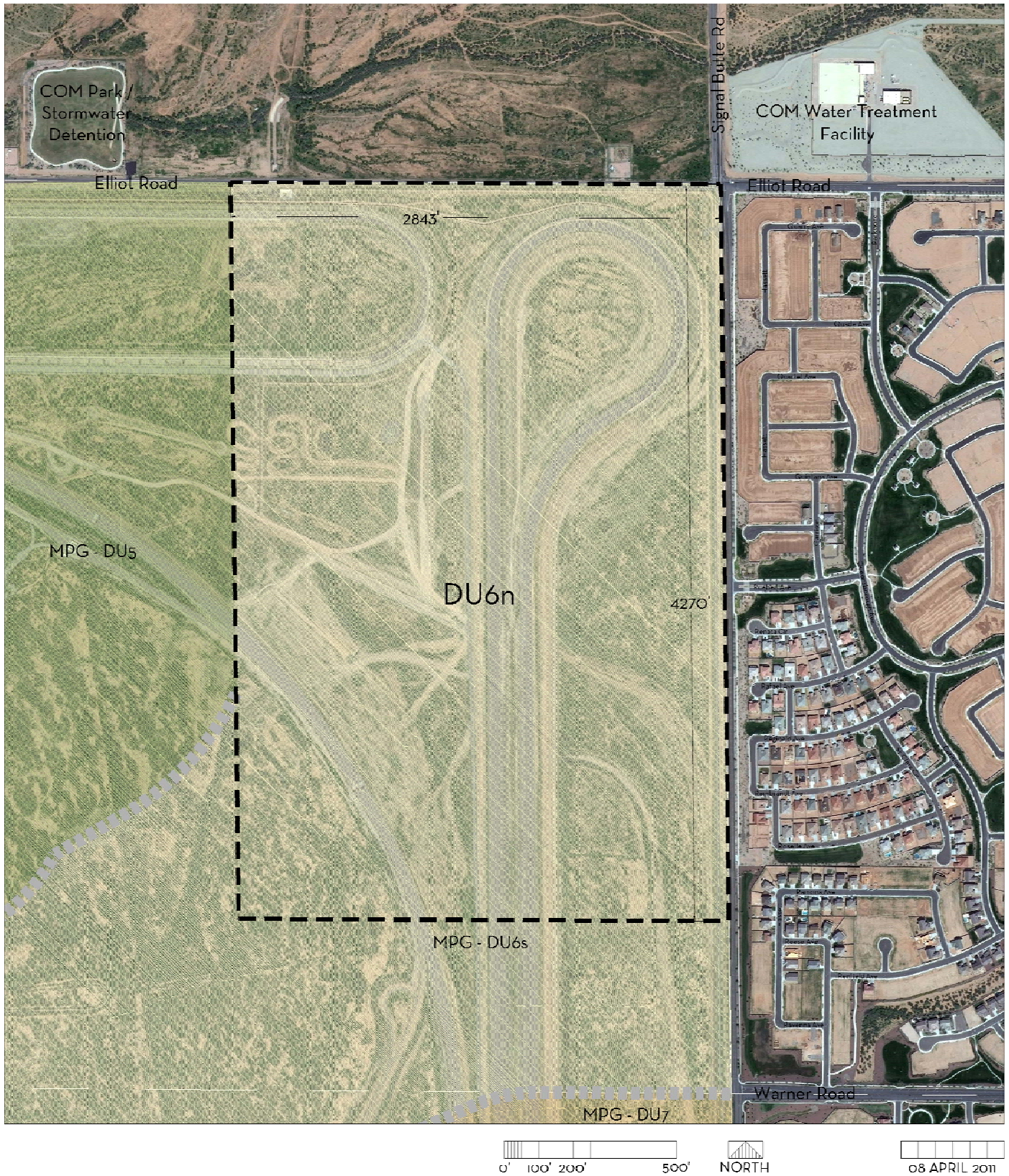




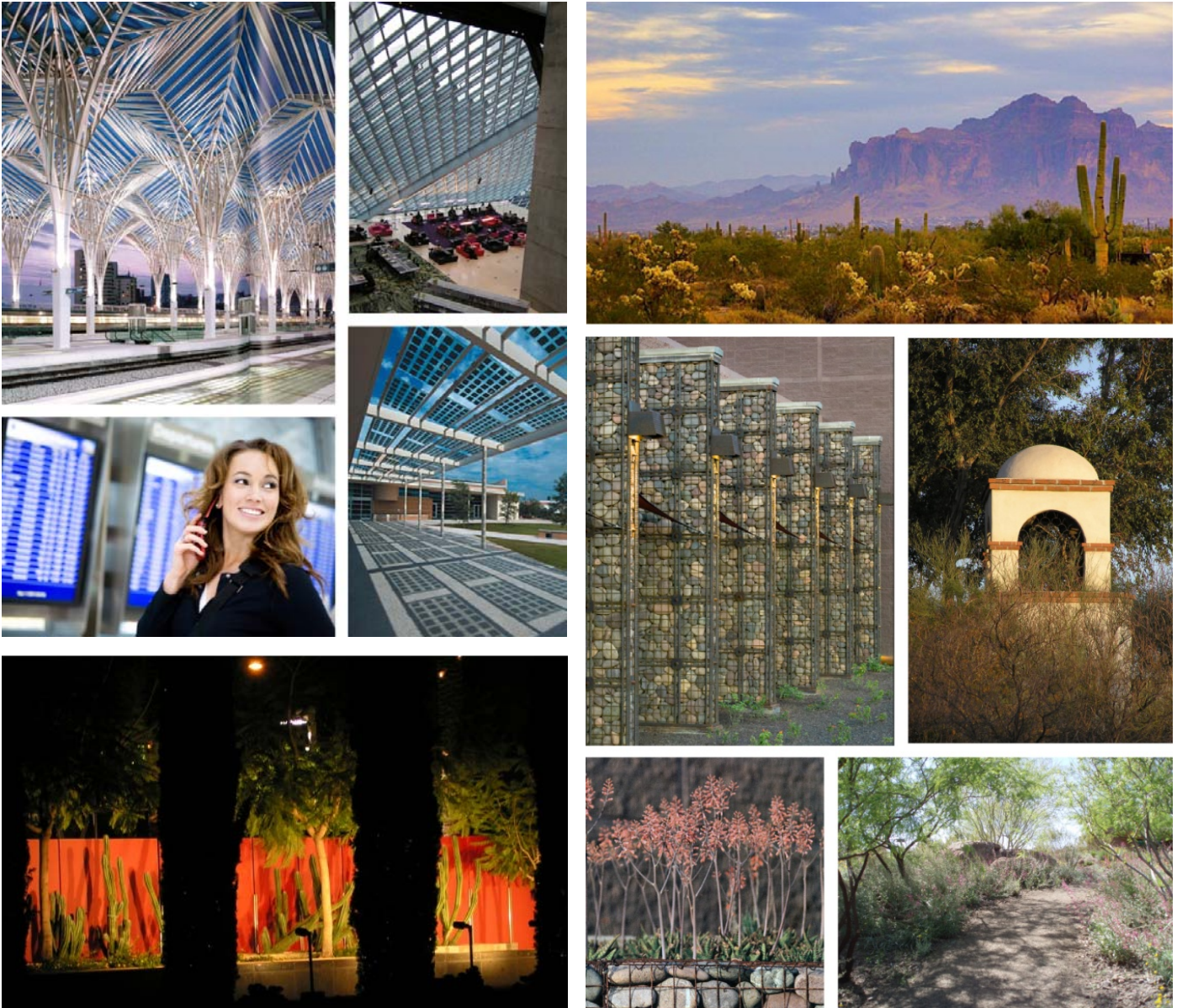
Exhibit 1.4 - DU6n Existing Context





## 1.2 Overall Vision

Consistent with the Mesa Proving Grounds CP, DU6n will primarily be planned for employment uses, heavily dominated by a major high-tech manufacturing/employer campus. The campus will house high-tech manufacturing/employment uses and is perfectly matched to the original Vision for MPG - A Center of Regional Importance, design oriented to create 21<sup>st</sup> Century Desert Urbanism. , Uses such as the fabrication of solar panels, which can provide alternative energy around the globe, will make MPG part of the paradigm shift to green and renewable energy. These uses will also create the type of high wage jobs for the residents of MPG and the area and will inspire entrepreneurs to create new business with and in support of high-tech manufacturing.



A. 21<sup>st</sup> Century Desert Urbanism

DU6n will provide MPG an area where high-tech manufacturing jobs can be created and sustained helping the City meet its goals of creating 100,000 jobs in this area. This will be done by providing the flexibility needed for the high-tech manufacturer to tailor their buildings and expansion to match an ever-evolving market demand, allowing them to transform themselves at the speed of technology. The building for such uses will be high-performance structures, tailored to the needs of the user and artfully simple in their design as their form will be dictated by function. As industrial structures, modern building techniques such as insulated metal panels can be utilized to provide efficient, multi-use buildings. The incorporation of solar panels on the site and on the rooftops of buildings can further improve their performance and efficient use of the land. The design of buildings within DU6n as large simple structures that accentuate vertical expressions without creating inefficiency for the sake of design in the floor plan makes them artfully simple. This simple design will be reflected in the landscape with plants clustered for maximum effect and verticality emphasized in the plant palette.

B. The MPG Strategy

The MPG strategy to become a Center of Regional Importance in DU6n focuses on “Economic Importance” providing high-paying high-tech manufacturing jobs that attract the types of workers the City has envisioned for the area. The attraction and development of base industries to the area is essential and critical to a strong local economy because these uses create projects that are then exported out of the region, creating revenues to the local, regional and state economy. Typically, for every job created by a base industry employer, three to four additional or indirect jobs are created, further multiplying the positive impacts for the local economy. The jobs generated in the employment core of DU6n will not only support families in the community, but by keeping the knowledge workers and their families in the community, the jobs will support additional jobs in areas such as: banking, groceries, clothing and dry cleaning, pet care, lawn and home care, home repair and maintenance, fitness and health, entertainment and dining. These additional uses will not only support the employees within DU6n, but also enrich the lives of the families living the neighborhoods nearby.

C. MPG Planning Principles

DU6n will be a vital part of bringing MPG’s Planning Principles of 1) Coordinated Connections, 2) a Framework to Evolve and 3) Living Well Over Time to fulfillment. These planning principles were identified in Section 3 of the CP and principles used to develop and ultimately implement the vision for MPG. These principles were intended to guide the planning effort and help create a community that can evolve, grow and change over time.

Coordinated Connections. The concept of Coordinated Connections was intended to mean the community would be connected - not only connected to the surrounding area, but to the region and globally. These connections include coordination with people and transportation systems. The high-tech manufacturing/employment use DU6n, will be successful in many ways because of its Coordinated Connections and partnerships and collaborations. While the majority of the DU will be a self-contained high-tech manufacturing/employment campus, it has been sited to take advantage of regional freeway access and the airport for shipping, to provide long-term protection for the existing airport and to take advantage of graduates from nearby Arizona State University. Further, the edges of the DU have been carefully considered to provide ample buffers to surrounding uses on the east while transitioning to the more active uses envisioned to the west. The existence of a major, high wage employee in this area will provide a significant beneficial use to the area which will help solidify this as an important area for the Southeast Valley.

From a physical perspective, freeway access connections from US60, Loop 101 and the Future Gateway Freeway make this an ideal site for products coming and going from the site with little disturbance to the surrounding community. Limited access to DU6n will ensure simple and clear traffic flows to and from the site.

The approved uses within DU6n were located in this portion of MPG in recognition of airport overflights. Furthermore, the CP anticipated the location of these uses in this area by the designation of the Regional Center/Campus Land Use Group. Not only was this area historically designated for these uses, the CP, recognizing the existence of the aircraft overflights, encourages and allows these uses here. Locating large-scale employment uses in this portion of the site helps to ensure the sustainability of the airport by installing uses considered airport compatible in the portion of the site considered most sensitive by the airport. Locating airport compatible uses in this area help to ensure that the airport operations are not

negatively impacted and that they will continue to grow and prosper. Given the importance of the Airport to the region, protecting its viability was an important part of the MPG vision.

Finally, connections with higher education are notable and Arizona State University's Polytechnic graduates, especially those in fields such as technology and sustainability and supply chain management, will be in high demand for the type of 21<sup>st</sup> Century jobs being offered within the employment core of DU6n.

Framework to Evolve. A unique and important aspect of the MPG CP is its emphasis on flexibility and the framework to resolve to change. As such DU6n is a result of MPG's commitment to develop a community with a framework to evolve. Unlike most master planned communities in the Southeast Valley, MPG embraces, encourages and is required to create employment uses as part of community fabric. While such land intensive, security sensitive uses are not practical in the more pedestrian focused urban areas, they are vital to the economic importance needed to make this place a center of regional importance. Bringing jobs and homes in close proximity provide each with an incentive to evolve to support each other over time. While this use does not have the smaller scale and intricate fabric, it is perfectly located in proximity to the airport overflights and along the edge of the community so as to meet the overall strategic goals of the CP while at the same time, providing a rational transition and edge to the community. Importantly, the exterior edges have been planned to transition appropriately to adjacent uses.

DU6n accommodates not only the first phase development of a high-tech manufacturing/employment campus, but also provides a plan and space for the expansion to a campus of approximately 5,400,000 square feet. This known expansion/evolution path and the space in which to expand help this district of MPG to evolve and grow at the pace of technology. It allows its user(s) to expand as soon as the market demands.

The DU6n DUP also contemplates the very long-term plans for the area. Generations from now, the large buildings that will be a part of this campus, may become obsolete. Single level buildings of this size may be difficult to re-purpose and re-tenant. It is very possible that at such a time, the existing structures would be removed and an entirely new urban form installed in their place. The living and evolving nature of the MPG CP will help to facilitate such transitions and the use of recyclable and re-useable building materials will make the physical transitions simpler and more sustainable.

Living Well Over Time. This planning principle embodies several notions including the creation of urban centers, villages, streets, open space and sustainability. DU6n plan creates a starting point for the community that emphasizes and reinforces the importance of employment for the region. The creation of an employment hub for this area will go a long way in fulfilling the vision of MPG by providing a major destination. Further, uses such as, high-tech, solar panel manufacturing, makes a significant statement about sustainability and its place in our future. Sustainability not only through the production and use of products for renewable energy, but also in the miles of test track that that exist in DU6n which will be recycled for re-use. Having employment so close to home will not only dramatically reduce the daily commute of employees, it will also reduce air pollution. This close proximity of housing and jobs provides more family time for households, cleaner air for our health, and a stronger sense of corporate stewardship to the community and people.

#### D. MPG Design Theme

The design theme for MPG is based on the notion of integrated multi-use development that promotes the best aspects of community living. The high-tech manufacturing/employment focus of DU6n uses suggests the areas will be private and secured from the general public, but it will be a visible part of the community with roads such as Elliot and Signal Butte connecting it to the Gateway Area and "Western Boundary Road" connecting it to the neighborhoods of MPG. While the private nature of DU6n will make it an unlikely setting for community facilities and gathering places, the limited public space that it will have, while highly functional will be designed with its desert setting in mind. Visually welcoming entrances and forecourts connected by shaded walkways will be part of the outdoor rooms and spaces to be experienced.

#### E. Community Facilities

The private nature of DU6n will make it an unlikely setting for community facilities or gathering places. The incorporation of multi-modal transportation features is discussed in **Section D – DU Transportation Plan**





#### F. Airport Compatibility

Of primary import to the vision of MPG was its proximity to the Airport and providing development that is compatible with its on-going operations. The uses and character described in this DUP for DU6n are intended to be compatible to the needs, growth and expansion of the airport. It was anticipated that the northern area of the 3,200 acre MPG Site would be developed with uses compatible with airport operations. Section 4.4 A. of the CP outlines ways in which MPG could develop that would be compatible with the airport. Exhibits 4.1 and 4.2 of the CP note a 300 acre area in the northeast portion of MPG that should be restricted to golf, open space or developed with uses consistent with the Mixed Use Employment land use category of the Mesa 2025 General Plan. Mixed Use Employment is defined by the City as: Areas where a mix of employment uses including Office, Retail, Commercial, and Business Park can be effectively combined in a coordinated campus environment. Hotels may be allowed in this category. Residential use is not permitted in this category. Appropriate locations offer direct principal arterial and arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. Mixed Use/Employment areas serve as buffers between principal and arterial roadways and other less intense employment or dense residential areas as well as transitions between other employment and residential designated areas. Mixed Use/Employment areas are located on, and with direct access to principal arterial and arterial streets. Additionally, Exhibit 4.1 of the CP restricts the ability to construct single-family residential uses in the area 1/2 mile south of Elliot Road. Because the CP carefully considers development of the northern area of Mesa Proving Grounds to be an area that could be impacted by aircraft overflights, it was anticipated that development in this area would include commercial and employment uses such as those described by the DUP for DU6n. This is further clarified by the designation of the Regional Center/Campus Land Use Group in this area.

#### G. Neighborhood Compatibility

MPG is committed to creating a connected community, which includes insuring that new uses are compatible to our existing neighbors. Section 4.4 B. of the CP outlines the commitments made to ensure such compatibility. Within DU6n many measures have been undertaken to make sure new uses are compatibly added. By restricting uses within 150' of the eastern boundary, allowing no buildings over forty (40) feet in this area and using Old Arizona landscapes along the perimeter roadways, a smooth transition is created within DU6n to the single-family developments across Signal Butte Road. DU6n is envisioned as a high-tech manufacturing/employment campus, and as such, no single-family uses are contemplated in DU6n, and all uses within 300' of the eastern boundary require site plan review.

