

What's your **NEXTMESA**?

nextmesa

A quarterly newsletter from City of Mesa Development Services Department

TOMORROW'S MESA

The City of Mesa recently held six interactive community planning workshops, known as Mesa Urban Labs, to gather resident input for the 2050 General Plan. The meetings challenged residents, businesses and stakeholders to help shape future growth in the city. The feedback is not only for the 2050 General Plan but for the Transit Master Plan, Transportation Master Plan, Arts and Culture Master Plan and Balanced Housing Master Plan.

Staff will use the input to draft the 2050 General Plan and will provide an update to City Council later this year. There will be additional in-person and digital public engagement opportunities in fall 2023 and early 2024. More information is available at <https://www.mesalistens.com/hub-page/tomorrow-s-mesa>.

Every ten years, Mesa updates its General Plan, as mandated by the State of Arizona. Mesa City Council must adopt the updated General Plan by June 2024 and place the issue on the ballot for voters to ratify in November 2024.



CUSTOMER EXPERIENCE AND KUDOS FOR DEVELOPMENT SERVICES DEPARTMENT EMPLOYEES

Purna Strake with Mesa Groves, LLC commended the “exemplary” staff for their professional, down-to-earth manner in handling a couple of recent situations. Recently, the staff at Mesa Groves worked with Senior Building Inspector **Larry Snyder** and Senior Planner **Jennifer Merrill** and last year worked with Building Inspector **Rich Lemcke** and Permits Supervisor **Diana Walraven**. Purna said in both instances “I felt we were working with a village – folks that cared, not an uncaring group of employees.”

The staff involved with the Downtown Farmers Market sent a thank you note to Small Business Assistant **Pamela Williams** praising her for going “above and beyond” for the market.

A resident at Kensington Groves thanked Permits Supervisor **Diana Walraven** and Code Compliance officers for quickly resolving a situation with a large camper that had been parked on the street for 4 weeks. “We all appreciate what you and your department have done to help us correct this problem and the small amount of time it took was simply amazing!”

Tisha Wilson, Customer Service Manager with Moss Overland, thanked Deputy Director **Heather Basford** and her staff. “Numerous times you guys have gone out of your way to help us out when we needed it and we can't thank you enough. You make the impossible possible and it deserves recognition!”

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DIGIPLAN

Development Services is implementing a new electronic document review software called *DigiPlan*. The new software gives customers unprecedented and comprehensive information about the status of their application. Applicants can track their projects in real-time, review comments and communication from staff in the portal, and experience easier upload functionality. We are looking forward to implementing *DigiPlan* by the end of 2023. We will provide more details as we get closer to starting it.

MESA IS ALL-AMERICA CITY

Mesa recently won the All-America City Award for youth programs that encourage engagement, education attainment and service in their communities. The prestigious award by the National Civic League is bestowed every year to ten municipalities or counties that are directly impacting the lives of their residents.

Under the umbrella of the Together Mesa diversity initiatives, the City presented Project Lit, Hacktivate, SPARC (Sports Program Activities Reuniting Communities), the Mayor Youth Committee, and Mesa College Promise to a panel of national judges gathered in Denver. More than 50 youth, program managers and elected officials participated in the presentation.



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Harold Morazon with Shade 'N Net thanked Planner **Emily Johnson** for her pleasant attitude in providing commercial setback information. "Your customer service is outstanding. I wish I knew your manager's name and email to let them know."

Alfred Arrizon, Superintendent with Gorman and Company, thanked Planner **Samantha Brannagan**. "You have great customer service skills that most of us lack these days."

Michael Miller with Dave Johnson Realty thanked Planning Director **Mary Kopaskie-Brown** and Planner **Charlotte Bridges** for their work on a rezoning case for a multiple-residence development. "Working with you both has been one of the best rezoning experiences thus far. We've truly enjoyed collaborating with you guys to make a desirable product and designs and hope we get the opportunity to work together many more times in the future."

Josh with Quarles and Brady praised Assistant Planning Director **Rachel Nettles** and Planner **Sean Pesek** for their help on the Anton project. "We really couldn't have done it without all the hard work of city staff such as yourself to help me answer those last minute questions that came through."

QUALITY DEVELOPMENT DESIGN STANDARDS

Mesa's development design standards are a fundamental component in DSDs strategy to raise the quality of life of our residents. The standards are not only for the benefit of current residents but to attract new business and residents and set the bar for desirable, high-quality design in residential, commercial and industrial development.

Our residential development in Mesa elevates the quality of existing neighborhoods while creating walkable and resilient communities that will stand the test of time. New developments present residents with a diverse set of choices including materials, access options, colors and architectural styles. Reserve at Red Rock, located near Recker Road and Thomas Road, is an excellent example.

Commercial development complements and strengthens the existing community and character. It should strive to reduce reliance on automobiles, emphasize accessibility for all users, including pedestrians and bicyclists, and contribute to the creation of attractive, engaging and distinctive streetscapes and places. Gallery Park, located on Power Road between Loop 202 and Ray Road, is one such example.

Industrial developments positively contribute to the overall character of an area through colors, architectural design, building placement and other features. Industrial lots affirm Mesa as a desirable destination for corporations to locate with designs that coexist appropriately with adjacent developments.

More information is available on the Quality Development Design Standards at <https://www.mesaaz.gov/business/development-services/planning/quality-development-design-guidelines>.



MESA HYDRATION DONATION CAMPAIGN

Since 2007, the annual *Mesa Hydration Donation Campaign* has been saving lives during the extreme Arizona heat. City elected officials and community and business leaders are urging the public to join in this annual effort to collect 700,000 bottles of water to help Mesa's most vulnerable residents.

Residents can donate water at various drop-off locations throughout the City. The complete list of locations is available at www.mesaaz.gov/H2OMesa. Cash donations are also accepted by United Food Bank at <https://give.unitedfoodbank.org/campaign/2023-mesa-hydration-drive/c482350>. The campaign continues through Sept. 29.



DEVELOPMENT PROJECT UPDATES

NEW COUNCIL CHAMBERS - Construction will begin soon on a new two-story addition to Mesa City Plaza, including a new state-of-the-art City Council Chambers and public space. The new addition will include Council chambers, meeting rooms and city offices.

The new design features public spaces, public artwork and pedestrian amenities with a strong street presence and use of lighting as an integral architectural feature.

The new City Council Chambers are on the site of a two-story annex that was demolished in July. Construction is scheduled for completion in September 2024.



ZENNI - Construction has started on the first fully modular mid-rise building in Mesa. ZenniHome, located at 29 W. Main St. in downtown Mesa, is the first such building by ZenniHome in the Valley and was approved through an inspections and permitting process pioneered by Mesa and Maricopa County. Modular buildings can be assembled around 30% faster than traditional construction methods. When completed, there will be 90 automated fully furnished modular housing units, corridor courtyards for gatherings and 6400 square feet of retail space. The housing units are being manufactured in Page and will be transported by semi to Mesa. The development is scheduled to open in 2025.



LEVEL ONE ARCADE BAR - Level One Arcade Bar, 48 W. Main St., is a retro-themed arcade bar with more than a couple dozen pinball and arcade games with throwback jams playing over the speakers. Each pinball machine has a camera displaying the game on a TV screen mounted above the game. Everyone can watch giving pinball a communal experience.



GALLERY PARK - Gallery Park's phased progress continues with the recent completion of the main entry limestone monuments and new tenant openings. Several new restaurants have opened, a new multi-tenant shops building was recently completed and Trammel Crow Resident and its capital partner Liberty Mutual have acquired a multifamily parcel along Ray Road.

Interior design and permit resubmittal documents are nearly complete for Gallery Park's Dual Brand Hilton. Following the groundbreaking of the hotels, the developer plans to direct its attention to the buildings flanking Gallery Park's Main Street.



TREES ARE COOL! PLANT IT, RECORD IT AND SOAK UP THE SHADE

The City of Mesa, along with its businesses and residents, have worked together to plant and care for our urban forests. Trees fight climate change in multiple ways and play a crucial role in creating healthier and more livable cities. They help abate urban heat, remove carbon, absorb and clean our air of other pollutants and help reduce and clean stormwater runoff.

Mesa Mayor John Giles recently announced a new initiative called "Trees Are Cool" with a goal of increasing the City's tree canopy coverage to 15 percent and planting 1,000,000 new trees in Mesa by 2050. To track our progress on this goal, Mesa launched the **Trees Are Cool website** with a recording tool. To record multiple trees, use the *Multiple Tree Excel Template* on the **Record Your Tree page**. Then email the spreadsheet to the City so the tree data can be added to our map.

This initiative supports Mesa's Climate Action Plan and responds to feedback from community members about the City's environmental goals. Trees offer one solution for cooling our communities by shading surfaces and providing a cooling effect. Help us reach our 1,000,000-tree goal by planting and recording new trees.



CONSERVING OUR FUTURE

We all benefit from the careful planning and responsible use of renewable water supplies that support life in the desert.

Advancements in technology are increasing water efficiency and reducing water use. The development community can play a key role by thoughtfully designing smart, efficient outdoor and indoor water use projects. Here are recommendations for reducing consumption and supporting a sustainable future:



- ✓ Avoid non-recreational (non-functional) grass.
- ✓ Use low-water-use, desert-adapted plants and trees (many varieties are available!) and plant the right tree in the right place.
- ✓ Use of smart controllers, weather stations and efficient irrigation equipment.

- ✓ Use rainwater harvesting and green stormwater infrastructure to capture rain and use it on-site to supplement landscape watering.
- ✓ Use technology to monitor usage and minimize waste, such as water budgets and leak detection applications.
- ✓ Use efficient fixtures and WaterSense-labeled products and services.
- ✓ Install separate water meters to aid in performing water audits.

To learn more about the City's water portfolio and how we manage our resources, visit <https://www.mesaaz.gov/residents/water>.

For more conservation ideas and to learn about our landscape incentives for HOAs and commercial customers, visit <https://www.mesaaz.gov/residents/water/water-conservation/saving-water-outdoors>.

NEW/PROMOTED EMPLOYEES

HEATHER BASFORD has been promoted to Deputy Director of Permitting and Customer Experience

SUSAN LU is a new Senior Fiscal Analyst, transferring from Office of Management and Budget

MICHAEL PENA is a new Senior City Plans Examiner

ALEXIS WAGNER has been promoted to Office Supervisor for the Planning Group

MICHELE LARGE has been promoted to Building Plans Examiner

JOHN DOMINGUEZ is on special assignment as the Plans Examiner Supervisor

DEMIAN THOMAS has been promoted to Civil Engineer

CALENDAR OF MEETINGS/EVENTS

MON, AUG. 21. CITY COUNCIL. 5:45pm. Upper Level Council Chambers, 57 E. 1st St.

WED., AUG. 23. PLANNING AND ZONING BOARD. 4pm. Upper Level Council Chambers, 57 E. 1st St.

THUR., AUG. 24. HISTORIC PRESERVATION PUBLIC MEETING. 5pm. Upper Level Council Chambers, 57 E. 1st St.

MON., AUG. 28. CITY COUNCIL. 5:45pm. Upper Level Council Chambers, 57 E. 1st St.

TUES., SEPT. 5. HISTORIC PRESERVATION BOARD. 6pm. Lower Level Council Chambers, 57 E. 1st St.

WED., SEPT. 6. BOARD OF ADJUSTMENT. 5:30pm. Lower Level Council Chambers, 57 E. 1st St.

WED., SEPT. 6. PROPOSED DRIVE-THRU REGULATIONS PUBLIC MEETING. 6:15pm. Red Mountain Library, 635 N. Power Road

MON., SEPT. 11. CITY COUNCIL. 5:45pm. Upper Level Council Chambers, 57 E. 1st St.

TUES., SEPT. 12. DESIGN REVIEW BOARD. 4:30pm. Lower Level Council Chambers, 57 E. 1st St.

WED., SEPT. 13. PLANNING AND ZONING BOARD. 4pm. Upper Level Council Chambers, 57 E. 1st St.