

## **West Main Street Area Plan**

# **Appendix**

Appendix A

RESOLUTION NUMBER 9132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, ADOPTING THE WEST MAIN STREET AREA PLAN DOCUMENT INCLUDING THE ATTACHED MAPS.

WHEREAS, the residents of Mesa approved the Mesa 2025 General Plan in a citywide election on November 5, 2002; and

WHEREAS, the Mesa 2025 General Plan defined seven sub-areas of the City that have particular features or land use issues; and

WHEREAS, the residents, businesses, and property owners of west Mesa participated in creating a vision and development goals for their community as documented in the West Main Street Area Plan, a 2.5 square miles area bounded by University Drive on the north, Broadway Road on the south, Country Club Drive on the east, and the Mesa/Tempe city limits on the west, and a part of the Mesa Grande and Broadway Sub-Areas; and

WHEREAS, the Mesa Planning and Zoning Board held a public hearing on November 15, 2007, with opportunity for all interested parties to speak regarding the West Main Street Area Plan, said Board having recommended that the Plan be adopted by the Mesa City Council,

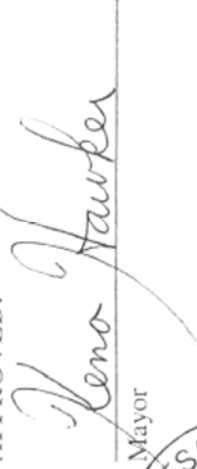
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:**

That the Mesa City Council hereby adopts the West Main Street Area Plan, as recommended by the Planning and Zoning Board;

Appendix A

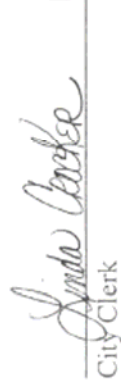
PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this  
3<sup>rd</sup> day of December, 2007.

APPROVED:

  
\_\_\_\_\_  
Mayor



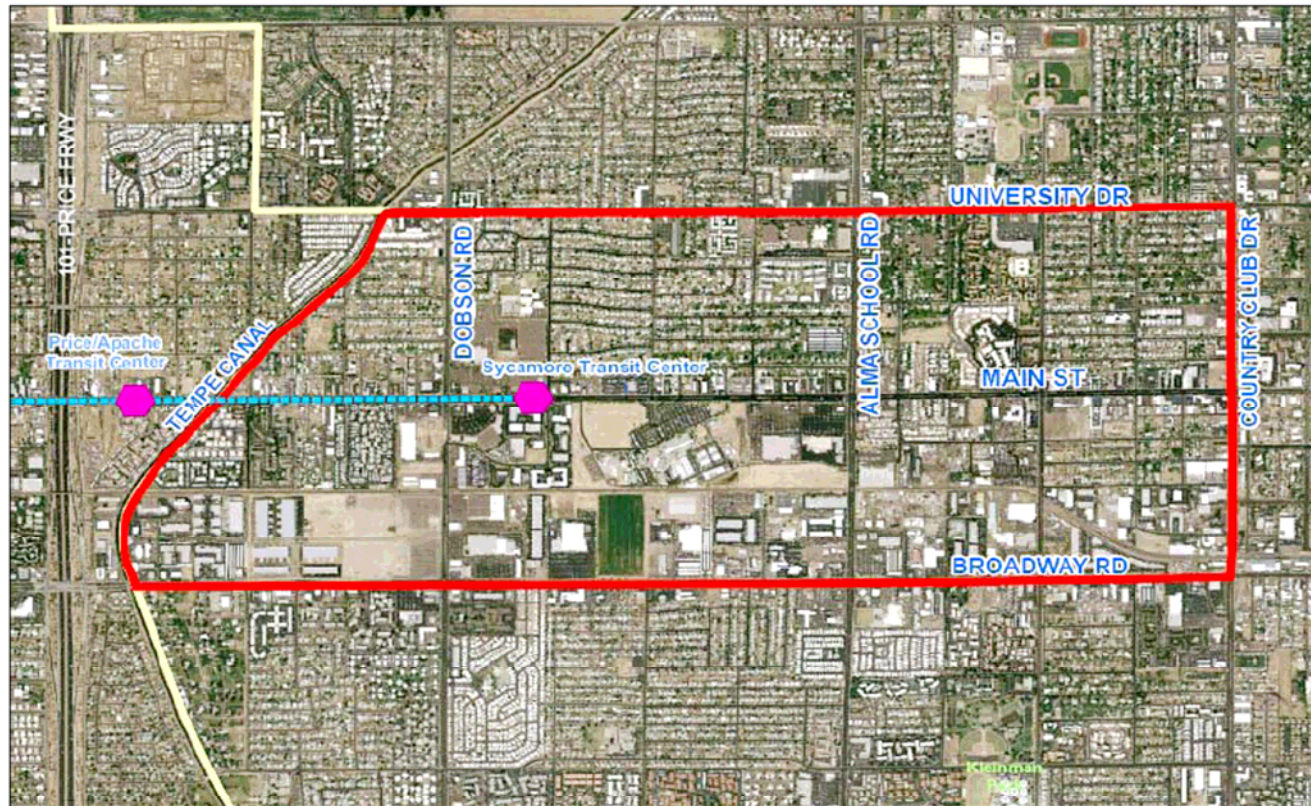
ATTEST:

  
\_\_\_\_\_  
City Clerk

Appendix A

# West Main Street Area -Plan Boundaries

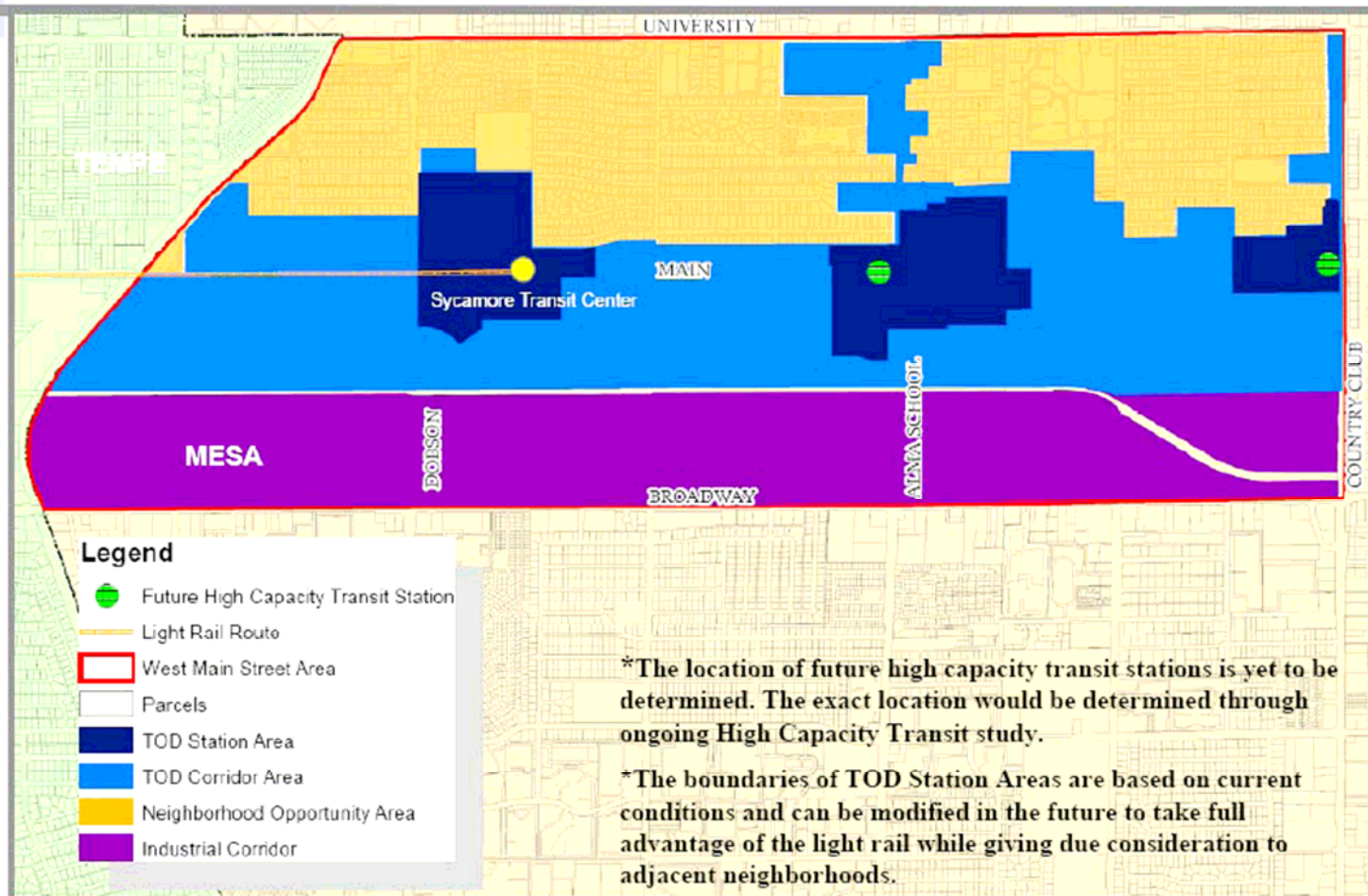
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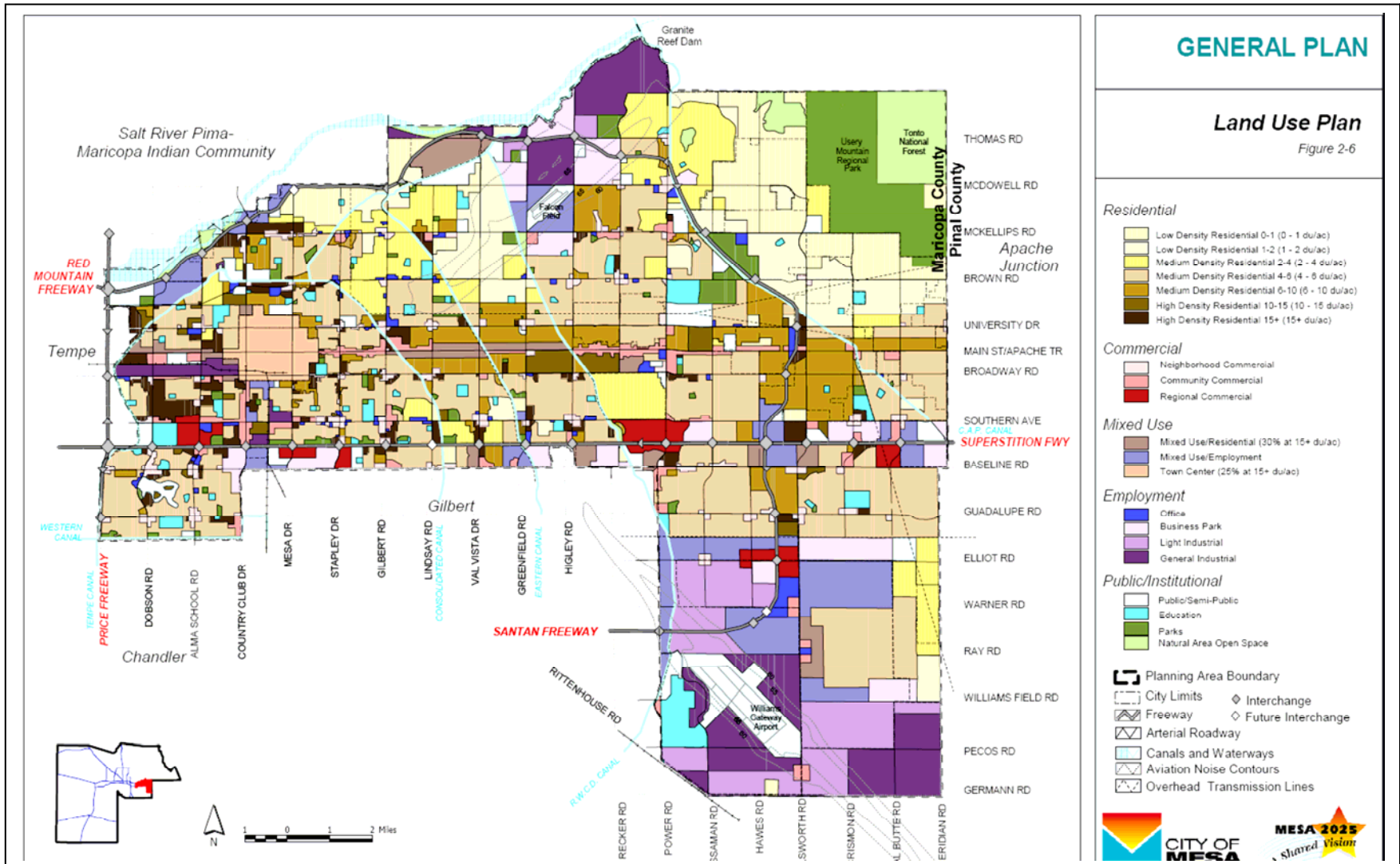
Appendix A

# Proposed Plan

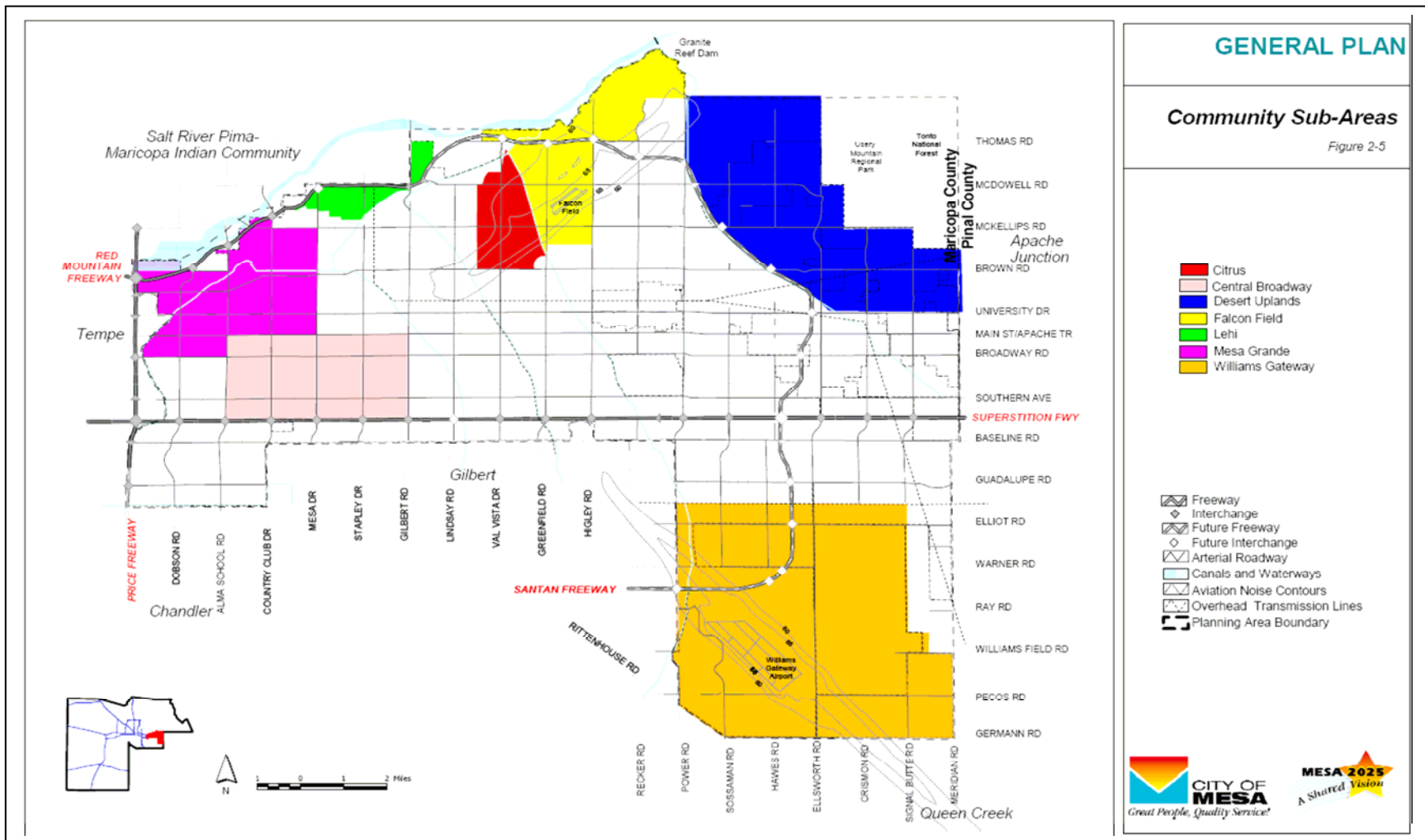
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## Appendix B



## Appendix C



Appendix D

Comparison of Select Demographics West Main Street Area: 1990 vs. 2000				
Statistic	1990	2000	Change	% Change
<b>Population</b>				
Population	11,037	14,509	3,472	31.5%
Hispanic Population	1,789	5,519	3,730	208.5%
Percent Hispanic	16.2%	38.0%	21.8%	134.7%
Male Population	5,655	7,537	1,882	33.3%
Female Population	5,382	6,972	1,590	29.5%
Population < 18 Years of Age	2,484	3,844	1,360	54.8%
Percent of Population < 18 Years of Age	22.5%	26.5%	4.0%	17.7%
Population >= 65 Years of Age	1,039	904	-135	-13.0%
Percent of Population >= 65 Years of Age	9.4%	6.2%	-3.2%	-34.1%
<b>Housing</b>				
Housing Units	5,581	5,984	403	7.2%
Vacant Housing Units	842	449	-393	-46.7%
Percent Vacant Housing Units	15.1%	7.5%	-7.6%	-50.3%
Occupied Housing Units	4,739	5,535	796	16.8%
Owner Occupied Housing Units	1,866	2,088	222	11.9%
Renter Occupied Housing Units	2,873	3,447	574	20.0%
Percent Renter Occupied Housing Units	60.6%	62.3%	1.7%	2.7%
Vacant Housing Units for Rent	571	281	-290	-50.8%
Percent of Vacant Housing Units for Rent	67.8%	62.6%	-5.2%	-7.7%
Vacant Housing Units for Seasonal Use	123	61	-62	-50.4%
Percent of Vacant Housing Units for Seasonal Use	14.6%	13.6%	-1.0%	-6.9%
Source: Census Bureau, 1990 and 2000 Census, STF1; City of Mesa				



Appendix D

Comparison of Select Demographics West Main Street Area: 1990 vs. 2000				
Statistic	1990	2000	Change	% Change
<b>Population in Households</b>				
Population in Occupied Housing Units	11,025	14,329	3,304	30.0%
Population in Owner Occupied Housing Units	4,540	5,870	1,330	29.3%
Population in Renter Occupied Housing Units	6,485	8,459	1,974	30.4%
Average Household Size	2.33	2.59	0.26	11.1%
Average Owner Occupied Household Size	2.43	2.81	0.38	15.7%
Average Renter Occupied Household Size	2.26	2.45	0.19	8.6%
<b>Area and Density</b>				
Population Density (Persons / Acre)	6.72	8.84	2.11	31.5%
Housing Density (Dwelling Units / Acre)	3.40	3.64	0.25	7.2%
Area Size (Acres)	1,642	1,642	0	0.0%

Source: Census Bureau, 1990 and 2000 Census, STF1; City of Mesa

Appendix D

West Main Street Area Plan: 1990 Vs. 2000, Employment by Industry Age 16 +					
Descriptions	1990	2000	Net Change	Change Percentage	Percentage Share -2000
Executive, administrative, & managerial	562	514	(-)48	(-)9.3%	7.107300885
Professional specialty occupations	613	886	273	44.5%	12.25110619
Technicians and related support	173	164	(-)9	(-)5.5%	2.267699115
Sales occupations	728	694	(-)34	(-)4.9%	9.596238938
Administrative and clerical support	1229	1344	115	9.3%	18.5840708
Private household occupations	51	120	69	135.3%	1.659292035
Protective service occupations	142	144	2	1.4%	1.991150442
Other service occupations	942	1163	221	23.5%	16.08130531
Farming, forestry, & fishing	29	30	1	3.4%	0.414823009
Precision production, craft, & repair	808	743	(-)65	(-)8.7%	10.27378319
Machine operators, assemblers, & inspectors	459	357	(-)102	(-)28.6%	4.936393805
Transportation and material moving	270	464	194	71.9%	6.415929204
Handlers, equip. cleaners, helpers, & laborers	210	609	399	190.0%	8.42090708
<b>Total</b>	<b>6216</b>	<b>7232</b>	<b>1016</b>	<b>16.4%</b>	<b>100</b>

U.S. Census Bureau: 1990 Census, Census 2000, U.S. Dept. of Commerce

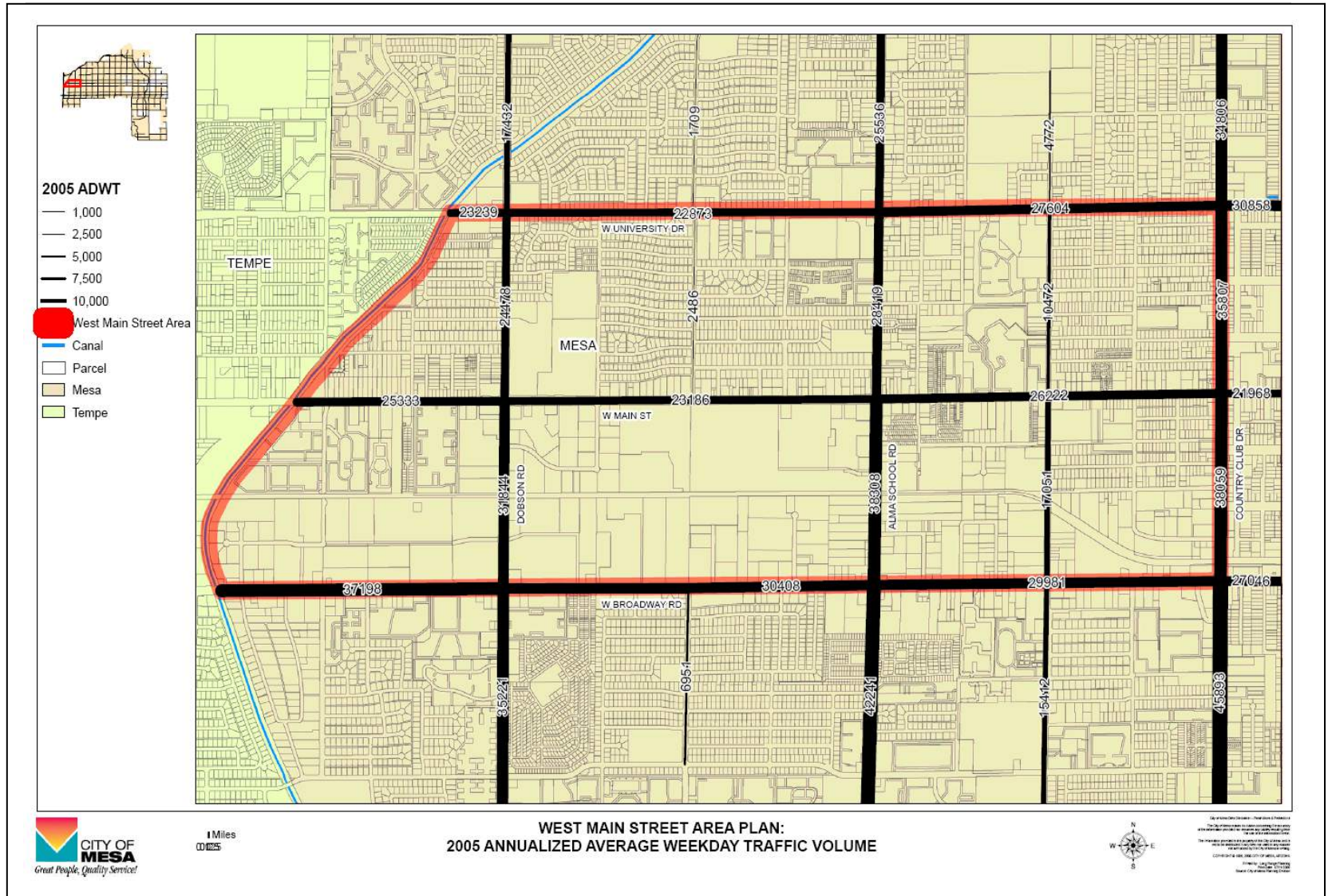
**Appendix E**

**Police Calls Received, 2005**

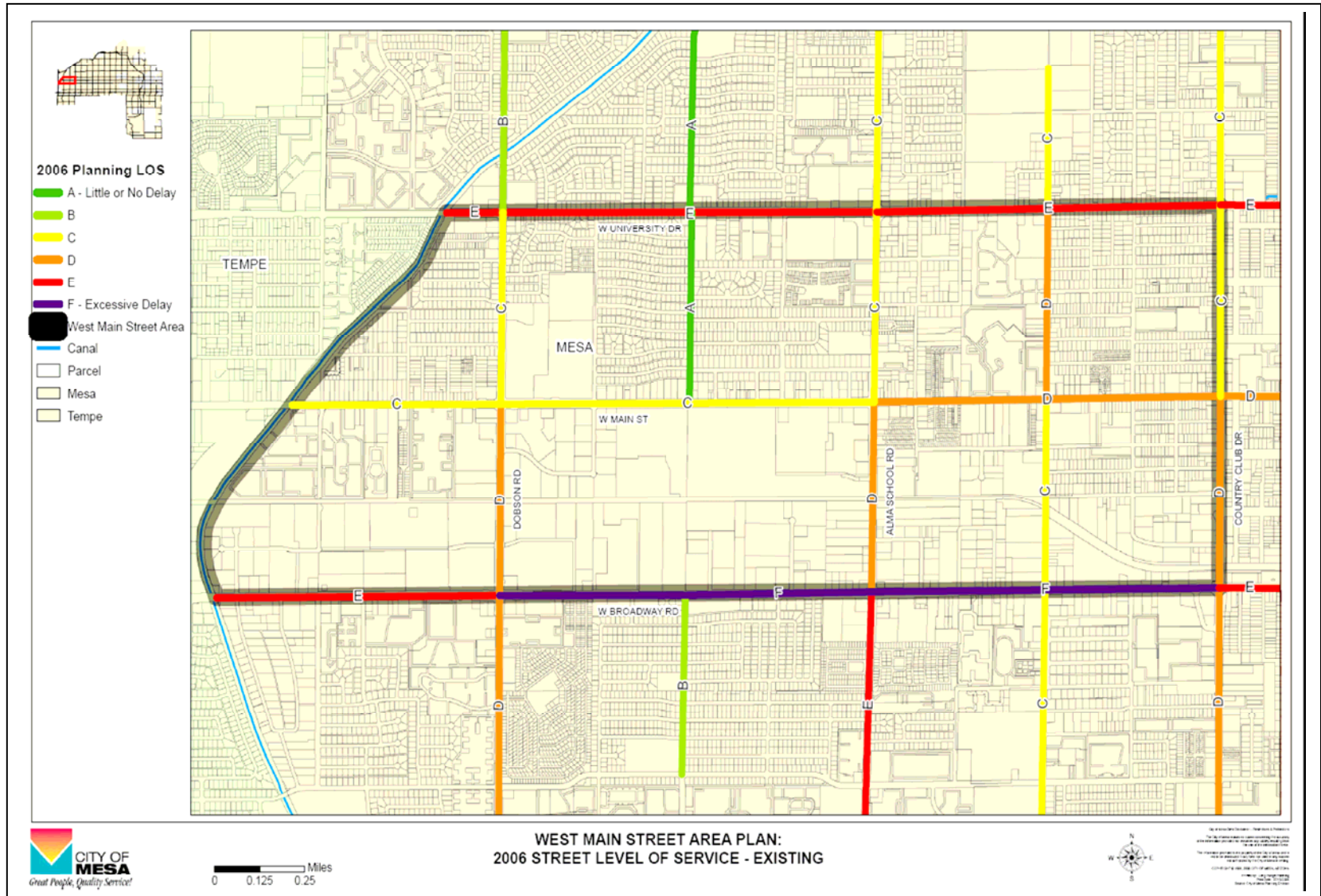
Call Types- Subtotals	City of Mesa		West Main Street		Ratio West Main/Mesa
	Count	Calls/1000 Residents	Count	Calls/1000 Residents	
Animal	14,314	31.61	532	36.67	1.16
Nuisance	45,293	100.02	3,573	246.26	2.46
Other	148,406	327.71	9,713	669.45	2.04
Person	6,879	15.19	436	30.05	1.98
Property	40,290	88.97	2,560	176.44	1.98
Grand Total	255,182	563.49	16,814	1158.87	2.06

Source: City of Mesa, Police department

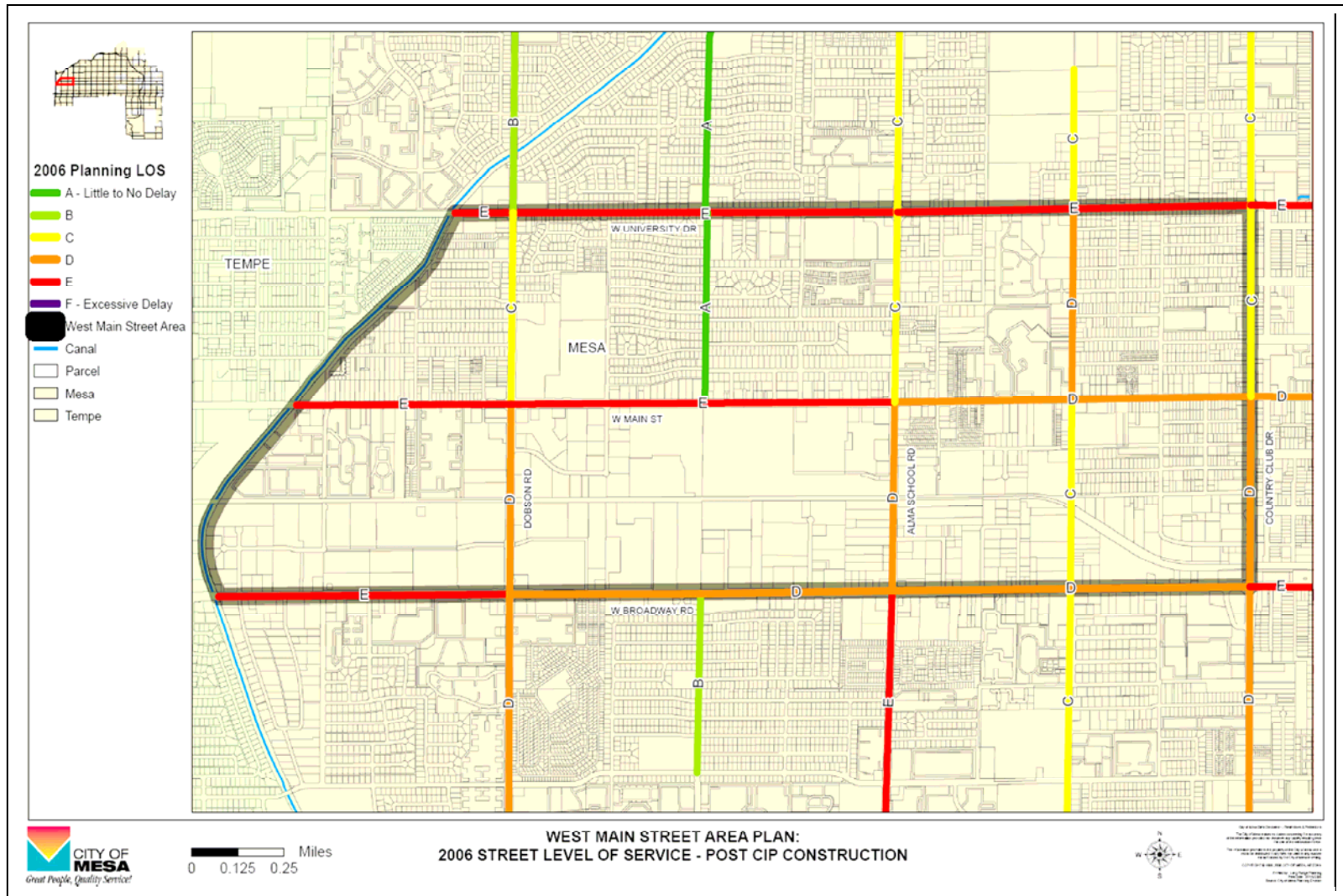
## Appendix F



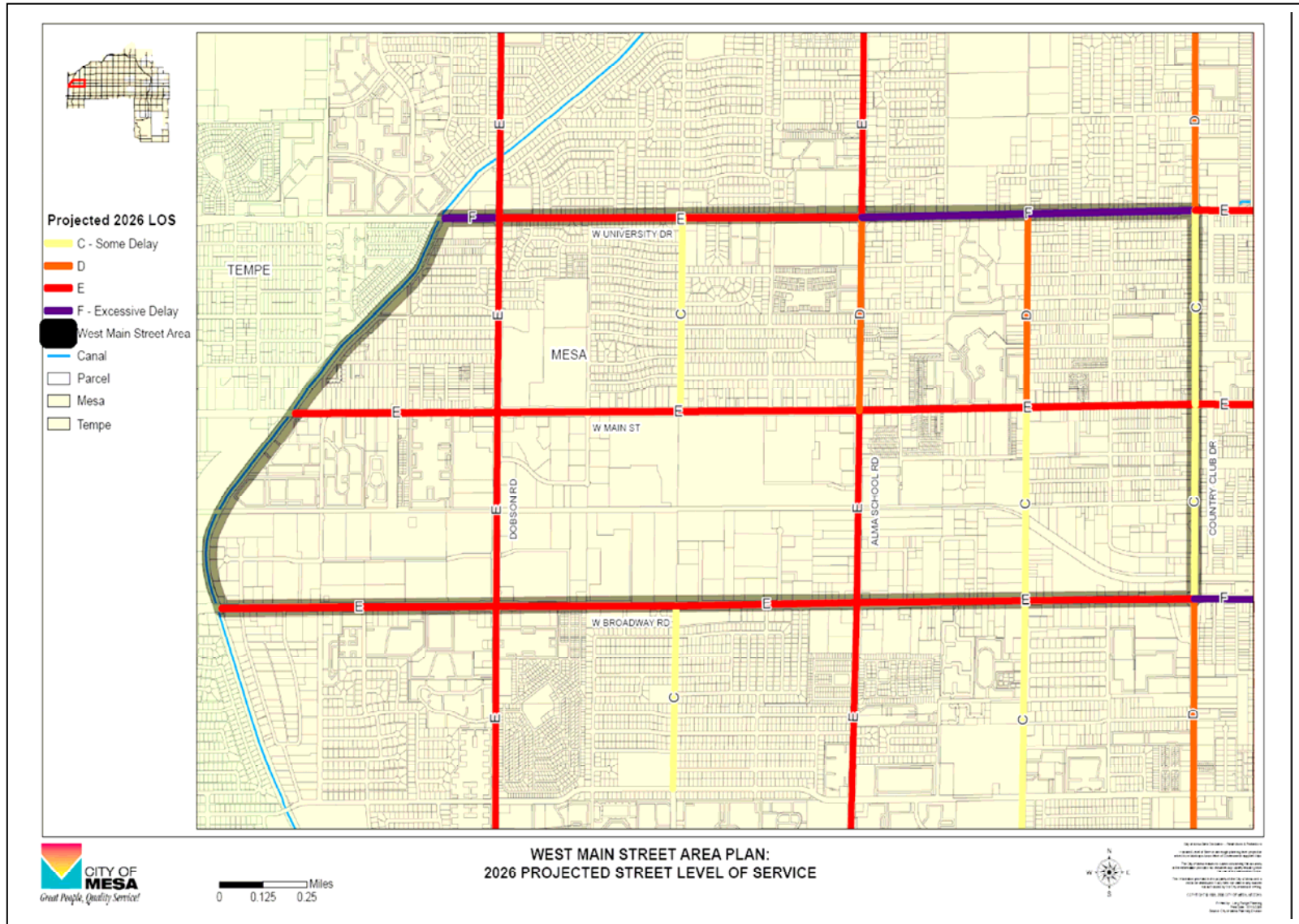
## Appendix F



## Appendix F



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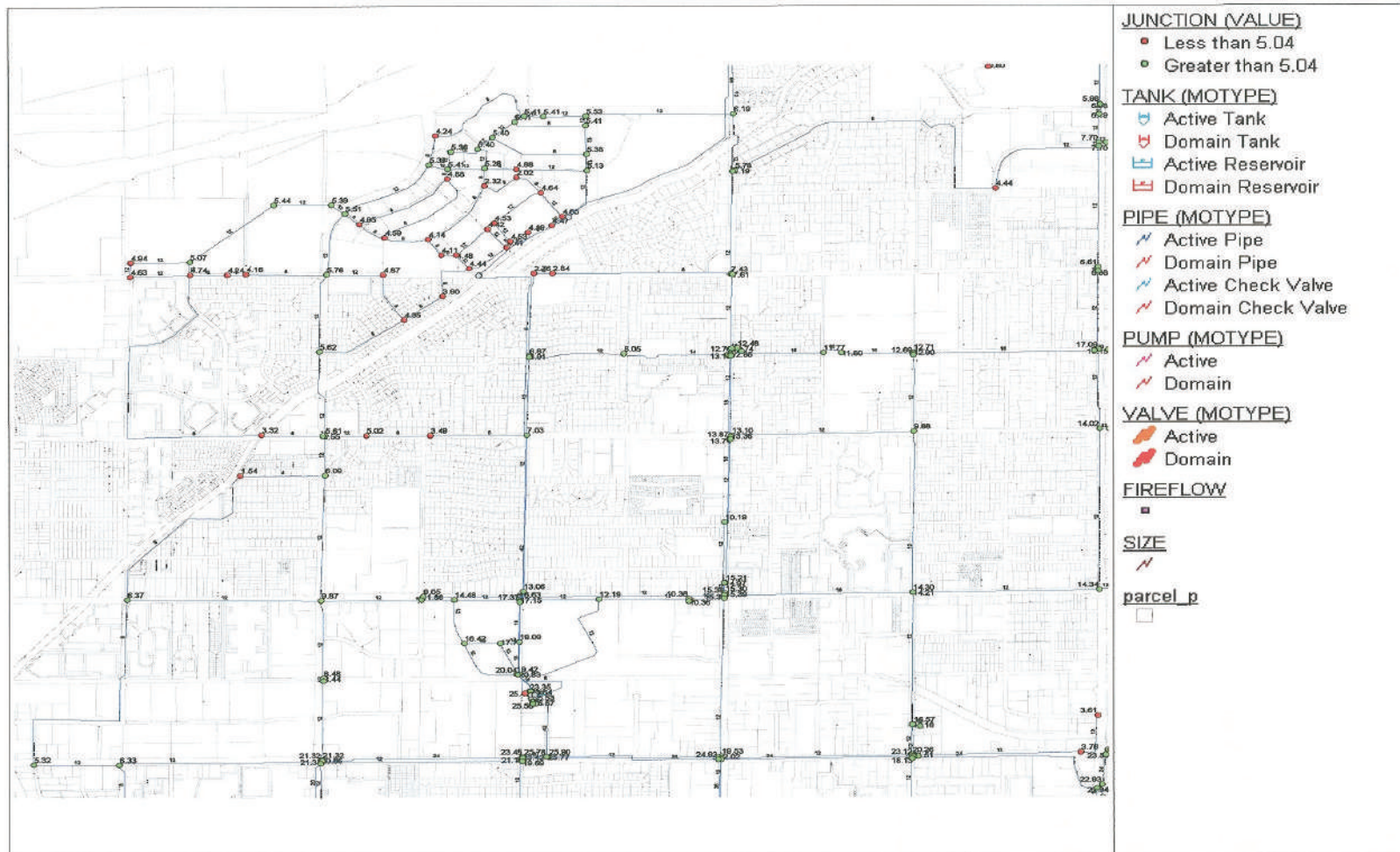


## Appendix G

### Existing Water Infrastructure- Model Output

**FIGURE 1 (EXISTING INFRASTRUCTURE)**

**Mesa H2OMAP Final Model**



Prepared By: SAC/JAE

Date: Monday, January 14, 2008



Appendix H

2025 Land use Table

Location	Gross Land Acreage	Net Land Acreage	FAR	Floor Area Distribution				Residential Units (Dwelling Units)	Population	Employees			Total Employees
				Residential	Retail	Office	Industrial			Retail	Office	Industrial	
TOD Station Area 1	62	46	2.5	4,276,503	503,118	251,559	NA	3,564	7,840	239	781		1,020
TOD Station Area 2	64	48	2.5	4,408,408	518,636	259,318	NA	2,939	6,466	246	805		1,052
TOD Station Area 3	21	15	2.5	1,430,129	168,251	84,125	NA	953	2,098	80	261		341
TOD Corridor Area	509	382	2	31,601,364	997,938	665,292	NA	15,801	34,762	474	2,066		2,540
Industrial Corridor	439	329	0.25	NA	NA	1,434,213	2,151,320				4,453	5,766	10,219
Neighborhood Opportunity Area	470	352						1,831	4,962				
<b>TOTAL</b>	<b>1563</b>	<b>1172</b>		<b>41,716,405</b>	<b>2,187,943</b>	<b>2,694,507</b>	<b>2,151,320</b>		<b>56,127</b>	<b>1,039</b>	<b>8,366</b>	<b>5,766</b>	<b>15,171</b>

**Assumptions:**

Net Land Acreage = 75% of the Gross Land Acreage (the remaining 25% is utilized as public streets and open spaces etc.)

In TOD Station Area 1,2 and 3, the residential, retail and offices are distributed as 85%, 10% and 5% respectively

In TOD Corridor Area, the residential, retail and office is distributed as 95%, 3% and 2% respectively

In Industrial Corridor Area, the offices and Industrial are distributed as 40% and 60% respectively

Multiplier to calculate DUs is 1200 in Station Area 1 , 1500 in Station Area 2 &3 ; and 2000 in Corridor Area

Multiplier to convert Dwelling Units into population is 2.2 for Multifamily residential and 2.8 for single family residential

Multiplier for number of employees per 1000 SF of retail, office and industrial space was assessed by averaging different sub-categories based on MAG Socio-economic 2007 Projections.

## Appendix I – Enterprise Zone

